



TOWN OF  
**BRECKENRIDGE**

**Planning Commission Meeting Agenda**

Tuesday, July 16, 2019, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

**5:30pm - Call to Order of the July 16, 2019 Planning Commission Meeting; 5:30pm Roll Call**

*Location Map* 2

*Approval of Minutes* 3

*Approval of Agenda*

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

**5:40pm - Work Sessions**

1. Handbook of Design Standards 8

2. Grand Colorado Peak 8 Building 3, Point Analysis Revision (CK) 1595 Ski Hill Road, PL-2019-0240 96

**6:40pm - Other Matters**

1. Town Council Summary (Memo Only) 111

2. Class D Majors Q2 2019 (Memo Only) 114

3. Class C Subdivisions Q2 2019 (Memo Only) 118

**6:45pm - 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



Grand Colorado on Peak 8  
Building 3 Points Analysis  
Revision, 1595 Ski Hill Rd.

## PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 p.m. by Chair Giller.

### ROLL CALL

Christie Mathews-Leidal  
Mike Giller  
Dan Schroder

Jim Lamb  
Steve Gerard  
Lowell Moore

Ron Schuman

### APPROVAL OF MINUTES

With the below changes, the June 18, 2019 Planning Commission Minutes were approved.

Ms. Leidal: At the bottom of the second page, concerned with the southbound traffic from Frisco blocking the northbound traffic turning or going straight.

### APPROVAL OF AGENDA

With no changes, the July 2, 2019 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

### WORK SESSIONS:

1. Land Use District #45 Huron Landing Apartments, Kenington Place Townhomes, Land Use District Map Amendments; 157 Huron Rd. & 213-277 Huron Rd.

Mr. LaChance presented a proposal to create a new Land Use District, #45, to encompass Huron Landing Apartments (which was annexed into the Town in 2015), and Kenington Place Townhomes (effective July 4, 2019) and to amend the Land Use District Map accordingly. Mr. LaChance passed out revisions to the Land Use Guideline document. The following specific questions were asked of the Commission:

1. Does the Commission have any concerns with leaving approximately 1.78 UPA of density for Huron Landing, Lot 1, and approximately 0.16 UPA of density for Kenington Place Townhomes?
2. Does the Commission have any concerns regarding the proposed Land Use District #45 Guidelines or Land Use District Map amendments?

#### *Commissioner Questions / Comments:*

Mr. Moore: Regarding the remaining density, can it be used by the current owners or is that if someone else purchases? (Mr. LaChance: It could be used by either. In a townhome project like Kenington where there is General Common Element, any new density would have to be approved by the HOA Board.)

Ms. Leidal: It seems like we're creating a new LUD specifically for these two workforce projects. We are writing the guidelines to acknowledge what's there. I'm worried about unanticipated consequences. Should we say workforce housing so when others are annexed they don't expect a tailor made LUD for their conditions? (Mr. LaChance: Regarding the current LUD 7, we discussed with the Town Attorney and he feels LUD 7 should have allowed for the existing development. Currently, it is zone for single family use at 7 Units Per Acre, which the existing development does not conform to. When Town Council reviews this, Tim Berry has prepared a finding that states that the existing zoning was found to be an error because it does not allow the existing development to conform, which addresses any up-zoning issue with the Comprehensive Plan.)

Mr. Giller opened the work session for public comments. There were none, and public comment was closed.

*Commissioner Questions / Comments:*

- Mr. Schuman: Was there any indication of sunsetting that density, or was it considered? (Mr. LaChance: No.) Mr. Schuman: Sunsetting would lock in that cap.
- Ms. Leidal: I'm ok with leaving a little density on the table, in case maintenance or other minor buildings need it. (Mr. LaChance: That was exactly staff's intent.)
- Mr. Schuman: I think it's a good plan.
- Mr. Lamb: I like the idea of leaving the density. If you sunset the density they can't do minor things. It's there for possible use.
- Mr. Moore: Christie thank you for explaining what it could be used for. I agree, I think it's appropriate.
- Ms. Leidal: I'm comfortable with density. I would suggest adding workforce housing as the recommended use.
- Mr. Schroder: I don't have any concerns.
- Mr. Gerard: I agree, it's a good time to clean it up. It's a different use than the neighbors and I think it's fine to leave the density. I think that it's workforce housing makes sense.
- Mr. Giller: I agree and have no concerns. But I would add workforce housing as the recommended use. (Ms. Puester: Kenington doesn't meet our definition of workforce housing.)
- Mr. Grosshuesch: Kenington is only restricted from short term rentals, it's an older deed restriction.

Project was supported by the Commission.

2. Southside Estates Lot 2 Envelope Modification, PL-2019-0197, 112 Southside Drive

Mr. Lott presented a proposal to modify and relocate a building envelope in Southside Estates to accommodate a design for a new single family residence. Two other envelopes in this subdivision have been modified within the past year. (Mr. Lott handed out building envelope modifications approved for the other two lots in the subdivision.) The following specific questions were asked of the Commission:

1. Does the Commission support an envelope modification that is specific to a building footprint even though the size of the envelope is generally not changing?
2. Does the Commission want to see less of the driveway fall outside of the envelope, especially on the side yard side of the structure?
3. Does the Commission have any additional comments or concerns about the proposal?

*Commissioner Questions / Comments:*

- Mr. Schuman: Do you have something that shows the modified lots from last year on one page? (Mr. Lott: Not a plat that shows all of them, only with the originals.) (Ms. Puester: They file separately when this is done so we don't see the entirety of the subdivision when it is recorded.) Mr. Lott pulled up the original subdivision plat in its entirety on the screen for the Commission (prior to any modification).
- Ms. Leidal: Originally Southside Estates had building envelopes. Your proposed notes say that this would go to a disturbance envelope to meet the new code language. So when others modified from building envelopes to site disturbance envelopes, did they increase in size? (Mr. Lott: No, same size.) Ms. Leidal: There's a lot more site disturbance shown outside the envelope on this site plan. (Mr. Lott pulled up the preliminary landscape plan.) I'm saying there's much more site disturbance that will have to take place beyond that building. There's grading on the north and southwest and that's outside the proposed envelope. (Ms. Puester: We have not reviewed the site plan yet. It has not been submitted to staff as an application. This is a draft provided by BHH for the purpose of this envelope modification discussion. They will have to modify the grading to meet code.) Ms. Leidal: So the proposed building envelope will become the proposed disturbance envelope? (Mr. Lott: Yes, to meet current code.)
- Mr. Schroder: It seems like there would be more disturbance to me if we left it because there would have

to be a longer driveway. My thought was that it seems like it would be a good idea if the driveway remained where it is. (Mr. Lott: We don't know what that design would look like based on the topography.) Mr. Schroder: Envelopes have been moved twice prior in this subdivision so I do not believe that precedent wouldn't be an issue. What about the reshaping?

Mark Hogan, Architect, Presented:

I represent the Salmons. I want to thank the staff for their time and help. Some of the things that were discussed aren't exactly correct. The existing subdivision was set up with building envelopes. When Jon Brownson did Lot 3, he said to staff he didn't want to make his building envelope into a disturbance envelope but went along with it, setting the precedent. If you take the perimeter of the original, as a building envelope, we could grade outside of the envelope so with a disturbance envelope, we are getting rid of an additional 2,000 sq. ft. The net effect is reducing the disturbance. There are precedents that have been set, recently for Lot 4, for a reconfiguration of their home. As Jeremy mentioned, the envelope on Lot 3 was changed. There's probably been 15-20 envelopes modified in the Highlands over the years. For everything from additions, fire pits, pergolas, a lot of things. One of the criteria in the Highlands, is to obtain the approval of the neighbors. We have full approval obtained in writing from all the neighbors and the board has approved this. We've tried to keep the house as small as they are comfortable with, but it's an expensive lot so they want to have a nice large home. The other reason we looked at moving the envelope, we reduce the visibility of the home and it's further from the ice rink. The clients were concerned about the noise. By moving it south it reduces the visibility. If you look at the site, the new envelope is less visible (referring to the site plan on screen). One of the goals was to keep the home more private. I spent some time on the ice rink site and you can hear activity. For the driveway, if you look at the topo, the existing envelope is about 10' higher than the access roadway. We wanted the new envelope on a flatter portion of the site. We will make sure there is no grading outside the disturbance envelope. The plans now are final and we still need to obtain a development permit. The new location is a lot better. This driveway is about 3,500 sq. ft. outside the envelope but isn't a lot compared to many driveways in the Highlands. In the Highlands, the driveways are outside most of the envelopes. There is a lot of precedent about driveways and size. We originally had the driveway coming in and was longer, but we did reduce it at the suggestion of staff. Jeremy asked us to get rid of some space in front of garage, but the owners wanted space for a loop. If we look at the envelope shape, you can see it's generally the same shape. We gerrymandered the envelope to fit our design. We feel that the envelope is generally the same. We appreciate you giving us the nod so we can continue to work on the plans. We will work diligently with staff. I again want to thank the staff and they are great to work with.

