



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, October 2, 2018, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

4:30pm - Site Visit to 112 N. French Street, Meet at Town Hall at 4:30pm

5:30pm - Call to Order of the October 2, 2018 Planning Commission Meeting; 5:30pm Roll Call

Location Map 2

Approval of Minutes 4

Approval of Agenda

5:30pm - Public Open House

1. McCain Master Plan Update & Work Session 8

6:30pm - Public Comment On Historic Preservation Issues (Non-Agenda Items ONLY; 3-Minute Limit Please)

6:35pm - Consent Calendar

1. Breckenridge Market and Liquor Exterior Modifications (CL) 311 S. Ridge St.; PL-2018-0320
(Continued from 8/21 meeting) 18

6:40pm - Preliminary Hearings

1. Casey Residence (CK), 112 N. French Street, PL-2018-0262 28

7:10pm - Other Matters

1. Town Council Summary (Memo Only) 61

7:15pm - Adjournment

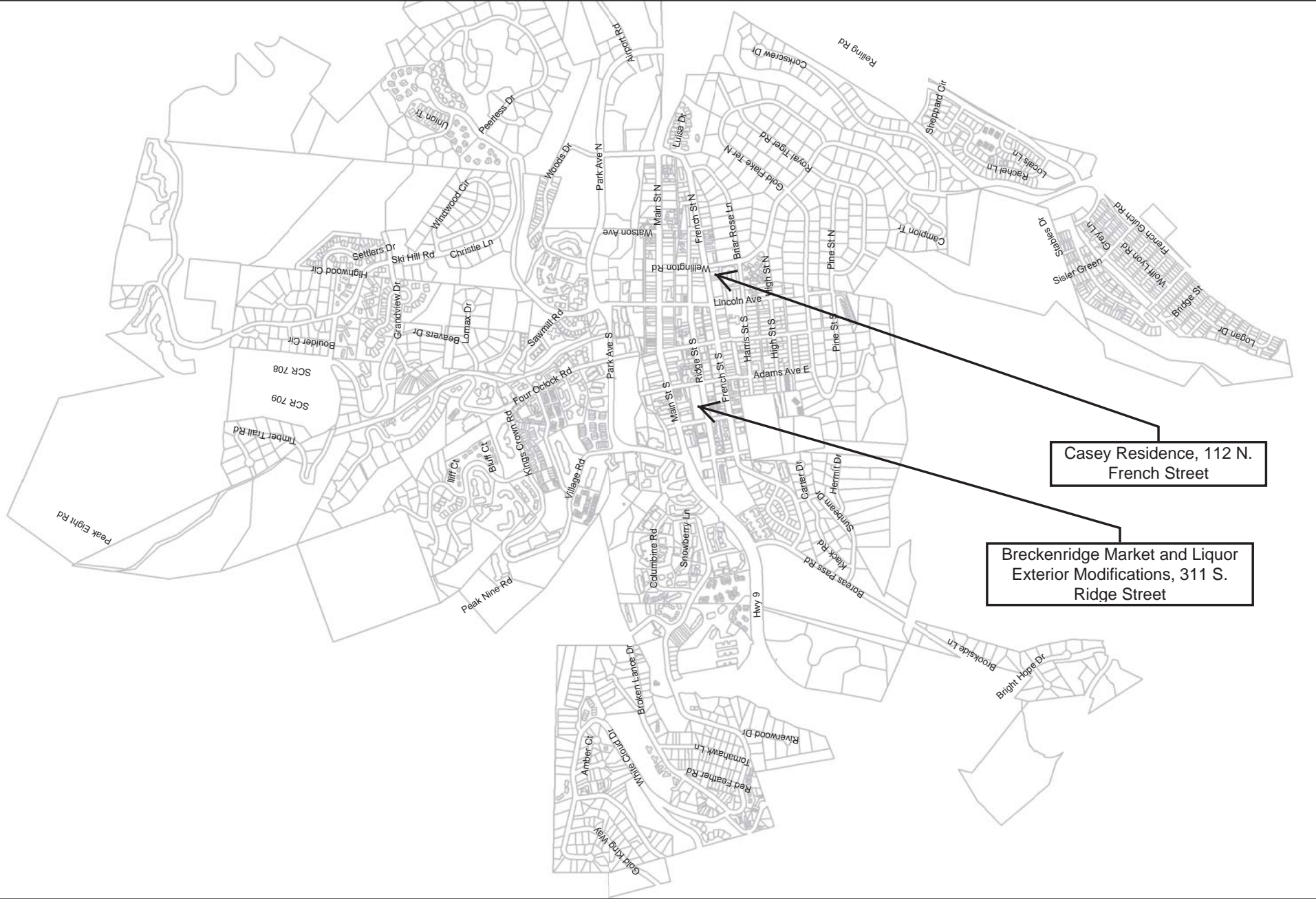
For further information, please contact the Planning Department at (970) 453-3160.

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.



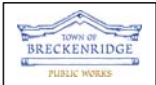
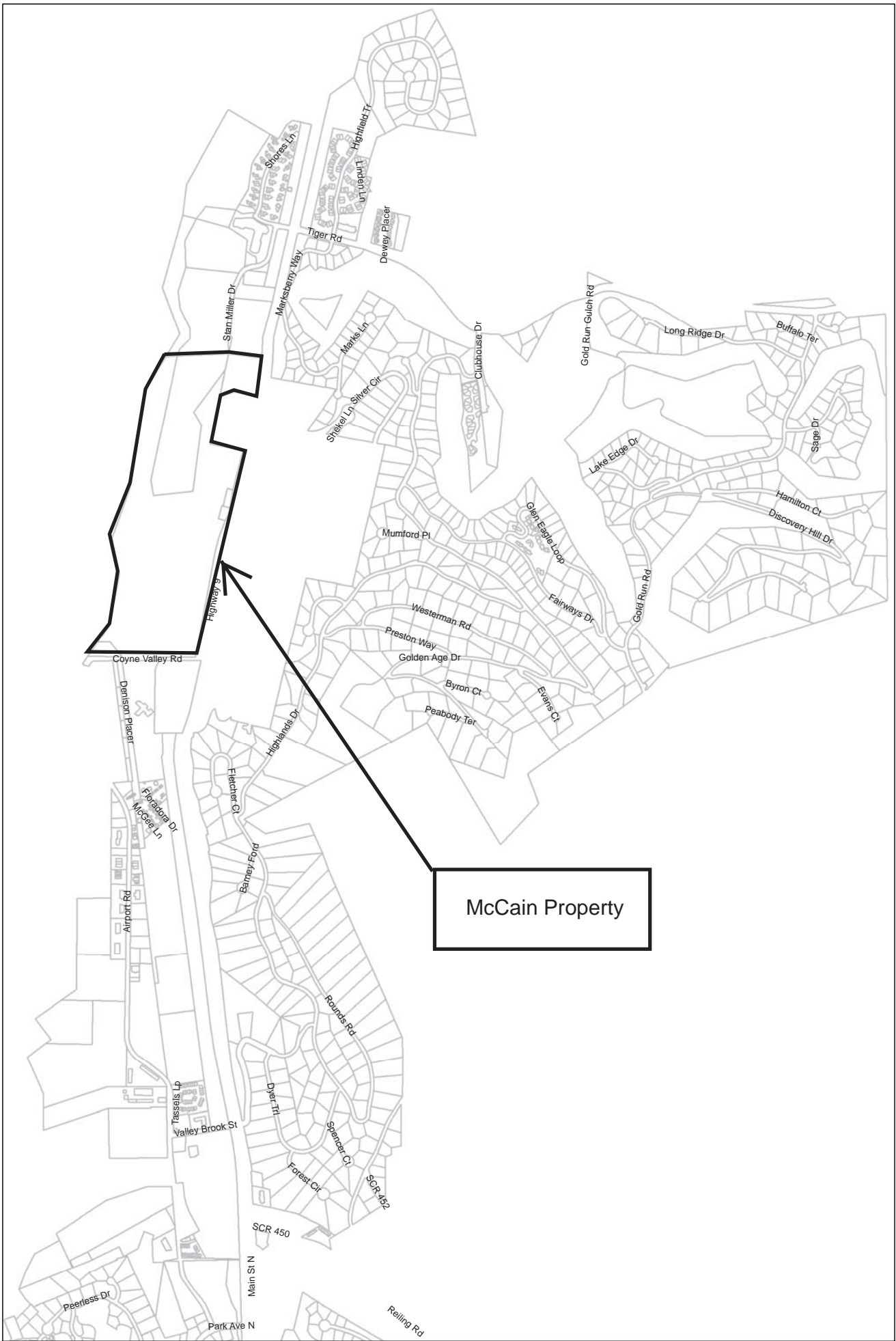
NOT TO SCALE

Breckenridge South



Casey Residence, 112 N.
French Street

Breckenridge Market and Liquor
Exterior Modifications, 311 S.
Ridge Street



Breckenridge North



NOT TO SCALE

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

With no changes, the September 4, 2018 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the September 18, 2018 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- Janet Sutterley – I want to present to Planning the idea that while you are revising Code, consider the historic preservation points where there is a big gap between 6 and 9 points. I don't think we have ever reached 9 positive points. From 9 to 12 there is a minute difference. Maybe look at the different categories to spread the points out more evenly.

FINAL HEARINGS:

1. Noble House Addition, Restoration, Change of Use, and Landmarking (CL) 213 S. Ridge Street, PL-2018-0069: Mr. LaChance presented a proposal to remove a non-compliant 1997 addition, relocate the historic house 5 ft. to the east, construction of a connector element, new addition and garage on the west end of the property totaling 1,193sq. ft. above ground, a new 1,040 sq. ft. basement, installation of a full foundation under the historic house and the new addition, change of use from commercial to residential, and the designation of the historic house as a Local Landmark.

Commissioner Questions/Comments:

Ms. Dudney: On page 12 and 13 of the staff report, under the Policy 24/R discussion, it talks about the points. A direct comparison of that language and the difference between +3 and +6 points is substantial electrical, plumbing, and mechanical upgrades. Does this project have substantial electrical, plumbing, and mechanical upgrades? (Mr. LaChance: Yes, it does. We have not received any drawings that show this work, because that is usually done with the construction drawings for the Building Permit application. It is a complete upgrade, not just substantial.) How can you rationalize three points when they are meeting the requirement for 6? I have a feeling my fellow commissioners may not have read the language because I don't understand their decision for just three points. (Mr. LaChance: At the last Hearing, the Commission was divided between +3 and +6 points, but there was a majority support for +3 points. Given that not everyone was present at the last meeting, staff encourages the Commission to discuss this again tonight.)

Ms. Leidal: There is a phrase in Policy 24/R, Section F that requires historic buildings to be restored when they are moved, and that is what sways my decision for +3 points. It will be a lot of work. If it were not being moved and already required to have a new foundation, etc. , I would give it +6.

Mr. Gerard: I agree with Christie. They don't have to move the house.

Ms. Dudney: So you will give them a double negative for moving the house. (Mr. Grosshuesch: When you move the house, you get negative points and you have to do a full restoration. So we don't give them an additional 3 points.)

- Ms. Dudney: It doesn't say that you get no points.
Mr. Giller: What fence will be lost? (Mr. LaChance: The fence on the east side of the house will be taken away when the house is moved. But looking at that closer, I see that may be an error in your staff report, because the existing fence is not installed all the way up to the house, so the existing fence may actually not be affected by the relocation of the house. Sorry about that.)

Janet Sutterley, Architect, Presented:

There is actually an opening in the fence and it doesn't go all the way to the house. When you move the house we won't disrupt any historic fencing. We are all good on the siding. Matt Wright with Deeper Green Consulting thinks three points is attainable on the HERS analysis. I don't like that the analysis is based on the existing structure as is, including the addition, because we will take the addition off. The baseline will not be from a gutted structure and he believes the percentage is still ok. Ms. Sutterley provided the Commissioners with a colored drawing to help explain the colors and the massing. The biggest thing on points is that we are being double dinged for moving the house. What I hear is that the other three points are unavailable because it goes on a foundation. The Old Enyeart Place house 112 S. Harris St. didn't get any negative points for moving the house. They moved it, put it on a slab, and did a full restoration and got +6 points. The siding, windows, and door trim are in good shape. The roof is in bad shape. The code doesn't separate the cosmetic and structural roof changes. They had previously put a new roof on a bad roof structure. We are fixing the structural problems and that makes a very big difference. Same with mechanical and electric. We will redo the entire system. We are also removing the non-historic additions and that is a major effort. The connector got smaller from the first Hearing. We are reintroducing all that exterior wall square footage, where the non-historic rear addition is being removed from the western façade of the historic house. To me this is another big item, the historic fabric restoration. Old Masonic Hall only got three points because of the addition of the door.

- Ms. Puester: Policy 24 was written in 2013 and this may have preceded that. Also, the Old Enyeart Place was in the local period (50 years old) for landmarking purposes but not the 1942 period of significance (*further clarification: the Commission decided at the final hearing to remove the points as it was not in the period of significance on the Old Enyeart project*).
- Mr. LaChance: The staff report for the Final Hearing does not list the point precedent under Policy 24/R, Section F. for moving historic structures, because that was discussed at the Preliminary Hearings and the Commission was in agreement. Your staff report for the Final Hearing tonight only shows the point precedent for Policy 24/R section E for historic preservation.
- Mr. Giller: Can you speak to the 1997 addition getting +5 points and if that should be considered. (Mr. LaChance: This was discussed at the Preliminary Hearings, and we talked about how there somewhat of a balance between being deserved and not deserved, depending on the time that has elapsed since the points were awarded. For example, a roof could need to be replaced every 20 years, and so it is probably OK to award positive points every 20 years for a roof replacement. However, we should probably not award positive points for a roof replacement every 5 years, because the work would not have deteriorated, so there is a balance to be maintained.) So, how should we assess that? (Mr. LaChance: I would have to look up the scope of work for the 1997 renovation, but I know it included roofing and painting, which has deteriorated, so it is probably a moot point and staff is comfortable recommending to the Commission that positive points can be awarded again.)
- Ms. Dudney: What is the definition of on site? (Mr. LaChance: I don't know if there is a Code definition of this, but staff has generally interpreted this to mean within the parcel boundary.)
- Mr. Truckey: I checked the August staff report and it notes that in 1997 the property received 5 points for renovation which included rebuilding the front porch, a new roof, shutters, and gabled entry roof.

Public Comment:

Public hearing was opened. No Public Comments and the hearing was closed.

- Ms. Dudney: Section E. (1) of Policy 24/R talks about primary structures. It says positive points should be awarded for on site restoration.
- Mr. Lamb: It is on site. It is better to keep it where it is. I think it warrants +6 points.
- Mr. Schuman: I agree with Ms. Dudney that they have gotten their negative points and they should get +6 points.
- Mr. Giller: The Secretary of Interior Standards state there should be a benefit of moving a historic house and if you do there needs to be a full restoration. Moving a historic house is not a good idea. They shouldn't get +6 when it speaks to a full restoration required.
- Mr. Schuman: I don't think the Secretary of Interior Standards should be considered. It should be based on our standards. (Mr. Grosshuesch: Our standards are based on the Secretary's standards and it states that in the Handbook of Design Standards.)
- Mr. Schroder: I believe that substantial electrical, plumbing, and mechanical upgrades have not been met and I support 3 points.
- Mr. Gerard: Relocation should only be done if it has to be. This is being moved to allow a bigger addition and that should come with a cost. I support +3 points only.
- Mr. Lamb: They are taking the hit for moving the house. The points should be awarded on what they do after.
- Mr. Giller: I think it is about what they are required to do and then the additional electrical, plumbing and mechanical work is considered over and above. I am looking at the over and above and that is worth +3 points only.
- Mr. Gerard: The language about the garage says it shall not be used for any other purpose unless approved by the Town. Can we take out the approved by the Town section? (Mr. LaChance, the property owner still has the right to remodel the building at some later point in time with an approved Permit, so we would not want to prohibit that kind of work, as long as the parking requirements are still being met, so I think that the Town approval requirement should still remain. Mr. Grosshuesch: You would want to leave in the Town approval section.)
- Ms. Leidal: The bar has been raised because full restoration is being required. I stand with + 3 points.