Ms. Leidal: Honestly, I'm concerned with the amount of paving in the looped driveway. Can you pull in the grading more? (Mr. Hogan: The boulder wall? Yes, we could extend that to reduce grading. We were trying to soften the grades for snow stacking but we can work on that.) Ms. Leidal: I think it would help. I think when your site plan comes in you will be assessed negative points for that otherwise. I appreciate it's a big house, but you're also pushing the driveway and disturbance by the size of the home.

Mr. Giller: You spoke to there being less impact, but it seems to have more north-south access. Would this house fit in the existing envelope? So the result is a long west elevation. Which site is higher? (Mr. Hogan: The proposed site is higher.) Mr. Giller: You really have drawn the house out. Within the code and the subdivision, there is plenty to work with. The house is big, bigger west elevation, it's higher, and you're asking for more paved space for the driveway. (Mr. Hogan: You think the house is too big?) Mr. Giller: I think it could lie lighter on the land and be more compliant with code and subdivision. (Mr. Hogan: We can show you more, and work on the driveway if you're uncomfortable.)

Mr. Giller opened the work session for public comment. There were none and public comment was closed.

- Mr. Gerard: I think this is horrible precedent. With all due respect, I don't think others are modifying envelopes anything like this. When a subdivision is done, they're set. If we start down this road, disturbance envelopes mean nothing anymore and we are starting down a very dangerous path. I don't care how large the house is, but being able to tailor the envelope you are allowing them the maximum size house that will fit. I just see a lot of problems. I'm not in favor of moving the envelope and I think it's bad precedent.
- Mr. Schroder: Similar comments to Mr. Gerard. I appreciate the comparison. The amount of disturbance is concerning. I would appreciate seeing a revised plan and I'm not really in favor of moving the envelope. I don't support it. I would like to see less driveway outside the envelope.
- Ms. Leidal: I agree, I don't support modifying the proposed envelope tonight. I'm very concerned about the precedent this will set. My husband and I have built two houses in town and we built based on envelopes. Hearing that they can just be moved doesn't seem right. I'm concerned with the amount of paving and the circular driveway and the amount of disturbance associated with the driveway. I'd be in favor of continuing this if you want to come back with more info.
- Mr. Schuman: I think the idea of moving the envelope isn't bad and doesn't necessarily set a bad precedent. This was platted in 2003 and a lot of design and building methods and expectations have changed. I think the envelope was put in by a planner, not an architect. I don't think there's anything wrong with having someone else look at it and I trust our staff planners to do a good job. I think it's a similar size, and I'm anxious to see more on this project. I'm not necessarily opposed. I would like to see less driveway, but the fact that in 2003 there is a note that says it needs to follow the contours is a good design. And the driveway has already been reduced. I'm ok with it. This is a large property so the disturbance envelope might not be too bad. Yes to both questions.
- Mr. Lamb: I think the precedent has already been set with the other two envelopes in the subdivision. It's not a radical movement. This isn't in the historic district and it's a big lot that can handle a lot. I see this as a light modification it is appropriate and does reduce disturbance from the driveway. The driveway is where it needs to be. I would like to see a 3D rendering. I'm generally ok with it. Number one yes, number two yes.
- Mr. Moore: I would say in looking at the notes, I'm not sure it's consistent with what was provided when the sub was set up. Original envelopes were designed based on the person who set it up. This is a big move compared to the other lots. I too would like to see the 3D rendering and would be willing to look at it. It does seem like a lot of disturbance. I do not support the modification. I'd like to see less driveway outside the envelope.
- Mr. Giller: I think this design really pushes it. There's about 20 ft. of drop and it manipulates the envelope to get maximum western exposure, all those are causes for concern. I think staff was right that it was potentially a bad precedent and a slippery slope. I know it's a nice lot and home but I think they need to work within code and requirements. A modest adjustment would be more appropriate here. These problems here are driven by an ambitious program. Question 1, no. Question 2, I would like to see less driveway outside the envelope.
- Mr. Hogan: Should we come back for another work session? (Ms. Puester: Right now you're looking at 4 against the proposal. The process will depend on what you propose next. If you come back with revisions and staff still isn't comfortable, we would bring it back to a work session.)

**OTHER MATTERS:**

1. Town Council Summary (Memo Only)

This is the last meeting with Peter Grosshuesch as the Director of Community Development. I think he's

done a great job and if one considers how well Breck has grown you have a lot to be proud of. We would like to bring you back at a future meeting so that we can properly send you off and give you some grief when Mark gets back.

Mr. Grosshuesch: Yes thank you. It's been a good run. It's fitting that Mark (Hogan) would have the last project on my watch because I think he had the first one too.

**ADJOURNMENT:**

The meeting was adjourned at 6:37 pm.

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Mike Giller, Chair



# Memo

To: Planning Commission  
From: Julia Puester, AICP, Assistant Director of Community Development  
Date: 7/12/2019 for meeting of July 16, 2019  
Subject: Handbook of Design Standards for the Conservation and Historic District Policy Changes

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The Breckenridge Heritage Alliance received a grant in 2017 to have cultural resource surveys updated on a number of properties within the historic district. The properties selected for inclusion in the surveys had either not been surveyed in the past, or they had recent restoration work or additions. The Commission received a presentation from Carl McWilliams of Cultural Resource Historians at the June 5, 2018 meeting regarding the results of the surveys. The review of the cultural resource survey work by the State of Colorado, who administers the Certified Local Governments (CLG) program, resulted in concerns and rating downgrades with some of the additions done in the last ten plus years and also identified additional properties that are 50 years old and are presently outside of the Town's period of significance (1942).

Staff hired Winter & Company, the authors of the original Handbook of Design Standards in the Conservation and Historic Districts, to review revisions and new interpretations of the Secretary of Interior Standards for Rehabilitating Historic Structures in relation to the Town's Handbook and relevant Development Code policies. Winter & Company developed a series of recommendations that were first shared with the public at a March 19, 2019 open house. At the public open house, staff heard concerns from some members of the public on these recommendations. In response, the Town Council directed staff to assemble a stakeholders group to further vet the recommendations.

The stakeholder group included representation from a number of interest parties that would be affected by the outcome. Members of the stakeholders group include Robin Theobald (landowner), Janet Sutterly (architect), Turk Montepare (realtor), Dave Karoly (realtor), Larry Crispell (landowner), Tim Casey (landowner), and Mike Giller and Steve Gerard (chair and vice-chair of the Planning Commission).

Staff held five meetings with the stakeholders group, with numerous updates to the Planning Commission and Town Council along the way. On June 12<sup>th</sup>, staff hosted a second open house on the stakeholder's recommendations and updated the both the Planning Commission June 18<sup>th</sup> and Town Council on June 25<sup>th</sup> on the proposed changes. There were no concerns from the Planning Commission and Town Council after the June updates. Therefore, staff proceeded to draft the proposed changes.

Below is a summary of the primary concepts incorporated into the attached draft of the amendments to the Handbook of Design Standards for the Conservation and Historic District, along with changes to Policy 4R of the Development Code.

## Density and Mass

- Residential additions limited to one additional module of average size (as determined by the existing established average module size per Character Area in the Handbook).
- No change to existing UPA policy.



- No change to existing commercial character areas and new (non-historic and vacant) residential.
- Mass Bonus (in character areas which allow for mass bonuses, which are generally residential) allowed with negative points. The more mass, the more negative points, up to a maximum of 15%. Mass additions should be well screened as viewed from the street.
  - 0.1-10% Negative two (-2) points proposed
  - 10.01-15% Negative four (-4) points proposed.

#### Additions

- The position of the addition - especially regarding the alignment of the sidewalks-should be consistent with the sidewalk alignments of the surviving historic building. At least one sidewalk plane shall not have a lesser setback than the side wall plane of the historic structure. Maintaining the plane of both sidewalks is preferred.
  - Positive one (+1) point proposed for following both sidewalk plane.
- Designs that appear as two separate buildings (which may incorporate an underground connector between the structures) would receive positive points.
  - Positive two (+2) points proposed.
- Additions to historic structures may be ½ story taller than the historic building (up to a maximum of 2 stories).

#### Moving Historic Structures

- Allow historic buildings to be moved on their existing sites with negative points per existing code. (See Policy 24R for existing points)
- No negative points to fix encroachments; for drainage improvements; and for street construction/realignment issues that create a scenario where moving the historic structure is appropriate.

#### Building Height

- No change to the existing code for non-historic buildings/sites.
- For additions to historic structures, no more than ½ story in height taller for the addition than the primary historic structure, up to 2 stories maximum.

#### Connectors

- One connector allowed.
- The one connector may only project from the rear of the historic building.
- Length:
  - 10' minimum; and
  - no specific maximum limitation.
- Width:
  - Connector must step in four feet on each side from the sidewalks of the historic structure.
  - An exception can be made for narrow historic structures.
  - The historic wall should be preserved except for a standard size door opening (interior wall).
- Below grade and open air (breezeway) connectors encouraged.
  - Positive two (+2) points.
- Should be clearly subordinate to structures which are connected.
- Rooflines should step down to follow topography and remain lower than the historic structure.

#### Paving/Parking

- Paving strips or similar solutions in appearance.
- If property has alley access, then parking is required to be provided off the alley.
- For properties with no alley access, access may be taken from the side yard.
- Parking in the front yard (e.g. in front of the primary structure) is not allowed.

Staff would like feedback from the Planning Commission on the attached changes at this work session. The proposed changes include additional language clean up needed in the Handbook as well.

After incorporating any Planning Commission comments, staff will proceed to ordinance readings at Town Council. Staff has received direction from the Town Council to process the second reading of the ordinance as an emergency ordinance. The proposed language in the ordinance would both end the temporary moratorium, and make the changes to the Design Standards become effective immediately. The emergency ordinance action would end the moratorium some six weeks prior to the end date of the six month timeframe enacted in the original ordinance (September 26<sup>th</sup>). Having the second reading as an emergency ordinance would eliminate the required 35 day wait period for an ordinance to become effective, and allow it to go into effect the same day as the second reading.

After approval of the ordinance, staff will engage the services of a graphic designer to reformat the Handbook into a more user friendly electronic version with updated graphics and photographs. Formatting and layout issues present in the proposed draft will be corrected at that time.

## 9-1-19-4R: POLICY 4 (RELATIVE) MASS:

A. Additional aboveground square footage may be allowed over and above the intensity/density calculation based on the following formulas for accessory uses such as garages, meeting rooms, lobbies, hallways, recreational areas, etc.: (Ord. 4, Series 2006)

(1) (Rep. by Ord. 10, Series 1990)

(2) Single-Family, Duplexes, Bed And Breakfasts, And Townhouses **outside the Conservation District**: Single-family, duplex, bed and breakfast, and townhouse developments may be allowed an additional twenty percent (20%) of aboveground floor area for the provision of garages, common amenity areas, and common storage areas. This mass bonus does not apply to single-family or duplex structures listed in section [9-1-19-4A](#), "Policy 4 (Absolute) Mass", subsection A, of this chapter. (Ord. 32, Series 2009)

**(a) Single-Family, Duplexes, Bed and Breakfasts, and Townhouses within the Conservation District: The character of the Conservation District can be altered when overall massing of structures is not consistent with the massing associated with surviving historic structures. Up to an additional 15 percent (15%) aboveground floor area may be allowed for the provision of garages, common amenity areas, and common storage areas, based on the following assignments of negative points and criteria:**

<u>% Mass Bonus</u>		<u>Point Deductions</u>
		=
<u>0.1 -</u>	<u>10%</u>	<u>2</u>
<u>10.01 -</u>	<u>15%</u>	<u>4</u>

**Mass bonuses may only be allowed if the massing is located on the property in a manner that is not highly visible from the street. Methods to achieve this include: 1) placing the massing to the rear of the structure or addition; or 2) limiting the extension of sidewalls of the addition beyond the sidewalls of the principal historic structure so that the side yard is kept open. Landscaping should be used to further provide screening, but should not be the only measure used to reduce visibility.**

(3) Apartments And Boarding Houses: Apartment and boarding house developments may be allowed an additional fifteen percent (15%) of aboveground floor area for the provision of amenities and/or common areas.

(4) Condominiums, Hotels, Inns, And Lodges: Condominiums, hotels, inns, lodges, and other similar uses may be allowed an additional twenty five percent (25%) of aboveground floor area for the provision of amenities and/or common areas. (Ord. 31, Series 2014)

Compliance with the aboveground square footage recommendations as set forth here is encouraged. Mass is the total aboveground square footage of a project (density + common areas). 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 this chapter and shall be assessed negative points according to the following schedule:

The following formula shall be utilized to determine any deviations from these guidelines:

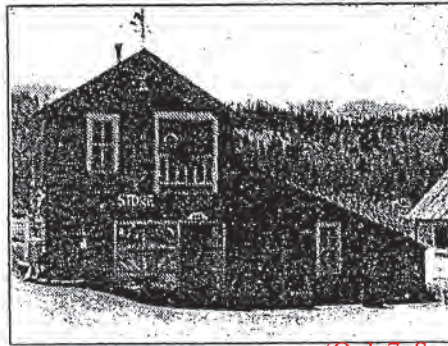
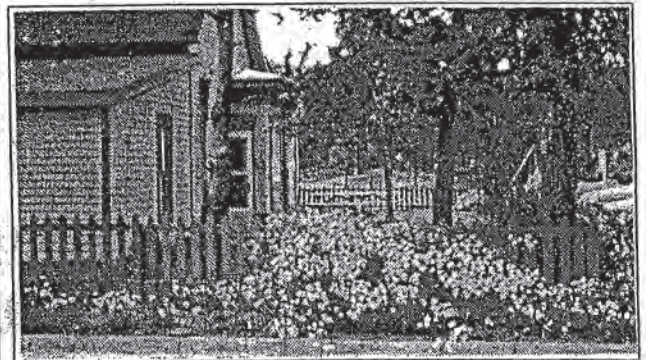
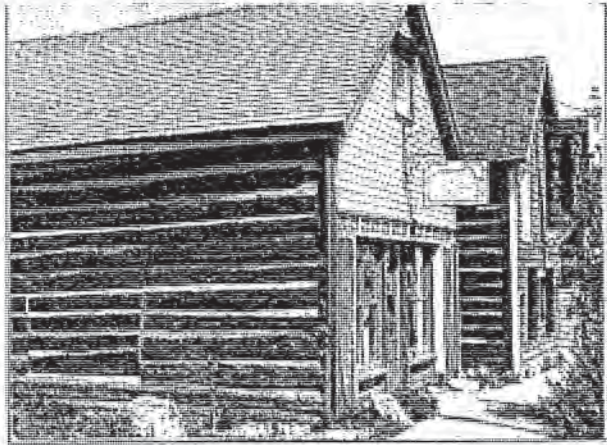
	<u>% Deviation Up From Guidelines</u>		<u>Point Deductions</u>
5 x (point deduction)	0.1 -	5%	2*
	5.01 -	10%	3
	10.01 -	15%	4
	15.01 -	20%	5
	20.01 -	30%	6
	30.01 -	40%	7
	40.01 -	50%	8
	50.01%	and above	20

\*Excess mass is exempt from a 2 point deduction if the density is transferred pursuant to subsection [9-1-17-12B](#) of this chapter and if the total excess mass for the project does not exceed 5 percent of the maximum mass allowed. This exemption does not apply to any transfers of density/mass into the historic district.