Mr. Schuman made a motion to modify the point analysis from +3 points under Policy 24/R Section E. to +6 points under Policy 24/R Section E., seconded by Mr. Lamb. The motion failed, with Ms. Leidal, Mr. Schroder, Mr. Gerard and Mr. Giller dissenting.

Ms. Sutterley:

What I am faced with now is I have raised the bar for what is required for +3 points by proposing a full restoration of the residence, which will be very expensive for my client. I would like to know what is the minimum we can do to get +3 points. I don't know how to deal with that. (Ms. Dudney: What I heard is that you need the full electrical, plumbing, and mechanical upgrade.) (Mr. Grosshuesch: Only if you are moving the structure.)

Mr. Schuman motioned for approval with a passing score of 0 points, and removal of Condition of Approval #15 and renumbering thereafter. Mr. Lamb seconded and the motion passed unanimously.

COMBINED HEARINGS:

1. 4th Resubdivision, Peak 8 Subdivision (CK), 1599 Ski Hill Rd; PL-2018-0391

Mr. Kulick presented a proposal to resubdivide the remainder of Tract C to create Lot 4, Peak 8 Subdivision to accommodate the property transfer and development of the Lionheart BGV Ventures Hotel and Condominiums.

Commissioner Questions/Comments:

Mr. Gerard: Did we hear last meeting from the home owner about how people walk through the neighborhood to get to the ski run. (Mr. Kulick: Yes, we did hear about that. There was an oral commitment to allow an easement for that access.)

Mr. Lamb: Should we concern ourselves with that right now? (Mr. Kulick: No. The litigation should not hold up our process.)

Steve West Presented:

Chris did a fantastic job as usual. There are no guarantees in life. If by some chance BGV did not purchase the building there is a chance they wouldn't do any further platting of easements.

Public Comment:

No Public Comments.

Mr. Schroder made a motion to approve, seconded by Mr. Gerard. The motion passed unanimously.

OTHER MATTERS:

1. Town Council Summary (Memo Only)
2. Schedule Updates:
 - o Field Trip to Telluride will be Nov 7, 8, & 9. Planning to go to Telluride. Please reserve those dates.
 - o Planning Commission advertisement is going out. Interviews will be conducted during the week of Oct. 8th.

ADJOURNMENT:

The meeting was adjourned at 6:43pm.

Christie Mathews-Leidal, Chair

Planning Commission Worksession Staff Report

- Subject:** McCain Master Plan Modification
(Town Project Worksession, PL-2018-0457)
- Proposal:** The applicant is proposing to modify the Master Plan for the McCain property to accommodate a future school parcel as well as make some other modifications. Uses proposed include the water treatment plant (under construction), service commercial, workforce housing, solar field (existing), open space (existing), snow storage, public school, and a Public Works storage area.
- Project Manager:** Jeremy Lott, AICP, Planner II
- Date:** September 27, 2018 (For meeting of October 2, 2018)
- Applicant/Owner:** Town of Breckenridge
- Address:** 12965, 13215, 13217, 13221, 13250 Colorado State Highway 9
- Legal Description:** The following real property in the Town of Breckenridge, Summit County, Colorado: (i) Tract “B” (67.6099 acres) as shown on the Annexation Map McCain Annexation Phase I, recorded under Reception No. 714272; (ii) the 35.2412 acre tract as shown on the Annexation Map McCain Annexation Phase II, recorded under Reception No. 714274; (iii) Parcel “A” and Parcel “B” as described in special warranty deed recorded June 18, 2013 at Reception No. 1029052.
- Site Area:** 128 acres
- Land Use District:** LUD 43: Existing Residential and Service Commercial; Recreational, Open Space, and Governmental Land Uses; Mining. Residential: 1 unit per 20 acres (unless workforce housing).
- Site Conditions:** The property was dredge-mined in the early 1900’s, and has been impacted by historic mining activities that included extensive dredging along the Blue River. Most of the dredged rock piles have been removed leaving significant portions of the site barren. Alpine Rock processing operations have occupied the northwestern portion of the property for years. Currently, the Blue River bisects this property from south to north along the westerly edge of the mined area. A major restoration and realignment of the river was completed by the Town in 2017. The property to the east of the current river has been used for Alpine Rock operations including gravel storage, and material processing. An existing 2.7 acre solar garden is located on the central portion of the property. Summit County’s recycling drop-off center is located at the very southwest portion of the property. There are portions at the eastern property border with mature trees along the bike path and CDOT right of way as well as historic dredge piles on the southwest corner.

Adjacent Uses: North: Stan Miller Residential Master Planned residential area, Welk Resorts (under construction) Breckenridge Building Center commercial retail site
 East: Highway 9, Silver Shekel Subdivision, Highlands at Breckenridge
 South: Coyne Valley Road, Continental Court, Colorado Mountain College
 West: Red Tail Ranch Subdivision, Blue River

Density Allowed: LUD 43-127.8 Acres @ 1:20 UPA 6.39 SFEs*

“An additional 3.71 SFEs are allocated to the LUD 43 district for the purpose of affordable housing. In addition, density to accommodate affordable housing may be transferred to this site and is not subject to the point deductions in the Town Land Use Guidelines Density Policy.”

*The 6.39 SFEs were transferred off the site in 2013 to provide density for the Pinewood II housing project.

Proposed:

Tract	Area	Density	Tract Uses
Tract 1	3.7 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Water treatment plant and uses accessory to the plant (e.g., settling pond)
Tract 2	7.5 acres	1:25 FAR Any permanent structures built shall require a density transfer	Service commercial uses (e.g., landscaping business, contractors yard, other similar uses that are not retail)
Tract 3	4.0 acres	3.71 SFEs for the purpose of affordable housing have been previously allocated to the site for either Tract 3 or Tract 8. In addition, additional density (up to a maximum of 20 UPA) to accommodate affordable housing may be transferred to this tract and is not subject to the point deductions in the Town Land Use Guidelines Density Policy 3/R.	Residential deed restricted affordable employee housing of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA
Tract 4	2.7 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Solar panel garden and uses accessory to the solar garden (e.g., fencing, electric inverter)
Tract 5A	0.8 acres	0 SFEs	Open Space

Tract 5B	3.1 acres	0 SFEs	Bike Path, Open Space, Buffer for Blue River
Tract 6	10.0 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Snow Storage
Tract 7	10.0 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Future School Site for Summit School District
Tract 8	19.9 acres	<u>Housing:</u> 3.71 SFEs for the purpose of affordable housing have been previously allocated to the site for either Tract 3 or Tract 8. Additional density (up to a maximum of 20 UPA) to accommodate affordable housing may be transferred to this tract and is not subject to the point deductions in the Town Land Use Guidelines Density Policy 3/R. <u>Open Space/Recreation:</u> 0 SFEs	<u>Housing:</u> Residential deed restricted affordable employee housing of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA <u>Open Space/Recreation:</u> Open space and trails and uses accessory to open space (e.g., bike repair station, picnic shelter)
Tract 9	1.6 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Recycling Center
Tract 10A	3.8 acres	0 SFEs	Open Space
Tract 10B	34.9 acres	0 SFEs	300' River Corridor, wildlife habitat west of the Blue River, open space and trails and uses accessory to open space (e.g., bike repair station, picnic shelter)
Tract 11	12.3 acres	0 SFEs	150' Highway 9 Setback, landscape buffers, open space and trails and uses accessory to open space (e.g., bike repair station, picnic shelter)
Tract 12	2.0 acres	0 SFEs	Trailhead, River Access, Park, and uses accessory to open space (e.g., bike repair station, picnic shelter)

Tract 13	8.5 acres	0 SFEs	Road Right-of-Way
Tract 14	3.8 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Public Works Storage

Height: LUD 43: Generally, building heights in excess of 2 stories are discouraged. Exceptions may include related mining operation facilities.

Proposed: Where buildings are proposed within 200 feet of the Highway 9 right-of-way, building heights in excess of two (2) stories are prohibited. For buildings beyond 200 feet of the Highway 9 right-of-way, building heights in excess of two (2) stories are discouraged. Existing mining operation facilities are exempt from height requirements.

Parking: Required: Per the Town’s Development Code

Item History

With the Town’s annexation of this parcel, the property was incorporated into Land Use District 43 in 2003 which allows for existing residential and service commercial, recreational, open space, governmental land uses, affordable housing, and mining.

In 2013, the McCain Master Plan was adopted by the Town Council through the Town Project process. The Plan provided general guidance regarding the types of uses that would be allowed within the 128 acre McCain site. The McCain Master Plan identified two tracts for the property. A number of governmental uses were allowed on the larger 90 acre tract and the smaller 38 acre tract was limited to open space and trail uses. McCain was seen as the future location for a number of governmental uses that are currently located closer to the Town core, many on Block 11 (e.g., overflow skier parking, snow storage). As the plan for Block 11 continues to be built out, affordable housing units will continue to displace these uses. In addition, it was recognized that McCain provided the best location for other uses such as a second water treatment plant and solar gardens.

In 2015, the Town Council identified additional uses for the property (affordable housing and service commercial), which were approved with the 2015 Master Plan Update which serves as the current master plan. Subsequently, construction on the second water treatment plant has started at the entry of the property and as a river restoration project was completed.

In early 2018, the Town initiated conversations with the Summit School District regarding the McCain and Block 11 sites. The school district has agreed to a land exchange, which has resulted in needing to revise the McCain Master Plan. The School District requires land entitlements prior to taking possession, which is anticipated in early in 2019. To address this, staff has worked with Norris Design to revise the master plan layout. Land uses proposed include the water treatment plant (under construction), service commercial, workforce housing, solar field (existing), open space (existing), snow storage, public school, and a Public Works storage area. Fill has been and will continue to be added to the site to bring future

potential building portions of the property out of the floodplain. On September 11, 2018 a Town Council worksession was held for a preliminary review of the plan, at which time the Council provided guidance on the proposed uses for the property.

A public open house has been advertised and will be held October 2nd, just prior to this work session.

Changes from 2015 McCain Master Plan

School Parcel – There is an existing lot north of Upper Blue Elementary that the ski area leases for winter skier parking. The Town is in the process of exchanging for this lot for a parcel within the McCain Master Plan area that would be big enough to accommodate an elementary school. The new McCain Master Plan shows 10 acres of land for the school district.

Parking – The Town has an existing agreement with the ski area to provide 500 skier parking spaces in Town. When the 2015 Master Plan was adopted, the intent was to have this overflow parking on the southern end of the McCain property, adjacent to Coyne Valley Road. Currently, this overflow parking is on Block 11 but as the property develops, the current parking is being reduced in size. The main purpose of the land swap with the School District is to use the School District owned parcel on Block 11 for the 500 skier parking spaces required by the existing agreement. The School District lot is encumbered by several easements that make building any future school expansion very difficult, rendering that lot ideal for a surface parking use. Due to the land swap, the skier parking has been removed from the McCain Master Plan as it is no longer needed.

Snow Storage – The current McCain Master Plan has three snow storage areas that total 11.6 acres of land. This has been combined and relocated to be closer to the Fairview Roundabout at Highway 9 for easier access. The total new area is 10 acres.

Solar Garden – There is an existing solar field on the property. The currently approved plan shows an expansion area but this has been removed from the new plans.

Open Space – Open space funds contributed to approximately one-third (1/3) of the cost of purchasing this property, therefore, at least one-third (1/3) of the land area must remain as open space. The existing plan has 78.5 acres of open space, which includes the Blue River corridor. A portion of the open space had been reserved for a possible future reservoir but the need for this is gone with the construction of the new water treatment plant and pump back. A portion of the open space (19.9 acres) has been re-designated for Housing/Open Space/Recreation and 2 acres for a trailhead and river access has been provided. The total new open space area is 44.6 acres. This equals a total 34% of open space for the entire property.

Workforce Housing – The residential area on the northern portion of the property has been reduced from 10 acres to 4 acres. The adjacent Master Plan (Stan Miller) to the north of this site shows residential adjacent to the northern residential area on the Plan. The previously mentioned 19.9 acres (Tract 8) is now dedicated to housing, open space, and recreation.

Staff Review

Since this is a Master Plan proposal, and is to be reviewed against the Development Code for a final point analysis, this report will cover only those policies relevant to this application and the proposed scope of

development. Those policies not included with this review will be reviewed as appropriate with the separate development permits for each of the developable parcels at a future date.

Land Uses and Density (Policies 2/A & 2/R, 3/A & 3R, 4/R)

Land Use District (LUD) 43 applies to all of the McCain property. According to the Land Use Guidelines, LUD 43 allows for the following:

“Existing residential, and service commercial uses. Recreational, Open Space, and Governmental Uses.”

LUD 43 allows a maximum density of one unit per 20 acres (equaling 6.39 units). However, this density was transferred off of the property after the approval of the 2013 existing McCain Master Plan. When density on the property is proposed, TDRs will be required.

LUD 43 also allows for Mining and Processing (to allow the previously existing activities by Alpine Rock).

Finally, LUD 43 states the following:

“An additional 3.71 SFEs are allocated to this district for the purpose of affordable housing are allocated to either Tract 3 or Tract 8.

In addition, density to accommodate affordable housing may be transferred to this site and is not subject to the point deductions in the Town Land Use Guidelines Density Policy.” (Emphasis added.)

All the uses proposed in the McCain Master Plan Modification are consistent with the uses identified in LUD 43. For any affordable housing project, the Town intends to utilize the existing 3.71 SFEs (for either Tract 3 or Tract 8) recognized and will transfer any other affordable housing density created per the TDR guidelines of the Joint Upper Blue Master Plan.

A density allocation has been assigned to the designated Residential areas (Tracts 3 and 8), allowing up to a maximum of 20 units per acre. The existing 2015 Master Plan identified a larger ten acre parcel for housing/service commercial uses on the north end of the McCain site. This housing area has been reduced to a four acre parcel in the proposed master plan modifications. Given the limited areas of land that are available to accommodate affordable housing, Tract 8 is labeled for housing, open space, and/or recreation. At a Town Council worksession on September 11, 2018, the Council decided to label the parcel with multiple uses to keep future options open, depending on future needs.

The existing service commercial uses on site do not include any structures and thus, require no density at this time. In the future, should any commercial uses require density, density would be required to be transferred to the site. The Land Use Guidelines (LUD 33S) for the adjacent Tatro property in the County, which is also used for service commercial uses, allow a maximum FAR of 1:25. Staff has included the 1:25 FAR for Tract 2, which allows for service commercial uses, which is the same as what was approved with the 2015 Master Plan update.

All other uses proposed on the site are government related (e.g., school, treatment plant, recycling facility). Per the policies of the Joint Upper Blue Master Plan, governmental uses are exempt from density requirements.

Architectural Compatibility (5/A & 5/R): The following language was included with the 2015 McCain Master Plan Update and is partially taken from the Land Use Guidelines for District 43:

Architecture:

1. *This Master Plan is not within the Breckenridge Conservation District boundary and does not seek to replicate Breckenridge’s historic architecture. Architecture should be sensitive to the McCain property’s scenic function. Due to high visibility of the property, architectural design is of great importance and should incorporate low profile designs and non-contrasting colors.*
2. *The color of exterior structure materials must generally be subdued. Earth tones are encouraged although accent colors which are used judiciously and with restraint may be permitted.*
3. *Architectural detail and design will meet all applicable Town Codes.*

Since the proposed architectural guidelines closely follow the applicable policies and must meet the Development Code, Staff has no concerns. These guidelines will be added on the final mylar Master Plan.

Building Height (6/A and 6/R): LUD 43 states, “*Building heights will be determined through the development review process, but generally buildings in excess of two stories are discouraged*”. Under the previous Master Plan modification, staff proposed that a maximum building height of two stories be allowed within 200 feet of the Highway 9 right-of-way. Beyond the 200 foot setback, building heights greater than two stories are “discouraged”, similar to the LUD 43 wording. Thus, beyond the 200 foot setback area, any proposal for buildings higher than two stories would incur negative points. This height requirement remains with this Master Plan Update.

Site and Environmental Design (7/R): All of the proposed developed uses on the site are to occur on the portions of the site previously disturbed by dredging and mining activities. The completed river restoration plan introduced a new river channel that contains the 100 year flood plain, which had previously spilled out over the property, and is now capable of supporting year round flows. All development is restricted to an area east of the new river alignment (with the exception of the existing recycling center). The existing man made pond at the northeast portion of the site will be filled—it does not qualify as a wetlands area and is fed by groundwater that is likely connected to river flows.

Placement Of Structures (9/A & 9/R): Per LUD 43, setbacks from Highway 9 shall be 150 feet. The McCain Master Plan Modification proposes to maintain this 150 foot setback from the highway along the entire length of the property.

Internal Circulation (16/A) and External Circulation (17/A): Internal circulation is provided by one main internal road that splits south from a realigned Stan Miller Drive and serves as a collector to secondary roads that access the individual Tracts. The road intersects with Coyne Valley Road at the southern end of the property in a location that is set far back from the Highway 9 light intersection with good sight distances. Where these trails intersect the road system, they will be designed in a manner to enhance safety Future underpasses are shown on the plan to eliminate road crossings at both the north and south ends of the property. Additionally, a second trail along the river corridor is shown along Tract 5B (bike path/open space/Blue River buffer). Staff is in support of the proposed circulation through the site.

Parking (18/A & 18/R): Parking required for any uses will be reviewed with site specific development applications. Tract 12 (trailhead/river access/park) will have parking for those visiting the open space areas.

Landscaping (22/A and 22/R): There are very few existing trees on the development site except for sections along the Blue River and sections along the bike path/CDOT right way. These trees will be preserved and expanded to assist in providing an effective buffer from Highway 9 to the site. The Town Council gave direction at their September 25, 2018 meeting, to start planting trees in the 150 foot buffer in the near future to have a more mature tree buffer when these Tracts later develop. Lastly, trees have been planted along the restoration site of the Blue River and future landscaping will be required as each parcel develops.

Social Community (24/R): This Master Plan Modification is planned to fulfill numerous community needs identified by the Town Council including provision of affordable housing, open space along the river corridor, a water treatment facility, the County recycling facility, and a school site. Positive points may be awarded under this policy at a site plan level as future projects are submitted.

Utilities (28/A): The Town plans to bury the existing overhead utility line along the highway at a future date. This is consistent with the Stan Miller Master Plan to the north. All new power/utility lines will eventually be buried underground.

Point Analysis (Section: 9-1-17-3): Staff has found that the application passes all Absolute Policies in the Development Code. No positive or negative points have been recommended at this time. Individual points analyses will be undertaken as site specific developments are proposed on the property in the future.

Planning Commission Questions

Staff is seeking Commissioner questions or comments about the proposed master plan revisions. The existing and proposed plans are included in the packet. We intend to bring the McCain Master Plan Modification back to the Planning Commission at a future meeting for a formal hearing, at which time the commission will be asked to make a recommendation on the project to the Town Council.



Existing Master Plan

McCain Concept Plan Chart		
Land Uses	Acres	% of Total
Overflow Parking (+/- 500 spaces)	4.8 AC	3.7
Snow Storage	11.6 AC	9.1
Service Commercial	1.6 AC	1.2
Public Works Storage	4.4 AC	3.4
Water Treatment Plant	3.8 AC	3.0
Existing Solar Field	2.7 AC	2.1
Proposed Solar Field Expansion	2.7 AC	2.1
Residential (50-100 units)	10.1 AC	7.9
Recycling Center	1.4 AC	1.1
Road Right of Way	7.0 AC	5.4
Sub Total	50.1 AC	39.0
Open Space Uses		
Acres	% of Total	
300' Blue River Corridor	27.7 AC	21.5
150' Highway 9 Setback	12.0 AC	9.3
Dedicated Open Space	23.4 AC	18.2
Open Space Buffers	15.4 AC	12.0
Sub Total	78.5 AC	61.0
Site Total	128.6 AC	100.0



Planning Commission Staff Report

- Subject:** Breckenridge Market and Liquor (Fox Center) Exterior Modifications
(Class C Development- Continued; PL-2018-0320)
- Proposal:** The applicant proposes minor exterior modifications to the exterior of the southern portion of the building, which include the installation of new corrugated metal roofing on all existing awnings, repainting of all stucco to a “taupe” color, installation of vertical barn wood siding to replace wooden accents, and replacement of cap flashing. There is not any additional density, lighting, or signage proposed with this application.
- Staff has referred this application to the Planning Commission, given the issues involved with the application.
- Date:** September 26, 2018 (For meeting of October 2, 2018)
- Project Manager:** Chapin LaChance, Planner II
- Applicant/Owner:** Cohn Enterprises LTD.
- Agent:** John Lindhorst and Zack Jankonsky, Breckenridge Market and Liquor Managers?
- Address:** 305-311 South Ridge Street
- Legal Description:** Abbetts Addition Subdivision, Block 14, Lots 1-16
- Site Area:** 1.1123 acres (48,451.79 sq. ft.)
- Land Use District:** 18-2: Residential and Commercial; 20 Units per Acre (UPA); 1:1 Floor Area Ratio (FAR)
- Special Area:** (14) South Main Transition Character Area
- Site Conditions:** All 16 lots on Abbetts Addition Subdivision, Block 14 are under the same ownership. The existing three story, flat roofed building, constructed in 1976, currently contains the Post Office, the Breckenridge Market and Liquor, Le Petit Paris restaurant, the Crepes a la Carte restaurant, and a 21-space parking garage. The East façade is constructed predominately of brick. The West façade is constructed of brick and stucco. The building is located on Lots 1 through 11, and there is an asphalt parking lot on Lots 12 through 16. Block 14 is surrounded by E. Adams Ave. to the north, S. Ridge St. to the East, E. Jefferson Ave. to the South, and the S. Ridge St. Alley to the West.
- Adjacent Uses:**
- | | |
|--------|--|
| North: | Sky Ridge Condominiums (Commercial) |
| East: | Single Family Residential, Condominium |
| South: | Tannhauser Condominiums (Residential) |
| West: | Commercial |

Density:	No change
Mass:	No change
Height:	No change
Parking:	No change
Setbacks:	No change

Item History

The Fox Center was built in 1974. The building was approved as general commercial use. In 1982, an expansion was approved to increase the size of the Post Office and add two retail spaces in the rear of the building off the alley. In February of 2014, a Class C Development Permit (#2013104) was issued to change the use of the upper floor above the Post Office from commercial to residential, and construct 9 one bedroom residential apartments. With this change of use, several modifications to the exterior of the building were approved. In January of 2015, a Class D Minor Development Permit (P1-2015-0002) was approved to extend the Development Permit expiration by 6 months, to July 14, 2015. The work was never completed, and the Development Permit expired. The original Planning Commission packet is viewable here: <https://www.townofbreckenridge.com/Home/ShowDocument?id=7505>.

A wireless communication facility on the building's roof was recently approved with Development Permit PL-2017-0689, which included screened antennas on the existing building's roof, equipment in the existing parking garage, and associated cables and conduit.

The Planning Commission reviewed this application at the August 21, 2018 meeting, at which time the Planning Commission called up the application. Citing a need for additional clarification regarding scope of work, lighting, and concern with the corrugated metal "bands," the Commission continued the application to a later meeting. Since the last meeting, the application has revised the elevation drawings and material color board. Changes to the plans include:

- The labeling and notes provided have been updated to provide more clarity as to the scope of work proposed.
- The corrugated metal band has been removed from the plans, and the brick soldier course band on the upper portions of the building is proposed to remain.
- The awnings are no longer proposed to be raised (The plans show the awnings to be raised, but this is a drafting error, and the elevations drawings specify that there are not any awnings proposed to be raised.)
- All existing stucco, which is to be repainted, is shown in grey on the elevations.

Site photos



(Above) View of the existing east façade (Below) View of the south and east façade





(Above) View of the west façade (Below) View of the north facade



Staff Comments

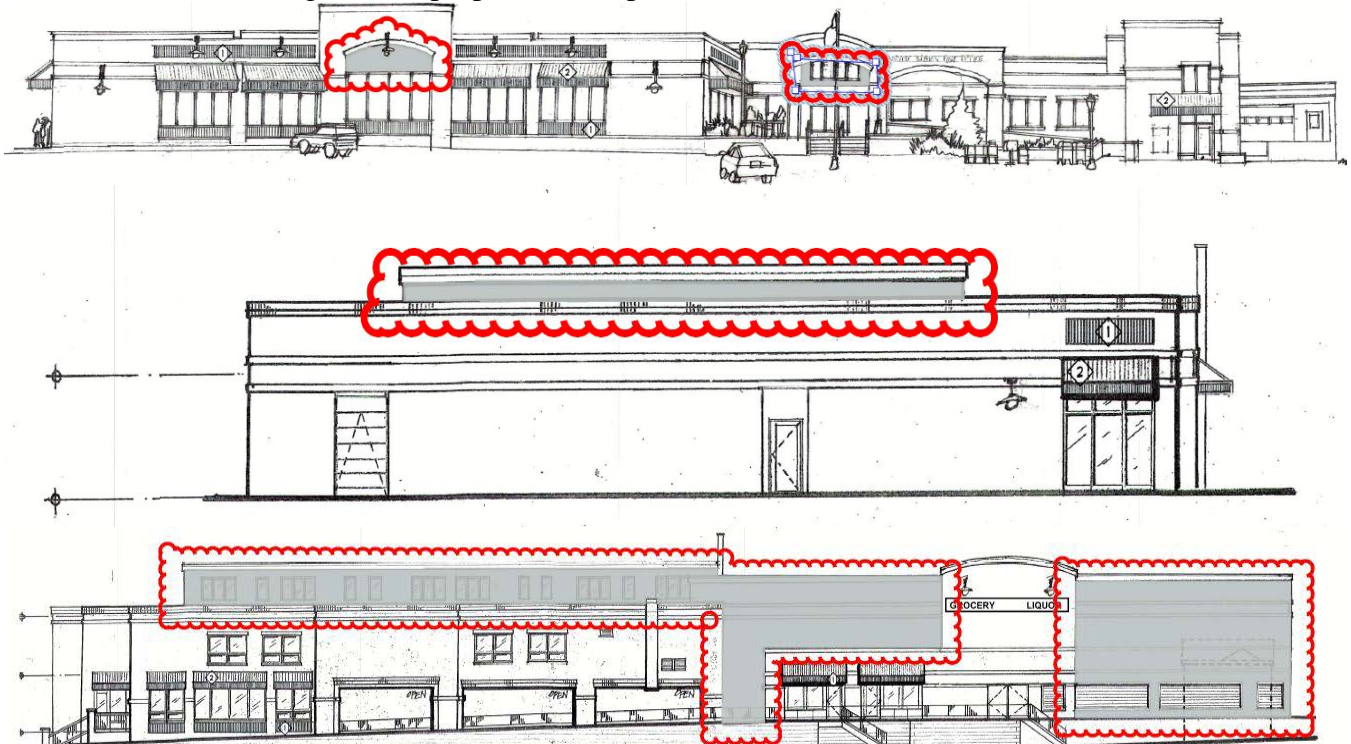
Architectural Compatibility (5/A & 5/R): The applicant proposes minor exterior modifications to the exterior of the southern portion of the building, similar in scope to what was previously approved in 2013 as part of a larger renovation and remodel that was never constructed. The proposed exterior modifications include the installation of new charcoal gray corrugated metal roofing on all existing awnings, repainting of all stucco to a “taupe” color, installation of vertical barn wood siding to replace wooden accents, and replacement of cap flashing. All of this work was approved in 2013.

The existing building is out of character with the Conservation District in that it is three stories tall, contains large massing, and contains stucco on several facades. Its construction in 1974 pre-dates the formation of the Breckenridge National Register Historic District in 1980, and the adoption of the Town’s Handbook of Design Standards for the Historic and Conservation Districts in 1992. Therefore, staff considers the building to meet the Town Code definition of legal “*nonconforming structure.*”

The applicant does not propose to increase the number of colors used, and staff finds that the proposed colors meet the chroma requirements of this Policy. Staff does not have any concerns regarding excessive dissimilarity, as the proposed modifications are not found by staff to further any non-conformity.

Staff has added a Condition of Approval that the applicant shall paint all exterior metal proposed with this project a flat, dark color or to match the building color, and that all exterior metal finished surfaces shall be non-reflective.

The areas of the building that are proposed to be painted are circled below in red.



Social Community (24/A & 24/R):

- Priority Design Standard 342: *“Avoid large blank wall surfaces that diminish pedestrian interest.* Considering the building does contain some existing larger walls without much glazing or diversity in façade material, staff supports the proposed materials, finding that the modifications will increase the visual interest of the building to the pedestrian.

Exterior Lighting (46/A): There is not any exterior lighting proposed with this application.

Wireless Communication Facilities (50/A): A wireless communication facility on the building’s roof was recently approved with Development Permit PL-2017-0689, which included screened antennas on the existing building’s roof, equipment in the existing parking garage, and associated cables and conduit. The antenna screening consists of a fiberglass material coated to match the building’s existing stucco, which allows for the wireless signals to penetrate. The facility has yet to be installed. Given that the applicant proposes to repaint the existing stucco on the building a different color with this application, staff has reached out to Verizon to request that the antenna screens approved with Development Permit PL-2017-0689 use the same “taupe” color as the stucco paint proposed with this application.

Point Analysis (Section: 9-1-17-3): Staff does not believe this application warrants positive or negative points under the Relative Policies of the Development Code. The application is found to meet all Absolute Policies.

Staff Recommendation

Staff recommends the Planning Commission approve the Breckenridge Market and Liquor (Fox Center) Exterior Modifications, PL-2018-0320, located at 305-311 S. Ridge St., with the attached Findings Conditions.

TOWN OF BRECKENRIDGE

Breckenridge Market and Liquor (Fox Center) Exterior Modifications
Abbetts Addition Subdivision, Block 14, Lots 1-16
305-311 South Ridge Street
PL-2018-0320

STAFF RECOMMENDATION: Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **September 26, 2018**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **October 2, 2018** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

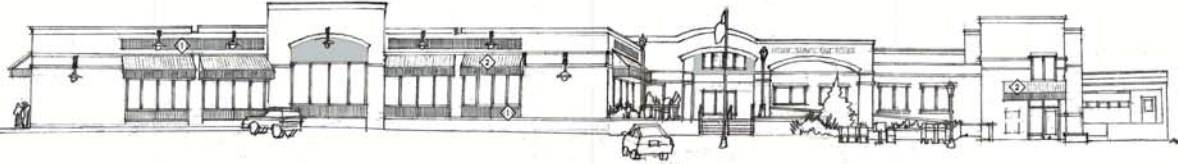
1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **April 9, 2020**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site.

Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.

7. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
8. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
9. **Applicant shall paint all exterior metal proposed with this project a flat, dark color or to match the building color. All exterior metal finished surfaces shall be non-reflective.**

NOTES

1. AWINGS: ALL AWINGS TO BE REPAIRED AND REFINISHED PER DETAILS. NO AWINGS ARE BEING RAISED.
*METAL HANK CORRUGATED METAL "CHARCOAL GRAY"
2. STUCCO: ALL EXISTING STUCCO TO BE REPAINTED. GRAY COLOR ILLUSTRATES SHERE STUCCO IS. SEE COLOR BOARD FOR PROPOSED COLOR.
3. EXISTING WOODEN BOARDS TO BE REPLACED WITH BARNWOOD PER COLOR BOARD.
4. NEW CAP FLASHING: AESTHETIC FLASHING PROVIDE BEALANT AT ALL JUNCTURES.
5. LIGHTING: ALL EXISTING EXTERIOR LIGHTING TO REMAIN. NO NEW LIGHTING IS PROPOSED.
6. SIGNAGE: TO BE APPLIED FOR SEPARATELY.