B. In a land use district where density is calculated by a floor area ratio only, residential and mixed use projects shall not be allowed additional square footage for accessory uses, and the total mass of the building shall be that allowed by the floor area ratio of the specific districts. ~~In residential and mixed use developments within land use districts 18, and 19, no additional mass shall be allowed for the project and the total allowed mass shall be equal to the allowed density, with the exception that additional mass may be allowed in land use district 18 for projects involving historic renovations and remodels of the primary historic structure.~~

C. The mass of property located in land use district 1 which is proposed to be used as an interpretative building in a public park shall not be counted under this policy if the planning commission finds that the proposed use is appropriate for the site based upon good planning practices as reflected by the other absolute and relative development policies of this chapter. (Ord. 4, Series 2006)

# HANDBOOK OF DESIGN STANDARDS



**FOR THE HISTORIC AND  
CONSERVATION DISTRICTS**

BRECKENRIDGE, COLORADO  
 February 1992 (Ord. 7, Series 1992)  
 (Ord. 5, Series 1997)  
 Updated 2014 (Ord. 8, Series 2014)

PLEASE NOTE: This version includes changes implemented by Town Ordinances through April, 2014. (Noted in Red)

# **Handbook of Design Standards for the Historic and Conservation Districts Breckenridge, Colorado**

February 1992  
Updated 1998

PLEASE NOTE: This version  
includes changes implemented by  
Town Ordinances through April, 2014.  
(Noted in Red)

Winter & Company  
Boulder, Colorado

# CREDITS

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## *TOWN OF BRECKENRIDGE*

### **Town Council**

Eric Mamula, Mayor  
Wendy Wolfe  
Kelly Owens  
Dick Carlton  
Jeffery Bergeron  
Erin Gigello, Mayor Pro-Tem  
Gary Gallagher

### **Planning Commission**

Mike Giller, Chair  
Jim Lamb  
Stephen Gerard  
Christie Mathews-Leidal  
Ron Schuman  
Dan Schroeder  
Lowell Moore

### **Community Development Department**

Peter Grosshuesch, Past Director  
Mark Truckey, Director  
Julia Puester, Assistant Director  
Chris Kulick, Senior Planner  
Chapin LaChance, Planner II

## *CONSULTANT*

**Winter & Company**  
Boulder, Colorado

*Historic photographs are provided courtesy of the Summit Historical Society and the Colorado Historical Society.*

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### **NOTE:**

A **P** symbol adjacent to a design standard indicates that it is a "Priority" that must be met in order to be in "substantial compliance" with the guidelines, under policy 5A of the town's Development Code.

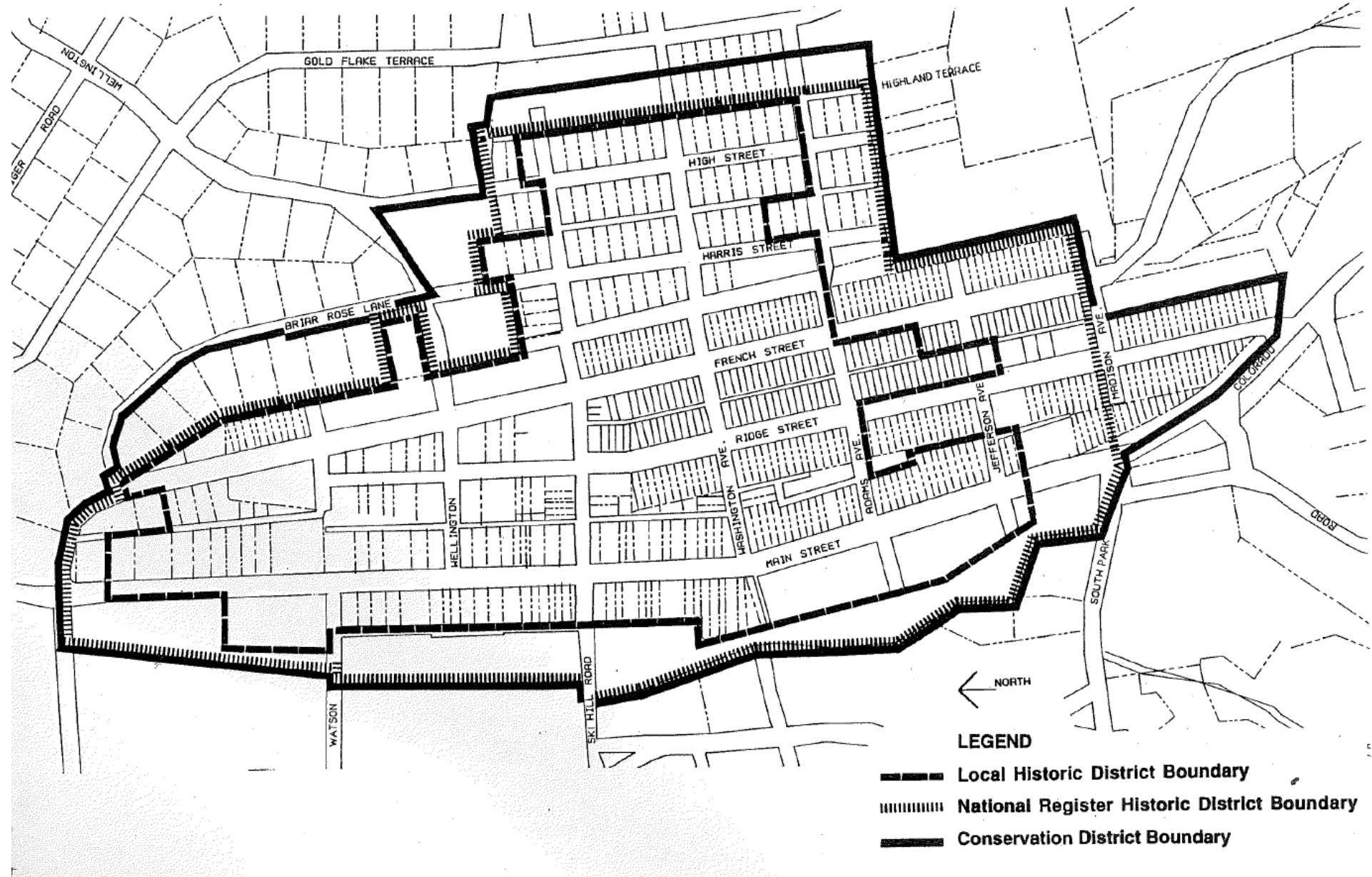
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Replacement or Substitution of Original Features	33	Separate documents are available for special design standards for the following character areas within the Historic District. A map illustrating the character areas is found on page iii. <ol style="list-style-type: none"> <li>1. East Side Residential Character Area</li> <li>2. North End Residential Character Area</li> <li>3. South End Residential Character Area</li> <li>4. North Main Street Residential Character Area</li> <li>5. Main Street Residential/Commercial Character Area</li> <li>6. Core Commercial Character Area</li> <li>7. South Main Street Residential Character Area</li> </ol>	
New Systems and Code Compliance Issues	34		
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<b>4.3 Rehabilitation Standards, Commercial Type Building</b>	<b>38</b>		
Typical Building Components	38		



# SPECIAL AREAS MAP



# CHARACTER AREAS MAP



The historic district and conservation district character areas are described on page 6 and 7. Individual design standards booklets are available for each character area in the historic district.



Breckenridge in ca. 1896-98 looking to the southeast. Main Street runs diagonally across the center of the photo. The Denver, South Park & Pacific Railroad Depot stands in the foreground at the corner of present-day Watson and Park. (Photo courtesy of the Colorado Historical Society.)

## **1.0** **INTRODUCTION**

### **1.1**

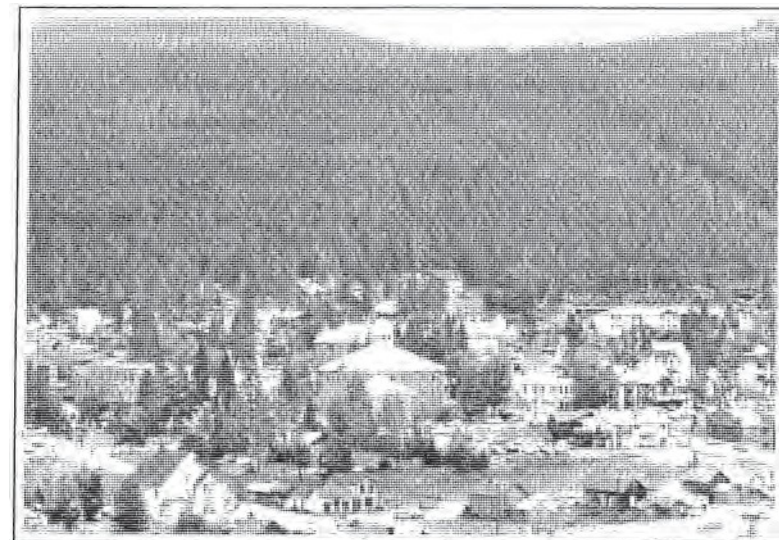
#### **The significance of the historic district in Breckenridge**

Breckenridge is an outstanding example of a Colorado mining boom town that lived through a series of distinct stages, each of which is still represented in the surviving historic architecture. The settlement, camp, and town periods of growth, as well as their progression, are evident in many log cabins, simple clapboard, false-front buildings and the more elaborately detailed buildings that are seen on the streets of the historic district.

The charm of Breckenridge lies in its sense of history and in its sense of community. The town's character, which evolved over more than one hundred years, is an honest reflection of the past. Historically, Breckenridge was a "rough" town, built for function, not for elegance, and this sense of rustic western mining town character is the essence of what the design standards seek to preserve.

#### **Period of significance (1860-1942)**

Most of the historic buildings in town date from a span of eight decades during which a series of important events and social patterns occurred related to mining activity. This "period of significance" for Breckenridge spans from its settlement in 1860 to the shutdown of the last dredge boat mining operation in 1942. During those more than eighty years the town saw a progression of mining activity and a range of populations which were associated with the resource extraction culture of the town. The physical evidence of this period, including houses, store fronts, barns, sheds and other site features, are valuable resources that should be preserved. Buildings that survive in their original condition are historically significant, as are alterations to buildings that occurred during this time span.



The County Court House stands out at the center of the historic district.

## 1. INTRODUCTION

---



Main Street Breckenridge, between Washington and Lincoln, as it appeared in 1888. Store fronts were typically sited directly at the sidewalk edge.

### **The historic district boundary**

The greatest concentration of historic buildings in the community is identified as an "historic district" by the Town of Breckenridge. This boundary is slightly different from that designated by the Secretary of the Interior as a National Register Historic District; the differences are distinguished in the discussion that follows. Note that some individually significant historic buildings lie outside this local historic district boundary and these too are protected by the standards for rehabilitation that are a part of this document.

### **1.2**

### **Goals for the Historic District**

The Town of Breckenridge is committed to preservation of its cultural heritage and therefore seeks to achieve this goal:

To protect the town's historic character through the careful preservation of our historic structures and the sensitive design of new buildings in their context. The design standards presented in this document were developed to help accomplish that goal.

### Objectives of the design standards for the historic district;

In order to accomplish the goal of protecting the historic district, the town further holds these objectives for the design standards:

- To reinforce the character of the historic area and protect its visual elements;
- To enhance the quality of growth and development in town;
- To protect the value of public and private investment, which might otherwise be threatened by the undesirable consequences of poorly managed growth and development;
- To preserve the integrity of the historic area by discouraging the construction of new buildings that may confuse the cultural heritage of the community;
- To indicate which approaches to design the town encourages as well as those that it discourages;
- To provide an objective basis for the decisions of design review;
- To serve as a tool for architects and their clients to use in making preliminary design decisions;
- To increase public awareness of design issues and options.

## **The reasons for design review**

To preserve the town's character, the town has established a design review process that is an integral part of development review. The community has recognized the importance of the historic district by including design criteria in the Land Use Guidelines and the Development Code that promote historic preservation and by adopting design standards that define the appropriate character for rehabilitation and new construction. The design standards are adopted by ordinance and are referenced in the Town's Development Code; substantial compliance is required in order to receive a development permit.

The purpose of the design review process is to provide for a uniform review of projects and to provide for comments by the community on projects that should affect their well-being. The design standards are intended to help provide an objective basis for evaluating the appropriateness of individual design proposals.

Through the design review process, the town also seeks to promote a healthy economy by creating a stable climate for investment and thereby to protect property values. Property owners should also know that developments on adjacent properties will help to reinforce their own investment in the community, help to preserve the historic character of the community, and assure that the attraction of Breckenridge as a genuine Colorado mining town will remain strong. This image is vitally important to the town's economy.

### **1.4**

## **The concept of the historic district**

When we refer to the concept of the historic district, it is important to note that technically there are three different districts, each designated by a different level of government:



Preserving the town's historic character, as seen in this row of buildings on Main Street, is a goal of the design review process.

### **Level 1. The National Register District**

In 1980, the National Park Service designated Breckenridge as a National Register Historic District because of its major historical contribution to America's culture, and because significant evidence of mining-era history is preserved here. The National Register of Historic Places is a listing of properties identified as having cultural significance at a national, state, or local level and that have met criteria for listing as defined by the Secretary of the Interior. Construction projects that involve federal funds must consider the impact on historic (and pre-historic) resources. In addition, federal income tax credits are available for the certified rehabilitation of qualifying historic buildings. In order to do so, the construction work must meet the *Standards of the Secretary of the Interior for the Rehabilitation of Historic Buildings*. (Note that the Breckenridge design standards are written to conform with these standards such that a property owner will not intentionally be caught in a contradictory situation between the two sets of standards.)

### **Level 2. State-designated historic district**

The State of Colorado also maintains a register of historic places and sites. State agencies that contemplate activities within such districts must consider the potential impacts on historic resources. A provision in the state law stipulates that any historic resources listed on the National Register be automatically placed on the state register as well, and therefore Breckenridge is on the state register.

### **Level 3. Locally designated districts**

A conservation district is designated for the core area of the older part of town. This area is also subject to design review. Criteria within the conservation district are generally broader than within the local historic district for new construction. Some individual historic structures lie within the conservation district and the chapter on rehabilitation of historic structures also applies to these buildings.

A local historic district lies within the conservation district and is the focus of these design standards. Its boundary is defined on the map on page iii. It contains the greatest concentrations of historic structures and most clearly conveys the sense of character of the town during its early phases of development.

In order to assist property owners in developing appropriate design strategies for buildings within the historic district, each structure has been evaluated for its historic significance. Some buildings were found to retain more of their historic features, more of their "integrity." Some are in pristine original condition, while others have experienced varying degrees of alteration. Many of these are still considered to be historically significant and their preservation is a goal of the community. Others have been radically altered, to the extent that the majority of the historic fabric is lost. Others are newer buildings, built after the period of historic significance, as presently defined by historians, for the town.

Categories of historic significance for individual buildings are **Contributing and Non-Contributing for the purpose of Priority Policy 20, consistent with the Secretary of Interior Standards. However, the Town will keep internal records on properties based on the inclusive categories below.**

#### **Landmark structure category**

These buildings represent a particularly fine example of a building type, or they are prominent structures that dominate the townscape, or they are associated with especially prominent citizens or events. In general, landmarks are intact although some minor alterations may have occurred.

#### **Contributing building category**

These buildings date from the period of historic significance in Breckenridge and also retain substantial portions of their historic design character such that they have a high level of historic integrity. Some minor alterations exist, but the overall historic quality is easily discerned. The rehabilitation strategy that is generally most appropriate for such buildings is to preserve original features intact and remove the minor non-contributing alterations that have occurred.

#### **Contributing with qualifications category**

These buildings also retain enough of their historic integrity to still help interpret the earlier history of Breckenridge, but they have experienced more substantial alterations. The original character is still retrievable for most of these structures, however. Removal of non-contributing alterations and restoration of earlier design features is generally the most appropriate approach for these structures.



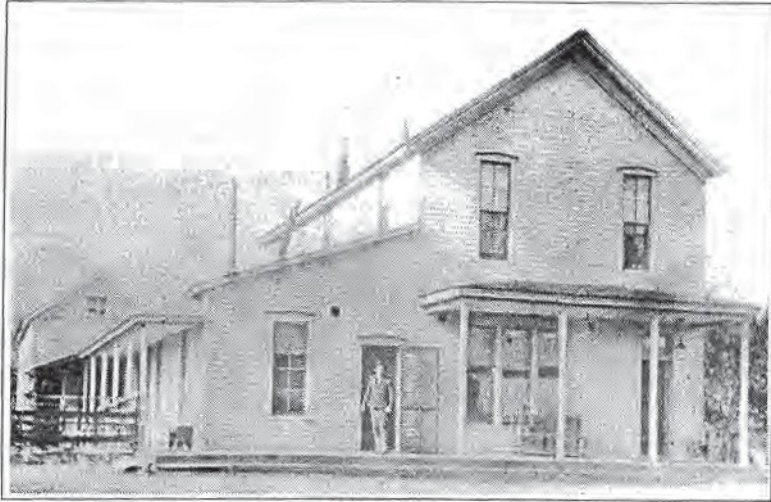


The Summit County Court House, built in 1909, is rated as a "land- mark" structure because it is a particularly fine example of design and because it is so prominent in the townscape.



The Theobald Office Building at 306 South Main retains most of its historic character-defining features and is rated as a "contributing" building.

## 1. INTRODUCTION



The Theobald residence at 307 South French originally had clapboard siding and a separate door to a side office.



Later alterations have partially altered the earlier appearance, but the building retains enough of its historic integrity to be rated "contributing with qualifications."

### **Supporting category**

These are typically buildings that are newer than the period of historic significance and therefore do not contribute to our ability to interpret the history of Breckenridge. They do, however, express certain design characteristics that are compatible with the architectural character of the historic district. They are "good neighbors" to older buildings in the vicinity and therefore support the visual character of the district. New building designs that represent the current period in the town's development are permitted and would be classified in this category.