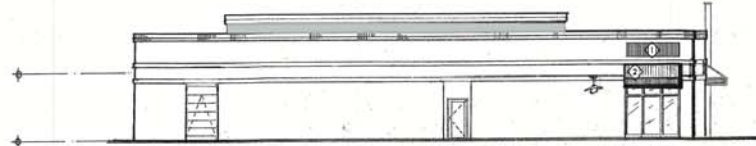
EAST ELEVATION

APPROX. SCALE: 3/32" = 1'-0"



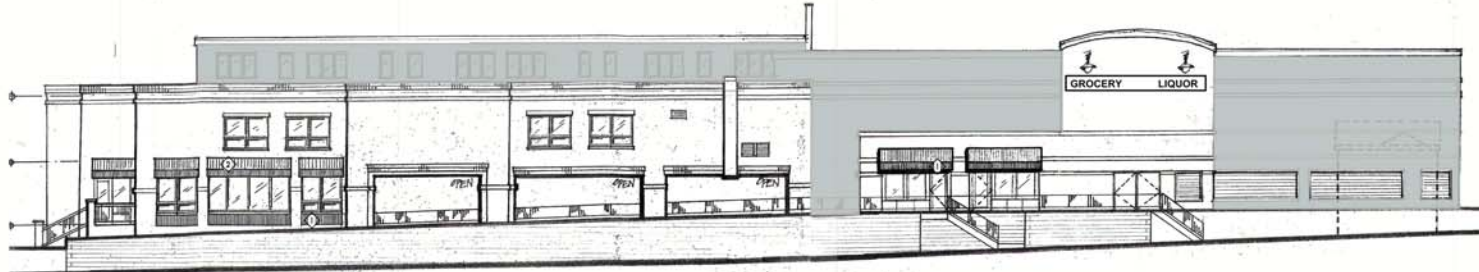
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

REVISIONS:

JOB NO: 19443
 DATE: 9/26/18 12/7/18
 DRAWN BY: T SHAFER
 CHECKED BY: M HOGAN
 THIS DRAWING IS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITHOUT ARCHITECT'S WRITTEN PERMISSION

T.O.B. SUBMITTAL 12/10/18
 9/26/18 CONSTRUCTION

bhh Partners
 P.O. BOX 931 160 EAST ADAMS
 BRECKENRIDGE, CO 80424 877-655-9882
FOX CENTER RENOVATION
 TOWN OF BRECKENRIDGE, COLORADO

© 2018
 SHEET NUMBER:

A2.1
 PROPOSED
 BUILDING
 ELEVATIONS

1.

4.

2.

3.

- ① NEW METAL FOR AWNINGS - METAL MART CORRUGATED METAL (CHARCOAL GRAY)
- ② NEW FLASHING CAP - METAL (MATTE BLACK)
- ③ BARNWOOD - GREYS AND BROWNS
- ④ STUCCO - SHERWIN WILLIAMS (THRESHOLD TAUPE 7501)



P.O BOX 931, 160 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 453-6880
 P.O. BOX 2113, 560 ADAMS AVENUE SILVERTHORNE, CO 80498 (970) 513-1000

09/19/2018
 #19144.2

FOX CENTER RENOVATION

Planning Commission Staff Report

Subject: Casey Residence
(Class B Historic, Second Preliminary Hearing; PL-2018-0262)

Proposal: Rehabilitate, Locally Landmark, add connector and addition to existing, historic residence on North French Street.

Date: September 28, 2018 (For meeting of October 2, 2018)

Project Manager: Chris Kulick, AICP, Planner III

Applicant/Owner: Dianne Monaghan

Agent: Lee Edwards, Dry Rot Construction

Address: 112 North French Street

Legal Description: Abbett Addition, Lots 3& 4, Block 3

Site Area: 0.141 acres (6,148 sq. ft.)

Land Use District: 18-2 - Residential Single Family/Duplex - 20 Units per Acre (UPA)

Historic District: 1- East Side Residential Character Area

Site Conditions: The lot is located on North French Street, in-between the Fireside Inn Bed and Breakfast and a single-family residence. The lot is relatively flat sloping uphill to the east from French Street at an average grade of 2%. The lot contains the Historic “Casey Residence” which is located on the front half of the property. Two historic sheds and a historic outhouse straddle the property line with the neighboring Longbranch Condominium building. These historic outbuildings have been in the same location since the 1870’s and are shown on Sanborn Fire Maps. Two mature aspen trees are located to the southeast of the historic home. There is an existing 4’ wide concrete sidewalk that connects the front of the home to the French Street sidewalk.

Adjacent Uses: North: Craig Residence, single-family home (Residential)
South: Fireside Inn Bed and Breakfast (Residential)
East: Longbranch Condominiums (Residential)
West: Single-family residence & Office (Residential & Commercial)

Density: Allowed under LUGs, 20 UPA: 4,516 sq. ft.
Proposed density:
(Excluding 1,029 sq. ft. Landmarked): 2,294 sq. ft.
Including Landmarked Density: 3,323 sq. ft.

Above Ground Density:
Allowed:

	At 9 UPA:	2,032 sq. ft.
	Up to 10 UPA (with restoration/ neg. points)	2,258 sq. ft.
	Proposed:	2,103 sq. ft. (9.32 UPA)
Mass:	Allowed:	2,710 sq. ft.
	Proposed:	2,871 sq. ft. (161 sq. ft. over, 5.9%)
Total:	Main House	
	Lower Level: (incl. 1,029 sq. ft. Landmarked):	1,029 sq. ft.
	Main Level:	1,029 sq. ft.
	Subtotal – Main House:	2,058 sq. ft.
	Connector	
	Lower Level:	191 sq. ft.
	Main Level:	178 sq. ft.
	Subtotal- Bunk House	369 sq. ft.
	Addition	
	Lower Level:	276 sq. ft.
	Main Level (Including 598 sq. ft. garage):	732 sq. ft.
	Upper Floor:	762 sq. ft.
	Subtotal- Bunk House	1,770 sq. ft.
	Out Buildings	
	Main Level:	170 sq. ft.
	Total:	4,367 sq. ft.
Height:	Recommended:	23 ft. (mean); 26 ft. (max)
	Proposed:	23 ft. (mean); 25.5 ft. (overall)
Lot Coverage:	Building / non-Permeable:	2,540 sq. ft. (41% of site)
	Hard Surface / non-Permeable:	596 sq. ft. (10% of site)
	Open Space / Permeable Area:	3,012 sq. ft. (49% of site)
Parking:	Required:	2 spaces
	Proposed:	3 spaces
Snowstack:	Required:	149 sq. ft. (25%)
	Proposed:	400 sq. ft. (39%)
Setbacks:	Front (15' recommended): (Existing)	11.5 ft.
	Sides (5' recommended):	5.1 ft.
	Rear (15' recommended):	15.5 ft.

Changes since the August 21, 2017 First Preliminary Hearing

The following changes are proposed to the Casey Residence plans since the first Preliminary Hearing on August 21, 2018.

Mass

- The project's mass has been reduced from 3,028 sq. ft. to 2,871 sq. ft.

Height

- The addition's height was reduced from 23.7' to 23' as measured to the median.
- The roof plan was simplified.

Placement of Structures

- The footprint of the connector and addition were reduced and now meets all absolute and relative setbacks.

Windows

- The applicants eliminated the longer "triple-hung" windows proposed on the western façade of the addition and replaced them with more appropriate double-hung windows.
- The two rectangular windows in the gable of the addition's southern façade were also eliminated.
- The applicants also reduced a bank of four double hung windows on the addition's southern façade down to two.

Architecture

- A material board has been provided.
- Eliminated front entry door to the garage.

Landscape Plan

- Provided a revised the landscape plan, the proposed new plantings include two 3" caliper cottonwood trees and a 8' Colorado or Engleman Spruce located in the front yard adjacent to North French Street, and twelve 2" caliper aspen trees, two purple lilacs, a 2-4' clump of Canada Red Choke Cherry and 5 Potentillas.
- The driveway design is revised and shows paving strips.

Energy Conservation

- The applicants have provided a preliminary HERS report.

Item History

According to Sanborn Fire Insurance maps, this one-story miner's cottage was built by 1886. Sanborn maps between 1886 and 1914 depict the building as having an offset T-shape, with a side-gabled front wing, and an intersecting front-gabled wing to the rear. At some point in time, after 1914, the north leg of the "L" was filled in, and a modest shed-roofed addition was built onto the east elevation. Its first owners were William and Dora Casey. The Caseys sold the dwelling to George Goudie on May 7, 1907. The property's current owner is Dianne Monaghan.

The irregular-shaped, single-story, wood frame dwelling consists of a main side-gabled wing, which measures 29' N-S (across) by 13' E-W (deep), a longer, intersecting gabled rear wing, which measures approximately 21' N-S by 36' E-W, and a small, 12' N-S by 7' E-W, shed-roofed rear entry porch extension to the east elevation. The building's exterior walls are clad with painted gray color horizontal wood siding with 1" by 4" corner boards. The roof is covered with metal roofing material and the eaves are boxed. Windows are predominantly single and paired 1/1 double-hung sash with painted cream white wood frames and painted grey/blue wood surrounds. A wood-paneled front door enters the façade from an 8' by 4' front porch covered by a gable roof. Another entry door leads into the south elevation from an uncovered wood deck.

Two wood frame secondary buildings and a privy are located at the rear (east) end of the property. The larger of the two secondary buildings measures 20' N-S by 10' E-W. It is covered by a gable roof with

metal roofing material. The smaller of the two secondary buildings measures 10' N-S by 16' E-W. It is covered by a saltbox roof covered with metal roofing material. The privy measures 5' N-S by 6' E-W. It has horizontal wood siding exterior walls, with 1" by 4" corner boards, and it is covered by a gable roof with metal roofing material.



The Town's Cultural Resource Survey has rated this house as "Contributing" to the district.

42. *Statement of significance:*

This building 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. It is also architecturally notable, to a modest degree, for its representative cross-gabled offset T-shaped plan. The property's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. It may, however, qualify for individual local landmark designation by the Town of Breckenridge, and it is a contributing resource located within the boundaries of the Breckenridge Historic District.

43. *This property exhibits a reasonably high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. A sense of time and place of a late 19th century building is still in evidence. The property's integrity is enhanced by the existence of the historic secondary buildings.*

46. *If the building is in existing National Register district, is it contributing - Yes.*

Previously on September 15, 1994, the Planning Commission approved a restoration of the three outbuildings that are partially located on this property. During the review it was determined the outbuildings encroach onto a portion of the Longbranch Condominiums property but do not encroach onto the Town's drainage easement which is located just to the east of the outbuildings. Recently, several owners of property in the 100 North Block of French Street, including the applicant, have obtained easements from the Longbranch Home Owner's Association that allow the outbuildings to remain in their historic locations.

Most recently on August 21, 2018, the Planning Commission reviewed the Casey Residence during a Preliminary Hearing. During the meeting, staff received direction on several policies. Below is a summary of the policies that achieved a majority consensus and remain unchanged from the previous work session and preliminary hearings. These majority consensus items include:

From the Development Code:

- Policy 5/A, Architectural Compatibility: The roof mounted solar panels are integrated into the design of the building. The panels do not penetrate the roofline and are minimally visible from the ground.
- Policy 13/R, Snow Removal and Storage: The applicants propose 400 sq. ft. (39%) of snow stacking for the 596 sq. ft. of impervious surfaces.
- Policies 16/A & 16/R; 17/A, Access / Circulation: Vehicular and pedestrian access to the site is via North French Street.
- Policy 18/ A & R, Parking: The on-site parking is proposed in the garage and the driveway at the rear of the property and accessed alongside the existing house from North French Street.
- Policy 21/R, Open Space: The applicants have designed 39% of the site as open space, this is above the minimum of 30% residential sites are required to provide.
- Policies 26/A & 26/R; 28/A, Utilities Infrastructure: All necessary utilities are located in the adjacent ROWs.

Historic Standards (24/R)

- 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.
- Priority Design Standard 82: The back side of a building may be taller than the established norm since the change in scale will not be perceived from majority of public view points.
- Design Standard 116: The parking is located at the rear of the lot and minimizes the visual impact of parking as seen from the street.
- Design Standard 117: The design utilizes paving strips and is located on the south of the lot, which preserves the front edge of the site as a yard.

Staff Comments

At this second preliminary review, staff would like to address the 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: In addition to the restoration of the primary structure, the applicants also propose to restore the two historic sheds and historic outhouse, and stabilize the structures by adding foundations.

(2) Secondary structures:

+1: On site historic preservation/restoration of minimal public benefit.

Examples: Structural stabilization of walls, roof trusses and repairing damaged or missing roofing.

+2: On site historic preservation of average public benefit.

Examples: Structural stabilization of walls, roof trusses and repairing roofs, plus full restoration of damaged or missing siding, doors, windows, and trim.

+3: On site historic preservation of above average public benefit.

Examples: Complete restoration of the structure, including structural stabilization of walls, roof trusses and repairing roof, full restoration of damaged or missing siding, doors, windows and trim, plus installation of a full foundation. Secondary structures that encroach over a property line or easement shall be brought fully onto the applicant's property and outside of any easements or encroachments to qualify for this point allocation.

Past Precedent

1. The Ducayet Garage and Shed Restoration, PC#2006112, (+6 points) for stabilizing, restoring, and adding a new foundation to a secondary structure that was located partially on the applicants property and partially on Town property.

As noted above, the outbuildings straddle the property line with the neighboring Longbranch Condominiums and are in their historic location as verified by Sanborn Fire Maps from the 1870's. Since the applicants have obtained an easement from the neighboring Longbranch Condominiums property, they desire to leave the outbuildings in their historic locations and propose to completely restore the sheds and outhouse with full foundations. Due to the scope of this restoration, the applicants are requesting positive three (+3) points under Policy 24/R despite encroaching over a property line. Since the previous hearing, staff researched precedent for awarding positive points for the restoration of a secondary structure that was located in its historic location but was not entirely located on the applicant's property and found one instance. Due to the structures being located on an easement and past precedent, staff believes the proposed restoration of the outbuildings should be eligible for positive points.

Building Scale, Architectural Compatibility (5/A) & Social Community (24/A): *“In the early years of Breckenridge’s development, the East Side area was composed primarily of single family residences, many of which were 1-1 ½ stories. Of these, the second floor was often tucked into the roof gables. Dormers were frequently used for upper floor windows.”*

Historic buildings that survive range between 500 and 2,300 square feet.

The historic house has 1,029 sq. ft. of above ground density and the addition proposes 1,074 sq. ft. of above ground density, both are within the range of surviving structures in Character Area 1. Additionally, the combined total of above ground density for the historic house, connector and addition is 2,103 sq. ft. which is above the recommended 9 UPA but below the allowed 10 UPA with negative points for historic buildings undergoing a restoration.

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, despite using this recommended design feature the total above density is 9.32 UPA and therefore will incur negative three (-3) points under Policy 24/A.

Mass (4/R): The applicant proposes a total of 2,871 sq. ft. of mass, this is 5.9% greater than the 2,710 sq. ft. allowed (10 UPA = 2,256 sq. ft., 2,256 sq. ft. + 20% = 2,707 sq. ft.).

Per Policy 4/R, projects that are between 5.01% and 10% over the recommended mass earn negative fifteen (-15) points. Additionally, per Policy 4/R, *“deviations in excess of the maximum allowed total square footage shall only be allowed through density transfers pursuant to section 9-1-17-12 of the Town Code”*. Further, section 9-1-17-12 states, *“In no case may a density transfer be allowed into the historic district...”* which effectively turns a mass overage in the Historic District into a failed Absolute Policy.