Other structures within this category are in fact "old" structures, but they have been altered to such an extent that their historic integrity is lost. Because of their generally compatible scale, materials, and overall character, however, they still support the character of the district even though they no longer help us to interpret the town's genuine history.

### **Non-contributing building category**

These are buildings that have features that deviate from the character of the historic district and may impede our ability to interpret the history of the area. They are typically newer structures that introduce stylistic elements foreign to early years of Breckenridge. Some of these buildings may be fine examples of individual building design, if considered outside the context of the historic district, but they do not contribute to the historic interpretation of the area or to its visual character. The detracting visual character can negatively affect the nature of the historic district and therefore such buildings are to be avoided.

### **Character areas**

Within the historic district and conservation districts, the character of each block varies, often creating distinctly different street scenes. These individual settings create more site-specific contexts for individual design projects. The town recognizes that what is appropriate on one block of town may not be appropriate in a different block, where the detailed context is different. To more closely describe the character of these settings, the historic and conservation district is organized into a set of "character areas" each of which has a distinct character and history.

There are two types of character areas, those outside the local historic district, but within the conservation district that act as a transition to the historic district, and those within the local historic district. Each character area is defined to reflect the existing character of a grouping of buildings or properties that convey a similar character and also to reflect its historic image. Specific standards refer to each of these character areas and should be applied in addition to the more general standards for the whole district.

The character areas are defined in the map on page iii. When planning a project, be certain to identify which character area your project is in. See the staff of the Department of Community Development to clarify any questions you may have about the location of your project.

#### The Relationship of the Design Standards to other Town Policies

The *Design Standards* comprise only one document - the overall Development Review Process in Breckenridge. Other documents that will be used to direct specific development in the town are the *Master Plan*, the *Land Use Guidelines* and the *Development Code*. These documents are related to each other by their scope and level of detail. The *Master Plan* is the document with the broadest general descriptions of the desired direction for the future of the community. The *Land Use Guidelines* have the next level of detail. The town is divided into forty-two "Land Use Districts" and each have general guidelines for desired allowed uses and appearances.

The *Development Code* is a set of "absolute" and "relative" policies that are used to judge the merit of a project. These are used to evaluate an individual project on a specific site. The *Design Standards* are used to evaluate projects that deal with specific policies of the development code that relate to the conservation and historic districts. The "Character Area Standards" provide additional detail for each site context.



The Tony Harris house at French and Washington is a newer building that does not itself have historic significance but its scale and character are compatible with its historic context and it is therefore an example of a "supporting structure."



The design of the Towne Square on Main Street does not complement its historic context and is therefore rated "non-contributing."

Use the Town's development regulations and policies in this order:

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**Master Plan**

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**Land Use Guidelines**

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**Development Code**

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**Handbook of Design Standards**

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**Character Area Design Standards**

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## 2.0

### A BRIEF ARCHITECTURAL HISTORY OF BRECKENRIDGE

#### 2.1

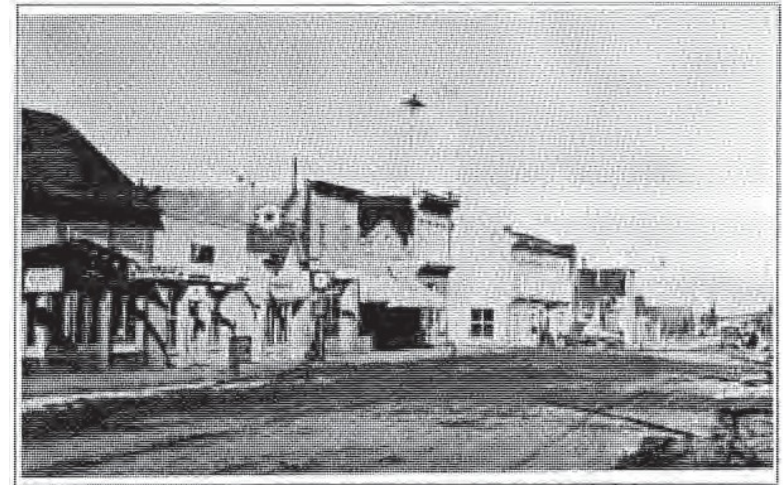
#### General history and development

General George E. Spencer was one of the hundreds of town "builders" who trekked across nineteenth century America fathering boom and bust communities. Only a few months after leading a company of gold seekers into Colorado's Western slope, the patriarch founded the Town of Breckenridge. General Spencer traveled long and hard to find his town. He moved up the Blue River Valley from Fort Mary B. and reportedly jumped '59er Felix Poznansky's "Independent" townsite, and quieted protesters by giving them free town lots.

The General proved to be a man of great influence and a shrewd town boomer. He formally created the Town of Breckenridge in January of 1860 and named it for the Vice-president of the United States, John Cabell Breckinridge. By flattering the United States Government, Spencer hoped to gain a Post Office. Later, Spencer may have regretted that he did not name the new settlement for himself. As the Civil War escalated, Senator John Cabell Breckinridge's sympathies were clearly with the South, and he received a commission as a Confederate Brigadier General. The U.S. Senate expelled Breckinridge for treason, and the embarrassed little town of Breckinridge quickly and quietly changed the spelling of its name to "Breckenridge," replacing an "i" with an "e."

However, the people of Breckenridge did not make the same mistake in christening the streets. They named what they expected to become the central business area "Main Street" and "Lincoln Avenue." The remaining cross streets were named after prominent union soldiers and early presidents of the United States-Grant, Sherman, Washington, Adams, and Jefferson. This came about after President Lincoln and Congress, caught in a Civil War and hoping to keep the "west" loyal, created the Colorado Territory in 1861. Grant Avenue was later renamed Carter Avenue and, later, renamed Wellington Avenue after the largest employer in town-the Wellington Mine.

Breckenridge Design Standards



The west side of Main Street at Lincoln Avenue in 1914. Most commercial buildings in the core area have large glass store fronts on the ground floor. (Photo courtesy of Summit Historical Society.)

## 2. ARCHITECTURAL HISTORY

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Under the name of Spencer, Humphreys, McDougal and Wagstaff, a 320-acre townsite was surveyed and an ambitious grid eventually platted. Main Street was laid out parallel to the waterway. Residences developed east of Main and also along Main itself, to the north and south of the commercial core. Most of the inexpensive housing, industries, and red-light district and other undesirable commercial ventures could be found on the west side of the Blue River in "West Breckenridge."

On October 11, 1861 the town secured the Denver, Bradford, and Blue River Road wagon company connection, giving new lifeblood to the struggling community. Breckenridge's wide boardwalk-lined Main Street allowed for ease in turning around of freight wagons, and became the center of social and athletic activities. 1860s Breckenridge surrounded the miners with a community, with its variety of possibilities and attractions. Without them, life in the mining camp would have passed through an endless cycle of routine and work. By June of 1860, a row of "settlement phase" log cabins, tents and shanties lined Main Street.

By mid-1861, the Town of Breckenridge boasted 75-100 people, several stores, hotels and saloons and a post office. A short time later, Breckenridge was established as the permanent county seat of Summit County.

Specific population figures for the mid 1860's are not available, however, 1866 saw the population of Breckenridge drop to less than 500 because there was no more easy free gold to be found and the Civil War had cleared the town of miners. Many merchants, such as boarding house proprietor Barney Lancelot Ford, moved on to other booms. The 1870s introduced hydraulic gulch-washing to Lomax, Iowa, Georgia and other gulches. Individual miners and mining companies consolidated their holdings. The lone prospector was being replaced.

Finally, the first sawmill was packed-in and with the brief silver boom of 1880, many Breckenridge residents eyed the hillside east of Main Street for residential building sites. Comfortable homes, a school, and churches soon crystallized. Saloons and other false fronted commercial ventures were now confined to the main streets.

Main Street became the business thoroughfare in the infant town, boasting 18 saloons and three dance halls in 1880. Lincoln Avenue and Ridge Street were both destined to become business districts as well. Ridge Street included a grocery, hotel, the post office, dry goods store, bank, assay office and a drug store, until the 1884 fire. The vacant lots on the west side of 100 block of South Ridge St. are sites where many of these structures were located.

In the 1880s, Breckenridge found itself an important mining location and prominent supply center. The town had plenty of "elbow room" to grow and thus the town entered into its mining "town phase," with more substantial architecture. In 1880, Breckenridge was incorporated as a town and added two newspapers and a cemetery. By 1882, Breckenridge had secured a depot site for the Denver, South Park and Pacific Railroad and thereby brought rail services to town. Breckenridge doomed a half dozen other rival town companies in the area, including Rexford, Swandyke, Swan City, Preston, and Lincoln City in the process. Later, the discovery of Colorado's largest gold nugget "Tom's Baby," in 1887, helped to put Breckenridge's mining districts on the map. The town also managed to organize three hook-and-ladder fire companies to protect the vulnerable wooden structures, but despite the fire danger, the camp builders continued to build with wood because of the reduced time and effort in construction, availability of materials and lower costs. As a result, few stone or brick buildings ever appeared in Breckenridge.

By 1900, the population of Breckenridge had dropped to 976 and despite a successful gold dredging boom from 1898 to 1942, the population continued to drop. More and more buildings were vacated. Thinking that the Tiger Placers Company would provide jobs in an era of national depression, Breckenridge town administrators allowed the Tiger #1 gold dredge boat to chew its way into the northern town limits and continue on to the south end of Main Street. The two-story pontoon boat supported an armature that carried a line of moving buckets that dug up placer mining ground to depths of 48 feet in the river bed. In the process, virtually all vegetation and buildings in the path were destroyed and the actual channel of the river itself was altered. As a result, no historic buildings survive on the west side of the river. World War II finally silenced the dredge.

Rock tailings were originally piled on the west side of the river but today, these deposits have been leveled out, leaving the west bank higher than that on the east. Hard rock and small scale placer mining continued during this “transition period,” while the population declined to 254 at its lowest point. It never achieved ghost town status, instead continuing on as a small town until the advent of the ski industry.

Many buildings were lost during this period, for a variety of reasons: some property owners demolished their structures to reduce their tax burden. Other buildings were lost to accidental fires, while others were purposefully burned in practice exercises of volunteer fire crews; still others were torn down for fire wood.

The community remained alive but small and quiet until the advent of commercial downhill skiing. Rounds and Porter, a lumber company in Wichita, Kansas started the Breckenridge Ski Area on December 18, 1961, and a new “boom” began. In the 1980s additional recreational activities became more popular, including bicycling, snowmobiling, hiking and fishing. The town still experiences cycles of activity, but it has clearly re-emerged as a vibrant Colorado community and a world class resort area.

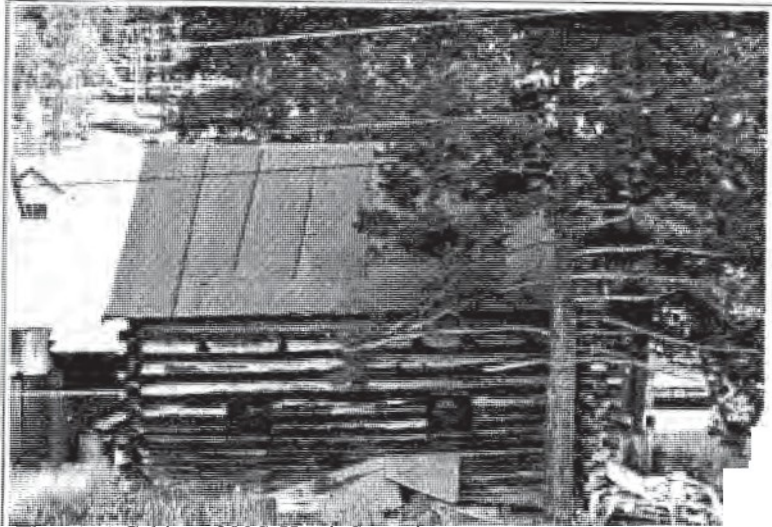
Although General George E. Spencer abandoned the community he founded, Breckenridge today is a center of activity for the region and in the process, more than any other Summit County town, it reflects the ups and downs of Colorado mining history.

The architectural characteristics of each of the distinct phases of development in Breckenridge are described on the following pages.



The C.A. Finding residence on North Main Street, as it appeared in the 1880's, contained some of the finer landscape features including an ornate wooden fence, plantings and a bird bath.

## 2. ARCHITECTURAL HISTORY



The Klack Cabin at 209 S. Harris Street is a structure from the Settlement Phase.



Utilitarian out-buildings are also found from the Camp and Town Phases. Simple structures such as these served as residences and secondary structures in the Settlement Phase.

### 2.2 Settlement Phase

(1860-1870)

The Settlement Phase began with the extraction of the most accessible gold in placers along creek beds where the precious mineral was likely to be deposited and where water was available. With the opportunity to get rich quick, buildings were constructed swiftly and placed near the mineral deposits. Settlers built simple log cabins, cut from nearby timber. Only limited amounts of manufactured building materials were imported. Hand craftsmanship therefore predominated. It is likely that many of the miners did not view their structures as permanent habitations, but temporary shelters needed only until they made their fortune and then could return to their home cities.

Streets were laid out from the beginning in a simple grid, although the population was very small. Early photos show that many of the structures stood close to street edges.

An example of building from the Settlement Phase is the Klack Cabin at 209 S. Harris Street. Although its exact construction date is unknown, its notched log construction is typical of residential structures from this building period.

### 2.3 Camp Phase

(1870 – 1881)

The second phase occurred when the settlement populations grew larger and more substantial mineral deposits were discovered.

Successful finds in Leadville had encouraged prospectors to come over the mountains to Breckenridge in search of silver. Hydraulic mining was introduced in the 1870s, which involved using pressurized water, forced through a nozzle, to erode a natural bank to wash the dirt down into a system of sluice boxes in which the free gold nuggets were caught.



The increased population and prosperity could support a more substantial building industry and an intense building cycle occurred. Sawmills were setup and the first frame buildings appeared. These used horizontal lap siding as the predominant building material. Double-hung windows were used on residential structures, while larger display window glass began to appear on commercial structures. Formal streets were laid out, and a town government was established.

The first civic amenities appeared including a water works, smooth-graded streets, bridges and board sidewalks.

An example of residential building from the Camp Phase is the Carter Museum (1875) located at 111 North Ridge Street. Hand-hewn logs are the primary building material. The metal roof that is presently on the building was an early substitute for original wood shingles. The porch also is a later improvement.

An example of commercial architecture from the Camp Phase is the Gallery Building at 121 S. Main Street. Built in the early 1880s, it is a two-story, false-front structure with milled clapboard siding. The first floor exhibits a commercial storefront with large areas for glass. The second floor has smaller, vertically-oriented windows that are capped with pedimented arches that were typical of Italianate structures back east. A large cornice caps the top of the structure and is supported on decorated brackets. A smaller intermediate cornice separates the upper and lower floors. The store front has been altered. Tall display windows, supporting kick plates and a recessed entrance were originally part of the design.

Utilitarian structures of vernacular character, such as barns, wood sheds and stables, are also found from the Camp and Town Phases. These buildings appeared after the "parent" residences were established and served to house supplies, equipment and livestock. Many were of log construction; others were rough-sawn or unfinished milled lumber. Many examples survive throughout the historic district.

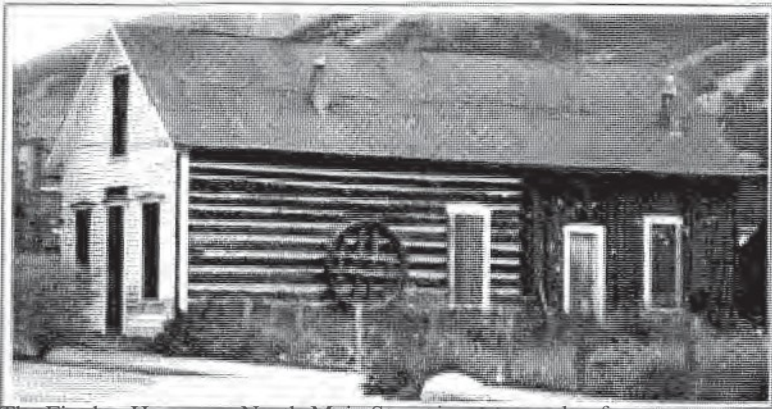


The Carter Museum is a representative residence of the Camp Phase in Breckenridge.



The Gallery Building retains many of the features that are typical of commercial buildings from the Camp Phase.

## 2. ARCHITECTURAL HISTORY



The Fincher House on North Main Street is an example of a commercial building from the Settlement Phase.



The Otterson House is a good example of the use of Italianate and other Victorian era details.

An example of a residential building from the Camp Phase is the Fincher House on North Main Street. It retains its original log construction but lap siding was applied to the front for a more finished appearance at a later date and the side and rear walls were left as logs. Classical features, such as the pedimented arch over the upper window, were added in the 1870s when a saw mill appeared in town making decorative millwork available.