Previously staff has brought to the attention of the Commission of past instances of the mass bonus being calculated off of the underlying density prescribed by the Land Use Guidelines instead of the more restrictive above ground density limitations outlined in Policies 5/A and 24/A. The Commission has confirmed, as recently as the September 4, 2018 meeting, that the proper methodology to calculate mass bonuses is based on the allowed above ground density. The applicant is aware of the previous approvals for similar projects that used the underlying density and contends this project is not over mass. Staff has deemed these past project examples which received a mass bonus based on the LUGs as an error in methodology and the Town is not required to continue making an error because of past approvals.

Also, Priority Design Standard 86 addresses mass.

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.*

Staff finds since the project is 5.9% over the recommended mass, it does not comply with Policy 4/R. However, the mass of the addition is 1,672 sq. ft. and is within the range of surviving structures in the Character Area and therefore complies with Priority Design Standard 86, does the Commission concur?

Building Height (6/A & 6/R): Since the previous hearing the addition's building's height has been reduced from 23.7' to 23' to the mean. Building height for residences within Character Area 1 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 18-2 is 26' and the recommended height is 23' to the mean.

Policy 6/R states *"In land use districts 11, 17 and 18, and those portions of 18₂ and 19 which lie north of Lincoln Avenue or south of Washington Street, a maximum height of twenty three feet (23') is strongly encouraged. For buildings with heights greater than twenty three feet (23'), points shall be deducted based on the following table:*

Since the tallest portion of the addition measures 23' to the mean, the design complies with the recommended height under Policy 6/R.

Beyond Policy 6, staff reviewed the height and perceived size of the addition against Priority Design Standards 37, 80, 81, 86 and 122.

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 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 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 122: 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 is comfortable with the height of the addition at 23' and the median difference in height between the historic structure and addition being 10.5'. This is based on precedent for some additions in the East Side Character area being taller than the primary structure, especially if the primary structure is one-story. Previously, staff reviewed five approved projects that had additions that were taller than the historic home for comparison. These projects are listed below.

Past Precedent

1. Searle Residence, PL-2017-0070. Addition height to mean 21', Height difference between historic home and addition, 7.5'.
2. Harris Residence, PC#2012020. Addition height to mean 22', Height difference between historic home and addition, 9.0'.
3. Giller Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011054. Addition height to mean 23', Height difference between historic home and addition, 9.75'.
4. Old Enyeart Place Restoration, Addition and Landmarking, PL-2015-0361. Addition height to mean 23', Height difference between historic home and addition, 8'.
5. Marvel House Restoration, Addition and Landmarking, PL-2017-0083. Addition height to mean 23', Height difference between historic home and addition, 6'.

Staff finds all of these projects are higher than 1 ½ stories and none of them exceeded the recommended Land Use District height of 23', however this project's height difference between the historic structure and addition is 8" greater than closest project compared, the Giller Residence, therefore staff would like the Commission feedback if the proposed design complies with Priority Policies 37, 80, 81 and 122.

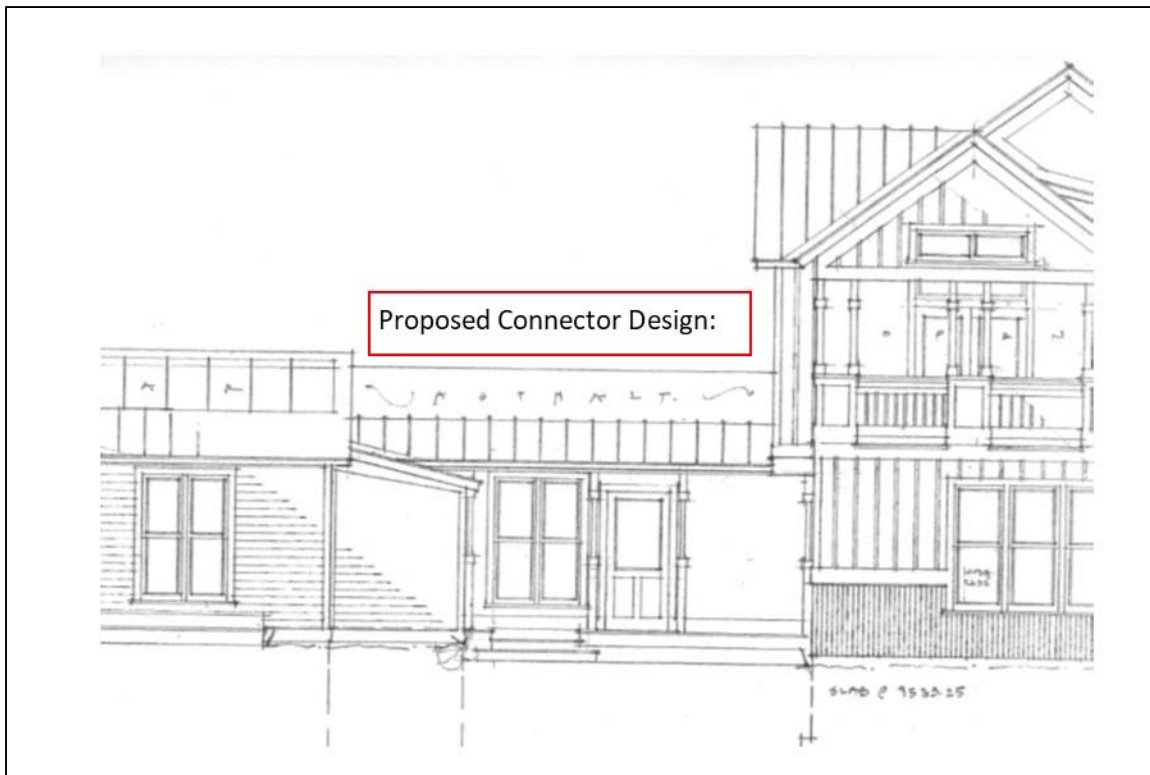
Staff also reviewed Priority Design Standard 121 as it relates to the roof design of the addition.

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.*

Staff appreciates the changes to the roof design. As proposed, staff believes the project now complies with Priority Design Standard 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 story 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 46' long and the addition is 10.5' taller than the historic structure. Based on these figures, the recommended connector length should be at least 23' long based on the recent Noble House connector discussion on August 7, 2018. The proposed connector is 23' long, staff supports the length of the connector.

The connector's height is one-story but is only 8" lower than the historic home's ridge height and thus does not meet the requirement of being a minimum of 2' lower than the connecting ridgeline. Considering the connector's plate height is only 9' from existing grade, we feel it would be difficult to lower the connector and maintain the 9/12 roof pitch that matches the existing structure.

Staff acknowledges the Commission has been flexible on the strict interpretation of 80A and would like feedback from the Commission in regards to the connector's height not being 2' lower than the ridge of the historic home.

Building Materials: The historic main house will have its historic wood lap siding and trim restored and painted the colors featured on the material board.

The connector and addition will feature a more rustic appearance that was common for outbuildings. The materials include, dark stained rough sawn vertical siding, self-rusting corrugated metal siding and 1" x 4.25" corner boarding.

Staff finds that all proposed materials abide with the Handbook of Design Standards, particularly Priority Design Standard 125.

The north facade of the addition features a large area of self-rusting corrugated metal siding. There are many examples of historic and newer outbuildings that feature large expanses of corrugated metal and it is a historically accurate building material for outbuildings. However, under Policy 5/R, negative points are typically warranted for the use of non-natural materials exceeding twenty five percent (25%) on a facade. Despite this code provision, outbuildings that have used rusted corrugated metal have not been awarded negative points under Policy 5/R.

Past Precedent

1. Hastings Residence, PC#2008002. Use of rusted corrugated metal in excess of 25% on multiple facades. Zero (0) points were awarded.
2. Breckenridge Arts District Town Project, No PC#. Use of rusted corrugated metal in excess of 25% on multiple facades, Use of corrugated metal was deemed appropriate under Priority Design Standard 125 on structures designed to resemble outbuildings. Zero (0) points were awarded.

Staff finds that the architecture complies with the intent of the Handbook of Design Standards and no negative points are warranted under Policy 5/R for use of non-natural materials exceeding 25% based on past precedent in the Historic District. Does the Commission agree?

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: At the previous meeting, the Commission expressed concern to the applicants about the use of the irregularly shaped and placed windows, and the solid to void ratio. Since that meeting the applicants have made several modifications to the glazing.

Priority Design Standard 96 emphasizes the importance of window proportions, *"Use a ratio of solid to void that is similar to those found on historic and supporting buildings."*

Design Standard 128 further emphasizes the importance of window proportions: “*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.*”
- “*Doors that include glass are appropriate.*”

The applicants eliminated the longer “triple-hung” windows proposed on the western façade of the addition and replaced them with more appropriate double-hung windows. The two rectangular windows in the gable of the addition’s southern façade were also eliminated. The applicants also reduced a bank of four double hung windows on the addition’s southern façade, down to two, to abide with Priority Design Standard 96. With these recommended window changes, staff believes the design complies with Design Standard 128 and Priority Design Standard 96. Does the Commission concur?

Site Plan: The project follows the historic settlement pattern for this block (Priority Design Standard 4). It also matches the Town grid (Priority Design Standard 5). Staff believes the renovation will maintain the unity of the block (Priority Design Standard 8).

Plant Material & Landscaping (22/A & 22/R): The applicants show a landscape plan for the project, the proposed new plantings include two 3” caliper cottonwood trees and a 8’ Colorado or Engleman Spruce located in the front yard adjacent to North French Street, and twelve 2.5” caliper aspen trees, two purple lilacs, a 2-4’ clump of Canada Red Choke Cherry and 5 Potentillas on the remainder of the site. These plantings are designed to provide buffer from the street and neighboring properties. In addition to Policy 22/R, landscape design is reviewed in the Handbook of Design Standards.

Design Standard 131: *Use evergreen trees in front yards where feasible.*

- *When initially installing trees, begin with a tree, or cluster of trees, that is large enough in scale to have an immediate visual impact.*

Design Standard 132: *Reinforce the alignment of street trees wherever feasible.*

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

Design Standard 133: *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 proposed landscape plan meets the requirement of “*at least one tree a minimum of eight feet (8') in height, or three inch (3) caliper, should be planted at least every fifteen feet (15') along all public rights of way adjacent to the property to be developed.*” With an evergreen tree and cottonwood trees in the front yard area, the design complies with Design Standards 131 and 132. The design is also compliant with Design Standard 133.

Past Precedent

1. The Elk, PL-2014-0041, January 15, 2014, 103.5 North Main Street: (+2 points) Preservation of two mature Conifers (14-inch and 16-inch caliper) (2) Cottonwood trees - 3-inch caliper, (2) Spruce - 8 feet tall, (6) Aspen - 2.5 inch caliper and (4) Native shrubs 5-gallon.
2. Kelly Residence, PC#2013111, June 2, 2015, 210 North Ridge Street: (+2 points) (1) Colorado Spruce - 12-14' tall, (5) Aspen Trees - 3" caliper (50% multi-stem), (3) Sensation Boxelder - 3" caliper, (5) Fernbush - 5 gal. and 8 Yarrow - 5 gal.

3. Giller Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011054, May 15, 2012, 306 South Ridge Street: (+2 points) The mature cottonwood trees lining the west side of the property remain. (1) Spruce tree 8-feet or taller and (7) aspen (2.5-inch caliper and larger - 50% multi-stemmed) were proposed along with (13) mixed 5-galen shrubs in Xeriscape planting beds.

Based on past precedent, the landscape plan also exceeds the requirements of Policy 22/R. Staff recommends positive two (+2) points under Policy 22/R based on past precedent. Does the Commission concur?

Also, there is an existing, conforming, wrought iron fence and a proposed walkway in the Town ROW. Executing and recording an encroachment license agreement with the Town would be a Condition of Approval for these off-site improvements.

Site and Environmental Design (7/R): The property is currently developed and has an existing yard with minimal trees and a paved driveway. Policy 7/R discourages intense levels of development and encourages adequate site buffering.

Policy 7/R states: “...*This policy is also intended to discourage levels of development intensity that result in generally compromised site functions, buffering and aesthetics. Taking into consideration the basic character of the site and the nature of the proposed uses, the development should be visually harmonious as perceived from both the interior and exterior of the project. Platted lots with building envelopes, site disturbance envelopes, or designated building locations are still subject to the following rules and recommendations unless noted otherwise.*”

Policy 7/R (B) also encourages new developments to be adequately buffered from neighboring properties. Specifically the policy states:

*“Site Buffering: Developments **should be buffered from adjacent properties and public rights of way.** To achieve this, buildings and other development impacts should be located in a manner that allows for site buffering (existing or proposed). Buffering between the developments and neighboring properties may include, but are not limited to:*

- Existing mature tree stands.
- The physical distance from property edge to the development.
- New landscaping.
- Landscaped berms at the property perimeter.” (emphasis added).

The property’s current driveway is up against the south property line, with no room for buffer or snow stacking. The proposed design shows the driveway being switched to paving strips and being pulled back 5’ from the south property line. This design now features enough room to add plantings or provide room for snow stacking. Typically, staff has required driveways to be a minimum of five feet (5’) from a property line and provide landscaping. Staff supports the revised driveway design.

Beyond the driveway design, the Commission expressed concern about the proposed addition’s proximity to the property line on both the north and south sides and the lack of landscaping on either side. Since the previous meeting, the applicants have increased the setbacks of the proposed addition and added nine aspen trees along the north and west property lines adjacent to the addition. The applicants

have also pointed out there is a number of existing aspen trees along south property line that provide buffer to the property to the south.

With the modifications to the driveway and added landscaping staff believes the revised design abides with Policy 7/R, Does the Commission concur?

Energy Conservation (33/R): *The goal of this policy is to incentivize energy conservation and renewable energy systems in new and existing development at a site plan level. This policy seeks to reduce the community’s carbon footprint and energy usage and to help protect the public health, safety and welfare of its citizens.*

The applicant has worked with a registered design professional to project an energy rating or percentage of energy savings in comparison to the home energy rating system index (HERS). The applicants have agreed to achieve a HERS score of 116 or below. This will amount to an improvement of 110% or greater from the building’s current HERS score of 245. Achieving a score of 116 or below will warrant positive six (+6) points under this policy. A preliminary report from a registered design professional has been submitted with this application.

Placement Of Structures (9/A & 9/R): The Development Code recommends 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 existing historic home’s position will remain unchanged and is setback at 11.5’ from the front property line, with an additional 8.5’ to the sidewalk. The side relative setback of 5’ are met. The north and south sides of the addition are proposed at 5.1’. The rear relative setback of 15’ is also met, as the rear of the addition is 15.5’ from the rear property line. Staff has no concerns.

Drainage (27/A & 27/R): The Town Engineering Staff has reviewed preliminary drainage plans for the project and does not have any concerns.

Local Landmark Designation: The applicant is seeking local landmarking status with this application. To be designated as a landmark the property must: (1) satisfy the **sole** requirement of Column A; (2) satisfy **at least one** of the requirements of Column B; and (3) also satisfy **at least one** of the requirements of Column C. Applicable criteria have been highlighted in **bold**.

COLUMN “A”	COLUMN “B”	COLUMN “C”
<p>The property must be at least 50 years old. The Casey House was built between the months of August of 1883 and August of 1886.</p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p>ARCHITECTURAL IMPORTANCE</p> <p>1. The property exemplifies specific elements of architectural style or period.</p> <p>This building 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.</p>	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <p>1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</p> <p>2. The property retains original design features, materials and/or character.</p> <p>This property exhibits a reasonably high level of integrity, relative to the seven</p>

2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.

3. The property demonstrates superior craftsmanship or high artistic value

4. The property represents an innovation in construction, materials or design.

5. **The property is of a style particularly associated with the Breckenridge area.** The property is architecturally notable, to a modest degree, for its representative cross-gabled offset T-shaped plan.

6. The property represents a built environment of a group of people in an era of history.

7. The property includes a pattern or grouping of elements representing at least one of the above criteria.

8. The property is a significant historic remodel.

SOCIAL IMPORTANCE

9. The property is a site of an historic event that had an effect upon society.

10. The property exemplifies cultural, political, economic or social heritage of the community.

11. The property is associated with a notable person or the work of a notable person.

GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE

12. The property enhances sense of identity of the community.

13. The property is an established and familiar natural setting or visual feature of the community

aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. A sense of time and place of a late 19th century building is still in evidence. The property's integrity is enhanced by the existence of the historic secondary buildings.

3. The structure is on its original location or is in the same historic context after having been moved.

4. The structure has been accurately reconstructed or restored based on documentation.

Staff finds that the property is eligible for local landmarking. Does the Commission concur? If so, staff will add a condition of approval at final hearing for the applicant to obtain approval of an ordinance from the Town Council designating it a local landmark.

Point Analysis (Section: 9-1-17-3): At this preliminary review staff has identified Absolute, Relative and Priority Design Standards that the applicant will need to correct to have an approvable project. We have identified the following with this report:

From the Development Code:

- Policy 4/R Mass: Fail/ Negative fifteen (-15) points – The proposed mass is 5.9% above the recommended square footage.
- 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.
- Policy 24/R, Social Community: Positive three (+3) points - On-site historic preservation/restoration effort of above average public benefit for a secondary structure.
- Policy 24/A Social Community: Negative three (-3) points - The proposed above ground density is 9.32 UPA.
- Policy 22/R Plant Material and Landscaping: Positive two (+2) points – The landscape plan exceeds the requirements of Policy 22/R.
- Policy 33/R Energy Conservation: Positive six (+6) points – Commitment to an improvement of 110% or greater from the building’s current HERS score of 245.

At this second preliminary review, the proposal is showing a failure of one (1) Absolute Policy, along with a total of negative one (-1) point.

Staff Recommendation

Staff acknowledges there several policies that need to be addressed before the project is ready for a third review.

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

1. **Mass** – Staff believes the project exceeds the recommended mass by 5.9%. Does the Commission agree?
2. **Historic Preservation** - Staff believes the proposal positive three (+3) points for on-site historic preservation/restoration efforts of average or above average public benefit for a secondary structure. Does the Commission agree?
3. **Height and Roof Design** - Does the Commission believe the height and roof design of the proposed addition complies with Priority Policies 37, 80, 81, 121 and 122?
4. **Connector** – Staff believes this design, including the length of the connector and the connector’s height relative to the height of the historic home may comply with the intent of Priority Design Standard 80A. Does the Commission concur?
5. **Landscaping and Site Buffering** – Staff recommends positive two (+2) points for an above average landscaping plan.
6. **Windows and Doors** - Staff believes the windows and doors comply with Design Standards 96 and 128. Does the Commission support this recommendation?

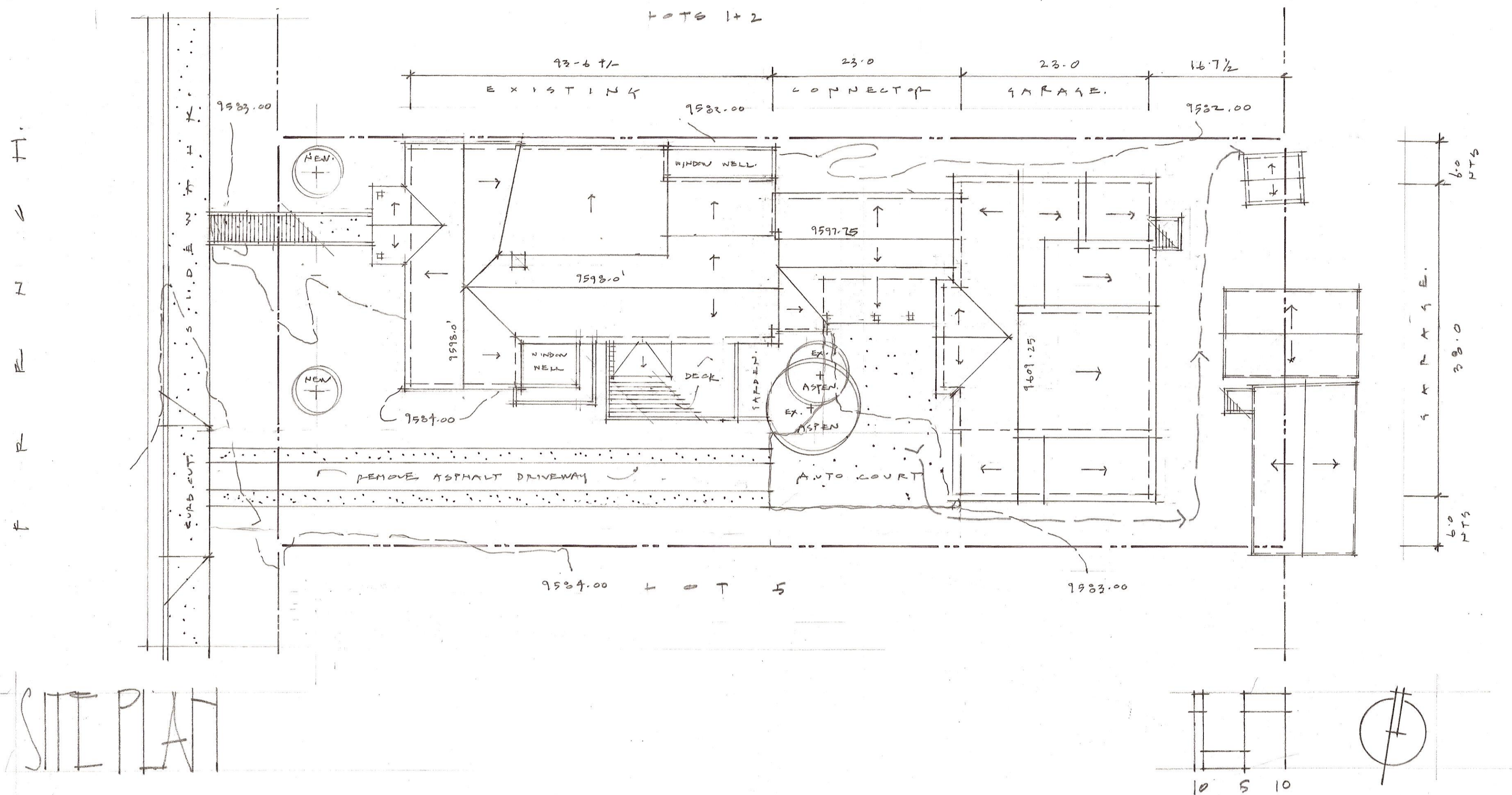
7. **Local Landmarking** – Does the Commission find the property is eligible for Local Landmarking?

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

Second Preliminary Hearing Impact Analysis				
Project:	Casey Residence	Positive Points	+17	
PC#	PL-2018-0262			
Date:	9/28/2018	Negative Points	- 18	
Staff:	Chris Kulick, AICP			
		Total Allocation:	- 1	
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)	- 15	5.9% above recommended mass. However, density transfers are not allowed in the Historic District therefore fails policy .
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)		
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	Complies		
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)	+2	Exceeds the landscaping requirements
24/A	Social Community	Complies	- 3	The proposed above ground density is 9.32 UPA.
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	+9	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	+6	Improvement of greater than 110%
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		
33/R	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		

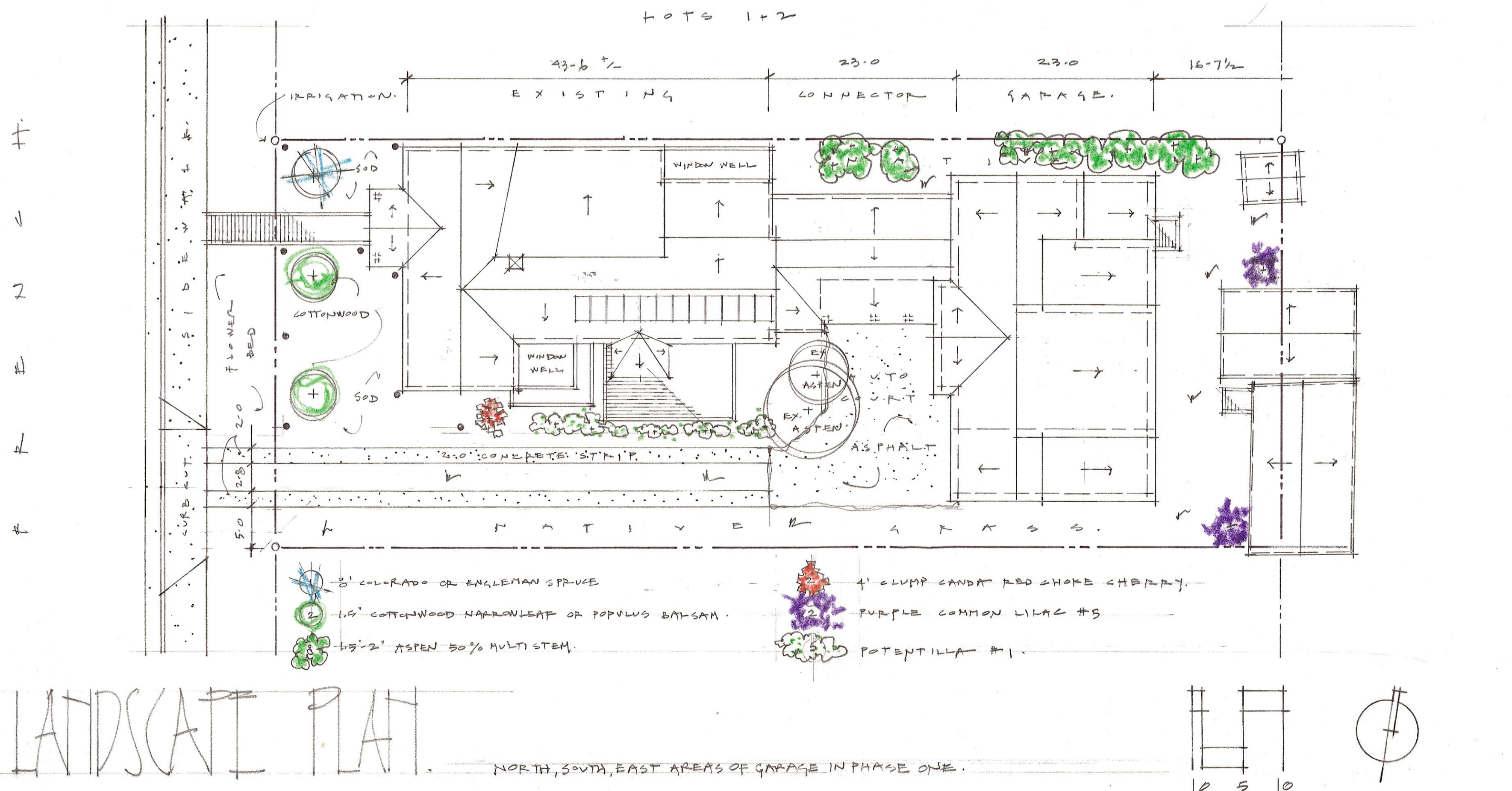


SITE PLAN

112 North French Street Density Worksheet
 Lots 3 + 4, Block 3, Abbetts Addition, Breckenridge
 Date of Report January 29, 2018 REVISED March 24, 2018 REVISED May 18, 2018 REVISED August 22, 2018

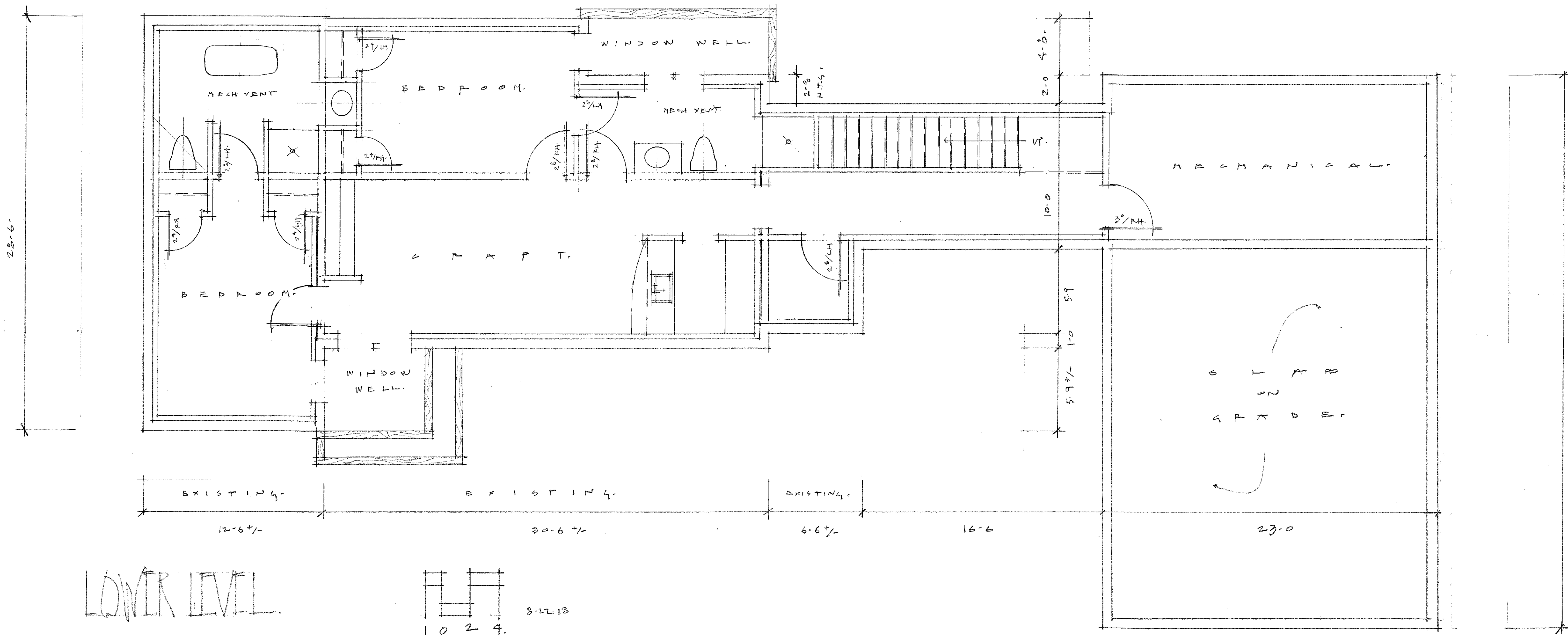
Item	above grade SF	below grade SF	phase SF
HOUSE			
existing building	1029		
PHASE ONE (mechanical, garage, entry, storage, great room/bathroom, deck)			
mechanical		276	
garage	598		
hallway/stairs	142		
laundry	134		
master bedroom/bathroom (less winding stairwell - 97 SF)	620		
porch (not included in density)	112		
totals	1494	276	1770
PHASE TWO (existing building, unfinished basement, entry/connector)			
craft room, laundry, west bedroom/bath, north bedroom/bath		1220	
parlor, library, kitchen/dining, pantry, master bedroom/bath, entry (less stairwell - 63.75 SF)	1207		
totals	1207	1220	2427
LOT SIZE	SF		%
50' x 122.95'	6148		
LOT COVERAGE			
sheds	170		0.03
building footprint	2073		0.34
driveway footprint	596		0.10
deck/porch footprint	297		0.05
total	3136		0.51
LANDSCAPE	3012		0.49
SNOW STACK	400		0.67

note verify period of construction and stud to stud dimensions during rehabilitation
 note of the basement square footage, 1029 SF is under the existing house and 191 SF is new square footage

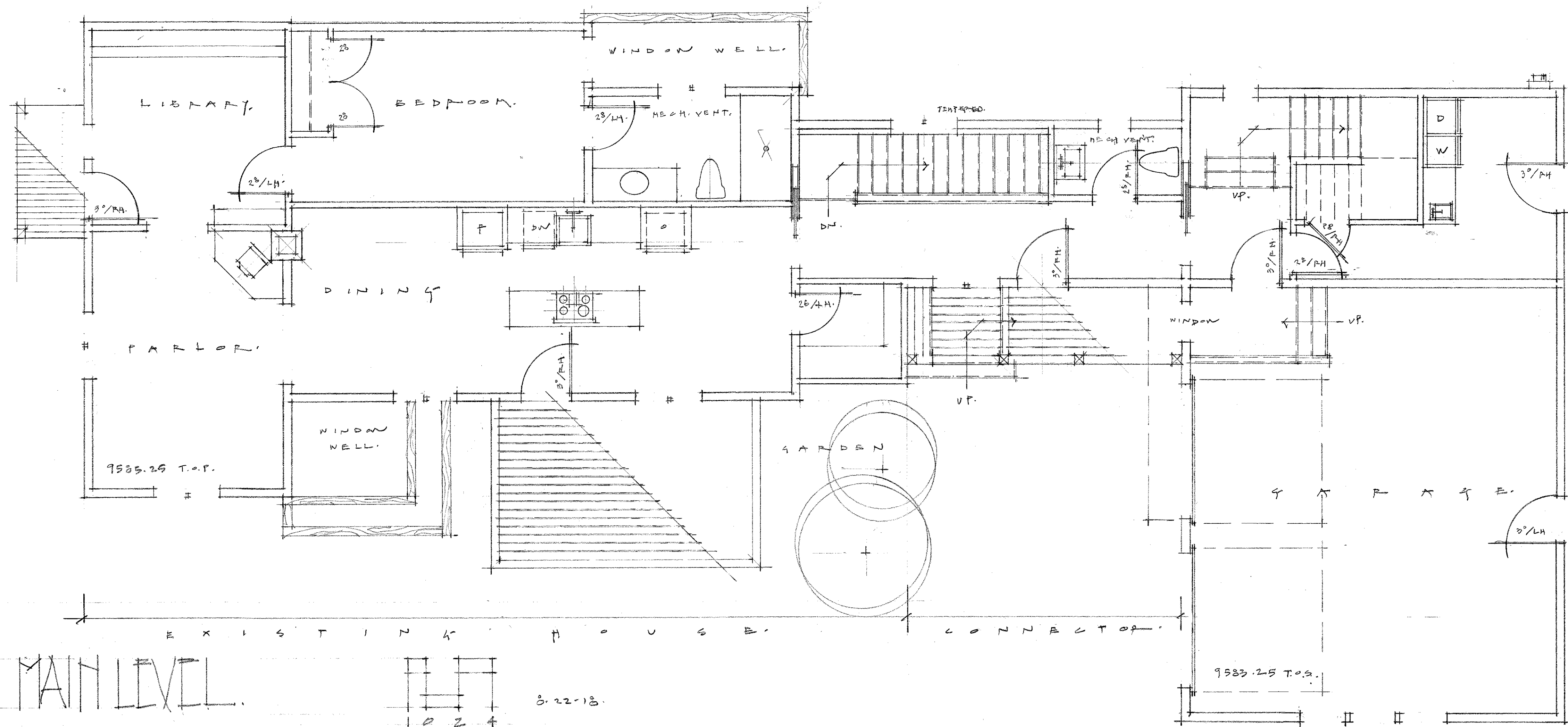
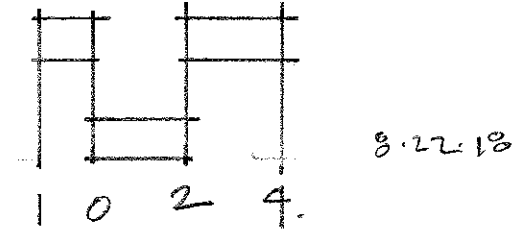


LANDSCAPE PLAN

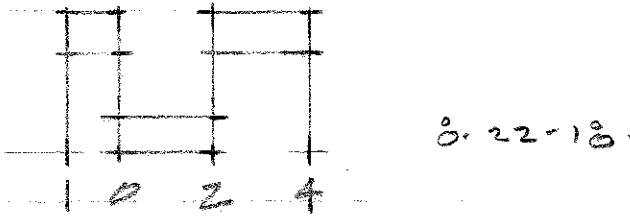
NORTH, SOUTH, EAST AREAS OF GARAGE IN PHASE ONE.

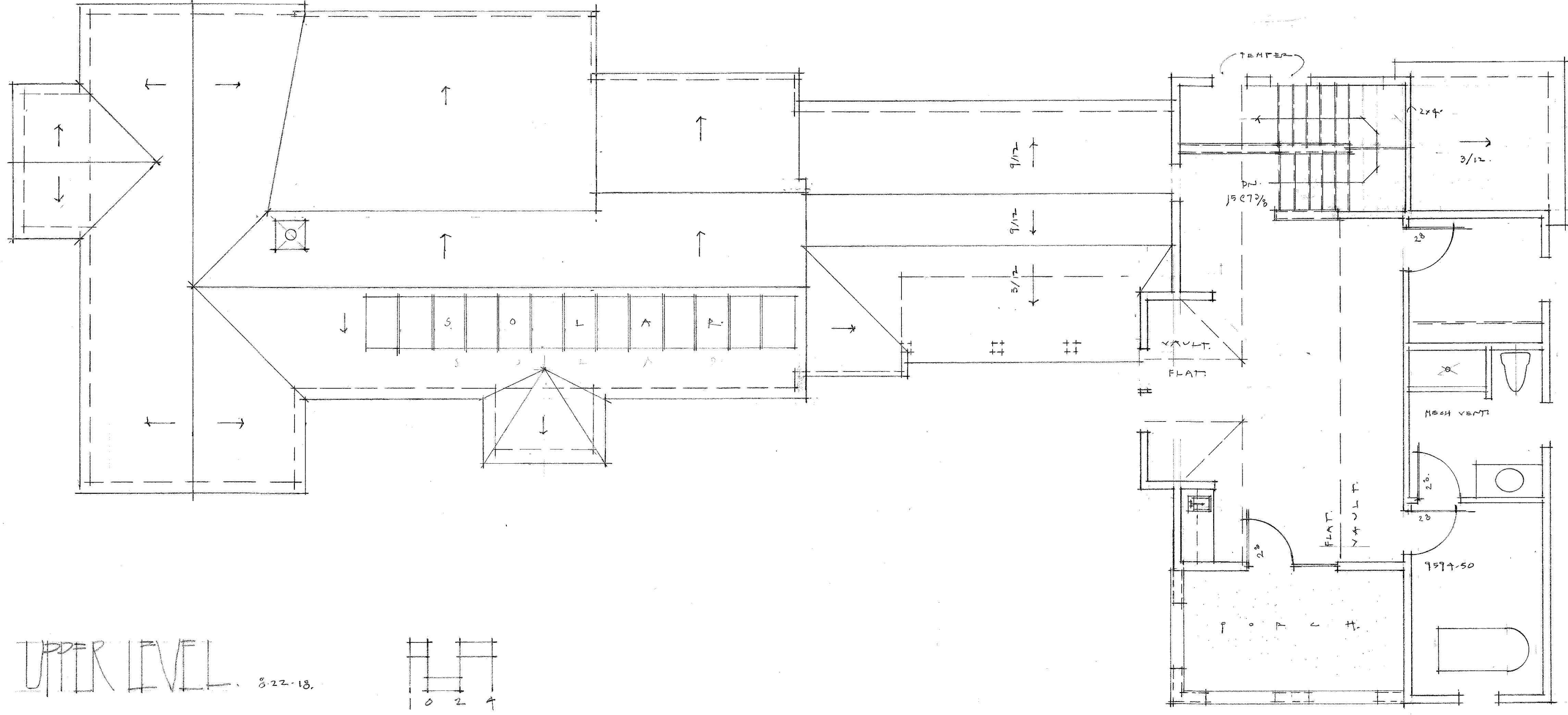


LOWER LEVEL

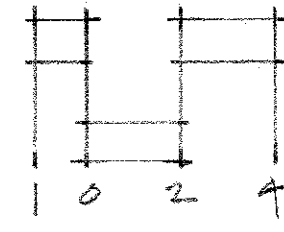


MAIN LEVEL





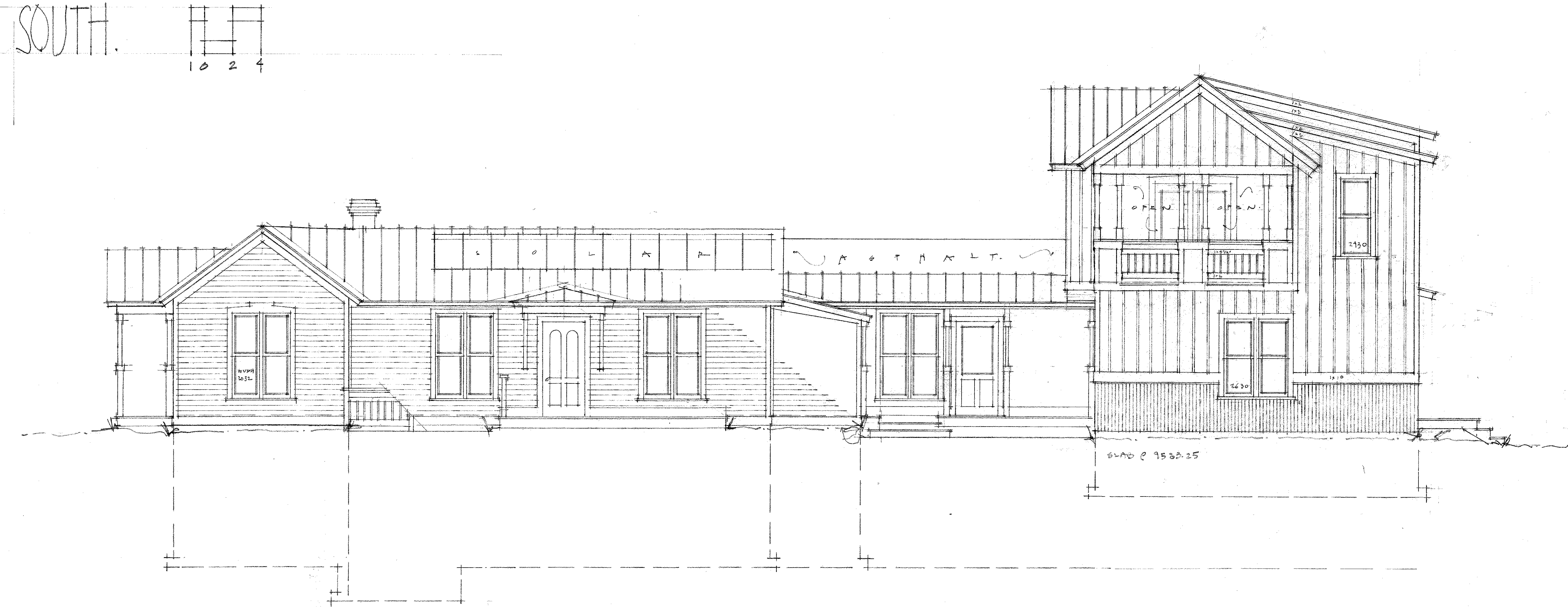
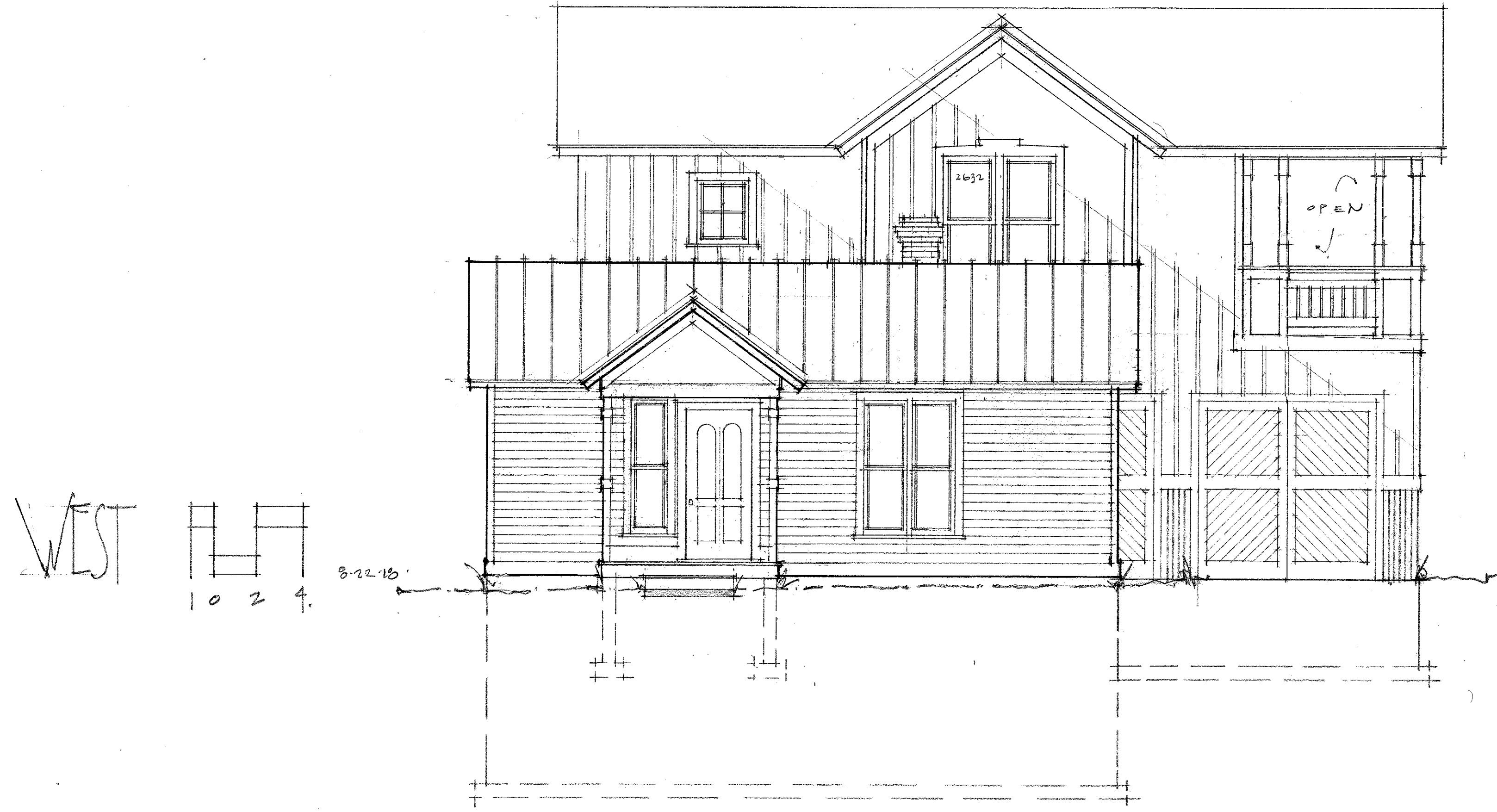
UPPER LEVEL 8-22-18.



CASEY HOUSE

112 North French Street

Sheet 3 Level Three



CASEY HOUSE

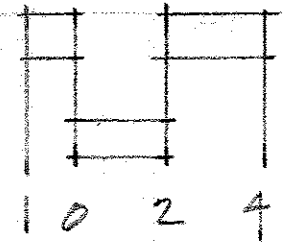
112 North French Street

Sheet 4 West + South Elevations

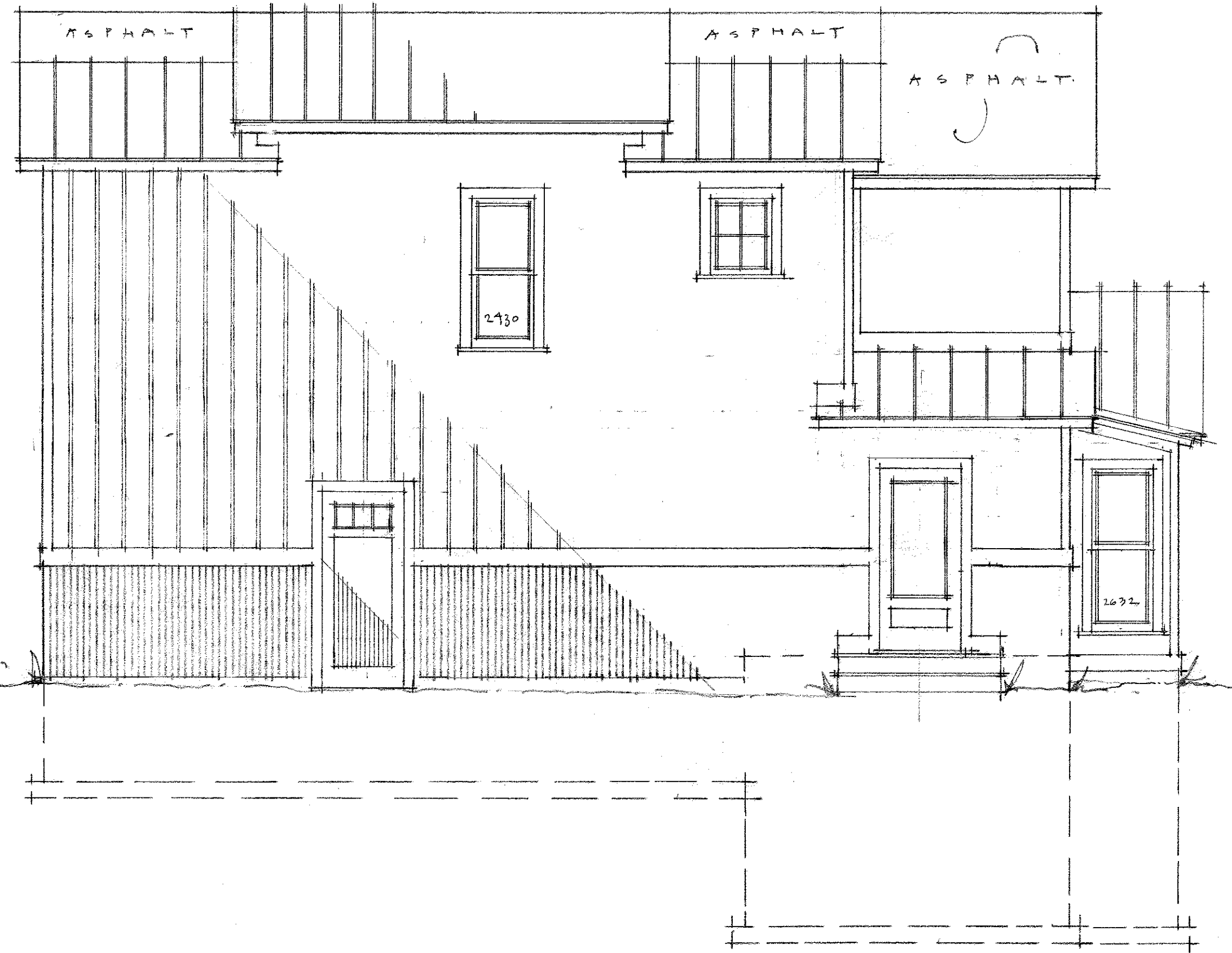
1x12 BOARD + BATTEN SIDING.
1 1/4 WINDOW TRIM
1 1/4 CORNER BOARD
1x8 STARTER BOARD.

CORRUGATED - SELF RUSTING - WAINSCOT

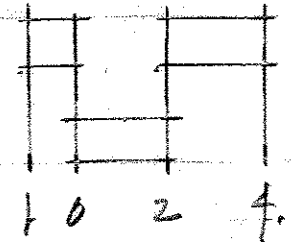
EAST



8'-2 1/2" - 18"

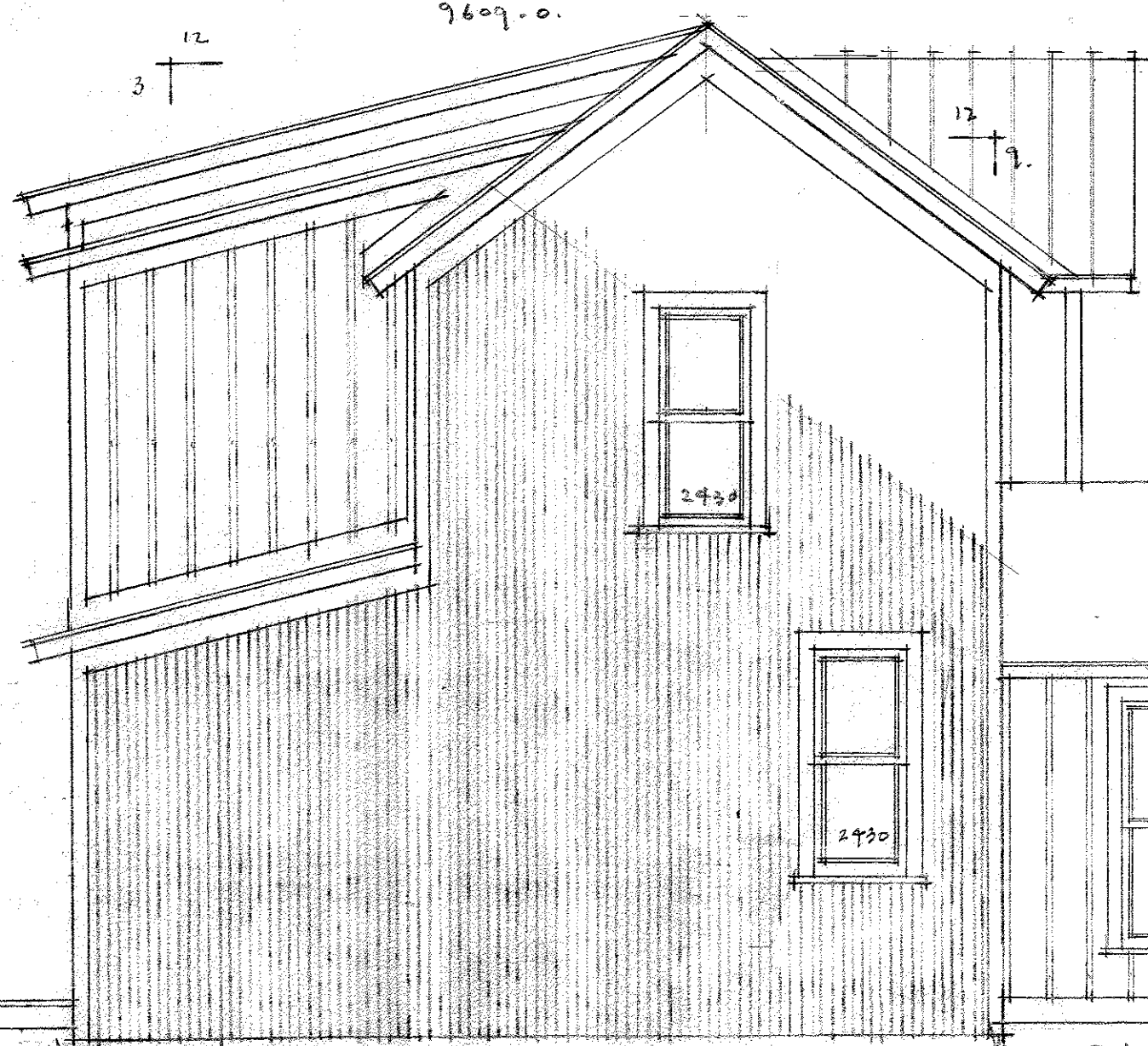


NORTH



12
3

9609.0



9597.25

7598.0

7585.25

G A R A G E

C O N D I T I O N

E X I S T I N G

CASEY HOUSE

112 North French Street

Sheet 5 East + North Elevations



self rusting corrugated steel
mother nature

CASEY HOUSE

1 1 2 North French Street

Materials + Colors



rough sawn vertical siding
Sherwin Williams leeward stain

CASEY HOUSE

1 1 2 North French Street

Materials + Colors



existing clapboard siding

Sherwin Williams Full Moon

Sherwin Williams Gauntlet Gray

windows

Sherwin Williams Greek Villa

CASEY HOUSE

1 1 2 North French Street

Materials + Colors



56



57



58



59



60



TOWN OF BRECKENRIDGE TOWN COUNCIL

September 25 Summary



Welcome to the newsletter summarizing The Town of Breckenridge's latest Council Meeting. Our goal is to provide our citizens with thorough and reliable information regarding Council decisions. We welcome any feedback you may have and hope to see you at the meetings.

Manager's Report

Public Projects

- **Ski Hill Wall Project:** Construction of the Ski Hill Wall Project began on September 4th. The contractor, Columbine Hills Concrete, has installed barrier, traffic control, and begun demolition work. Currently, traffic is being reduced to single-lane traffic through the work zone, which will continue until Project completion in late October. Temporary traffic lights will be used for the

majority of construction to control traffic.

Housing Update

- Council went on a site visit to a housing development in Edwards created by 359 designs to be modular. Staff feels this style would save the Town money and time on construction while still looking nice. "I was very impressed. It felt sturdy and well designed." -Council member Wolfe. Council wants to move forward exploring this style of build.

Financials

- Finance Director, Brian Waldes, shared that the Town sales tax is up 9% over last year. RETT is up \$13k over prior years. Council will discuss the 2019 budget and CIP at their budget retreat on October 9.

Other Presentations

Casey Memory Artwork Preview

- Council was presented with the designs for a public art piece in memory of Patti Casey. The work will be located on the Riverwalk Lawn. The piece is an "emerging healing circle" and will feature the inscriptions: "a place to play, a place to reflect, a place to share, and a place to heal." Council approved the designs and shared how pleased they were with the project.

Trash & Recycling Plan

- Staff has been developing a new Request for Proposal (RFP) for trash/recycling for Town-owned facilities/receptacles in an effort to address the various concerns heard from the business and local communities, Town Council, and staff observations.
- The most used 54 trash and 27 recycling receptacles are currently serviced 3 days a week by our contractor. Staff recommends increasing the contractor pick-up frequency from 3 days a week to 5 days a week in the busy season. Staff also suggested increased pick up from Public Works and the Golf Course.
- Staff is in the process of installing new universal signage on trash and recycling receptacles in an effort to reduce contamination. Our signs will be consistent with Recycle Across America signs to reduce the

public's confusion at the bin which leads to contamination.

- In the late 90's, the Town constructed 8 dumpster buildings that were designed to be used by businesses in the downtown core. Staff is recommending that Town control the access to the buildings via a new card reader system that can be monitored remotely and in real time. Staff is also recommending that the users of these buildings are charged a fee based on business type and size (derived by using water PIF ratios) to pay for administration, general maintenance, enforcement, and future expansion.
- Council approved the recommendations but would like to see the fees calculated on a different ratio than PIF rates. Council felt that some businesses generate more trash than their consumption of water. Council member Carleton would like to see the contract have some teeth when it comes to hauler deciding if recycling is contaminated or not and ensure that they are recycling everything possible.

Development Code Amendments

- There are several significant changes proposed to Policy 33R (Energy Conservation). The biggest change involves changing the positive point assignment for residential construction so it is based on a percentage improvement in energy efficiency. Staff has included a new opportunity for a positive point in association with projects that are built to be solar and electric vehicle ready. A new section has been added under Policy 43A Public Art to allow murals outside Conservation District. Size and locational limits to murals have been added.
- Mayor Eric asked about the code concerning moving historic structures. Some council members want to consider linking required parking spaces to bedrooms instead of the general 2 spaces per single-family unit. There were questions about landscaping requirements for deed-restricted homes and concerns with cost/water usage.
- **Community Development will have an open house on all proposed code amendment. The date has yet to be determined.**

Child Care Needs Assessment & Program Model Assessment

- The purpose of the **Needs Assessment study** was to provide an annual update to the needs assessment that was completed in 2016 to help inform policy decisions related to child care provision and funding. The focus was on the forecast for the demand for child care through 2025 and how preferences and needs of current child care users might have changed since our last update in 2016. The number of children using/needing facility-based care grew from 280 in 2015 to 399 in 2018. Today families are using more days of care per week with 76% of children in center-based care attending 3 or more days per week.
- Based on the study, staff recommends the Town of Breckenridge should begin evaluating the feasibility of and cost of an additional childcare facility and/or expanding existing facility capacity in Breckenridge

while tracking changes in childcare demand over the next 12 months.

- APA Consulting was brought in to evaluate Town's child care program model. "APA's primary finding is that the Town of Breckenridge's investment in the Breckenridge Child Care Program is well-conceived, and well-targeted towards... building a sustainable, high-quality system. Among our competitive set of mountain communities the Town of Breckenridge was a pioneer making the most significant discretionary investments in their early childhood system. Over 120 unique businesses benefit indirectly from the improved child care supports provided to these families. 99% of the families eligible for tuition assistance at our local partner schools have at least one parent working full time in the Upper Blue."
- Recommendations: plan for sustainable funding, continue to strengthen policies supporting teacher recruitment & retention, increase efficiency through shared services, maintain and refine the tuition assistance program, collect additional data on metrics, review communication between the Town of Breckenridge & the centers, conduct a facility space review at all centers, and prepare for the possibility of universal Pre-K. **Council has asked staff and the childcare committee to begin working through and prioritizing the recommendations.**

Regular Council Meeting

Legislative Review

- **Oath Ordinance (Second Reading):** This ordinance memorializes the Town of Breckenridge's current oath, and who can administer it, by adding two sections to Chapter 7 Title 1 of the Breckenridge Town Code specific to those topics. These additions will ensure that the Town's oath of office is administered consistently and by the right people in the future. **Passed 6-0.**
- **Electrical Personal Assistive Mobility Device Ordinance (Second Reading):** This ordinance would amend the model traffic code to largely prohibit the use of an Electrical Personal Assistive Mobility Device (EPAMD) within the Town. As defined in Colorado State Statute 42-1-102 an EPAMD means a "self-balancing, nontandem two-wheeled device, designed to transport only one person, that is powered solely by an electric propulsion system producing an average power output of no more than seven hundred fifty watts". An example of an EPAMD would be a Segway. This change will **not** prohibit the use of such a device by persons with a mobility related disability. **Passed 6-0.**
- **Flood Damage Prevention Ordinance (First Reading):** As a participating community in the National Flood Insurance Program (NFIP), the Town is required to adopt floodplain regulations that meet the

standards of the NFIP. Modifications have been made to the Flood Insurance Rate Maps and Flood Insurance Study for Summit County, effective November 16, 2018, requiring minor changes to existing Flood Damage Prevention Ordinance. **(Passed 6-0)**

- **Liquor Code Reference Amendment (First Reading):** This Council Bill changes references in the Breckenridge Town Code to correspond to the changes made to the State liquor codes of the C.R.S. **(Passed 6-0)**
 - **Broadband Advanced Funding Resolution:** The resolution does not commit the Town to any borrowing in the future but will allow expenses currently being incurred to be eligible for reimbursement by a potential future debt issue. **(Passed 6-0)**
 - **Resolution to Oppose Amendment 74:** The Town Council unanimously opposes Amendment 74 and strongly urges a vote of NO on such matter at the November 6, 2018 election." **(Passed 6-0).**
 - **Imagine A Day without Water Resolution:** As party to Blue River Regional Water Efficiency Plan, & in an effort to raise awareness around the value of our water, Council will recognize October 10 as "Imagine A Day without Water". **(Passed 6-0)**
 - **Resolution in Support of Summit County Measure 1A:** The Town Council of the Town of Breckenridge supports the passage of Referred Measure 1A that will appear on the November 6, 2018 election ballot, and urges the electors of the Town to vote in favor of Referred Measure 1A. **(Passed 6-0)**
-