### 2.4 Town Phase

(1881- 1920)

The third phase of development occurred when the mining camp became the center for transportation, supplies and mining in the region. The architecture became more elaborate, more finished materials were used, and buildings began to take on a feeling of permanence. Greater variety was available in building materials. Some even used brick and stone as materials, suggesting a confidence in the stability of the town. (These materials, however, never reached a level of common usage in Breckenridge as they did in some of the other mining communities.)

More decorative features were manufactured locally or imported with increased commercial supply systems from Denver and Leadville.

Though most of the architecture from this phase is also of a "vernacular" style created by local craftsmen, there are clear influences of Victorian era styles that were popular elsewhere in the country. These include Greek Revival, Gothic, Italianate and Romanesque revival styles.

An example of building from the Town Phase is the Otterson House (1881) at 100 N. High Street. It is a good example of vernacular architecture that incorporates Italianate details, such as the diamond shaped jigsaw pieces used around windows. Other jigsaw ornament is seen on the porch and under the gables. These ornamental elements were made locally, which makes them especially important today. Designed by a local builder, its more decorative features reflect the increased prosperity of the period. The house is of balloon frame construction, using milled lumber, resting on a rock foundation. The

bay window is a prominent feature that contributes to the historic character of the building. The wrought iron fence was probably shipped in by rail in a later period. Metal fences were common in town on the nicer residences.

An example of commercial architecture from the Town Phase is the C.A. Finding Hardware Company Building (1885) at 120 S. Main Street. The front facade is of red sandstone ashlar finish while the side walls are a rougher, random stone construction. The cornices are of stamped metal, and were shipped in by rail and added in 1912. They exhibit Italianate stylistic characteristics. The kick plates below the display windows are typical of commercial buildings of the period.

During this Town Phase, with the community more firmly established, institutional buildings began to appear. An example is St. Mary's church (1881) at 109 S. French Street. The gothic forms of the windows are distinctive.

A later institutional structure is the school building (1908) at 103 S. Harris Street. Originally constructed as a public school for kindergarten through twelfth grades, it is now **used as the Colorado Mountain College the Breckenridge Grand Vacations Community Center.** The primary material is brick, which contributes to its institutional image by contrast with the wood residential structures in the vicinity. Aside from its imposing scale, the distinctive features are the curved, stepped parapet walls that were popular in mission revival architecture of this period.

Another example surviving from the Town Phase is the Summit County Courthouse (1909) at 208 Lincoln Avenue. The building combines classical revival details with Italianate and Second Empire elements in an eclectic composition. Large classical pediments are located in the center of the facade over the north and south entries. These are supported on two-story pilasters. The doors are framed by smaller pediments and pilasters. Flat arches, with emphasized keystones, sit atop most main floor windows.

An example of a more utilitarian building type from the Town Phase is the Batcheller Barn (1892) at 250 S. High Street. It was designed as a horse barn on the first floor with a residence above. The first level is constructed of hand-hewn logs and the second level is board-and-



The C.A. Finding Hardware Co. building is an example of commercial architecture from the Town Phase.



St. John's Episcopal Church at 100 South French is an example of Town Phase institutional building.

## 2. ARCHITECTURAL HISTORY



The Colorado Mountain College Breckenridge Grand Vacations Community Center building dates from the Town Phase. Its scale contrasts with the historic residential character of the area.

batten siding. The metal roof is typical of these structures from this period.

### 2.5

#### Stabilization Phase

(1921-1942)

Mining continued, but at a slow pace during this period. No longer a boom economy in which individual miners expected to make their fortune, the community "stabilized." Most miners worked for mine companies. New building construction slowed. When construction did occur, it was more likely a modest alteration to an existing structure. No noteworthy buildings stand as examples of this phase. The last dredge boat ceased operations in 1942, drawing an end to this stable period.

### 2.6

(1943-1960)

#### Interim Period

This slowest phase produced few new buildings. Very little alteration and rehabilitation work occurred during this period. Some older buildings were lost to scavenging activity or fire, but in general the character of the district remained intact.

### 2.7

#### Resort Phase

(1960 - present)

Development pressures from skiing began to introduce new buildings and stimulate rehabilitation of existing structures. New building types, such as condominiums began to appear. Some early stylistic experiments included "Alpine" chalets and "rustic" Colorado lodge images that deviated from the historic character.

## 2.8

### General architectural and town plan character

The vernacular architecture and the grid pattern layout of the blocks and streets in Breckenridge are both strong representatives of development in mining boom towns in Colorado, with some unique features that are distinctively characteristic of Breckenridge.

#### **The town plan**

The streets were designed wide enough to accommodate the maneuvering of horse and wagon teams, and for crowds during social events that occurred there. Main and Lincoln were the primary commercial areas, and some false front commercial buildings were on Ridge.

The finer residential areas were located to the east, on the hillside that would catch the afternoon sun in winter months. The outskirts of Main were also desirable locations for residences.

The area to the west of Main Street developed for use by light industry and more modest residences. A railroad depot, smelter, lumber yard, coal yard and a mill were located here.

#### **CHRONOLOGY OF PLATTED TOWN ADDITIONS**

- 1880 Abbett Addition
- 1882 Yingling & Mickle's Addition
- 1892 Snider's Addition
- 1892 "Bartlett & Shock" Placer Addition
- 1892 Edmund G. Stiles Addition
- 1898 Park Addition

### **Early architectural character**

Most of the designs for buildings in Breckenridge were drawn from the memories of property owners and builders; these designs were embellished with ideas from mail order catalogs, photographs in magazines of building styles in other cities and then adapted here to the materials available, the skills of the local carpenters, and the affluence of the owners. Evidence of the revival styles found here reflect the eastern influences felt in the town.

What makes Breckenridge unique with regard to its architecture is the presence of buildings that illustrate each of the town's historic phases of development. The Settlement Phase, Camp Phase and Town Phase are all represented in the historic buildings that survive in town. Other Rocky Mountain mining towns have lost examples of their earliest forms of settlement, whereas Breckenridge has not. In other boom towns, the early buildings have long since been destroyed to make room for newer, more grand structures.

Breckenridge also retains examples of placer mining activity within the town limits, which is unusual. Most mining in Colorado occurred outside of town limits.

### 3.0

## GENERAL DESIGN PRINCIPLES FOR ALL PROJECTS

The standards in this section apply to all projects, including rehabilitation, additions, and new buildings, within the historic district:

### Views

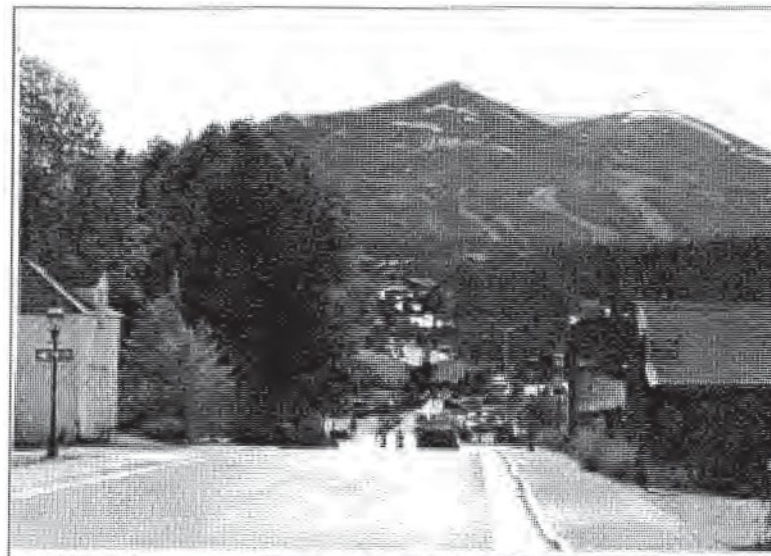
#### Policy:

The scenic setting of Breckenridge is one of its greatest assets. Views of the mountains, the Blue River, and landmark structures all contribute to the unique character of the town that everyone experiences. All development projects should be planned such that they reinforce these views. Buildings and landscape plans should be designed to frame views. Although most projects that may impact views are likely to be proposed by the private sector, public agencies may also engage in work efforts that impact important view corridors. Public works projects that are planned within the historic district, such as construction of mini-parks, landscaping of parking lots, or construction of new civic buildings (including parking structures), should be reviewed to consider their impacts on view corridors leading to community focal points.

#### Design Standards:

#### **P 1. Respect the natural setting of the building site.**

- Avoid damage to natural resources on site, including established trees.
- Preserve existing trees in their original location.
- Screen construction sites that will negatively impact scenic views for more than one building season.



Scenic views abound throughout the historic district and should be respected.

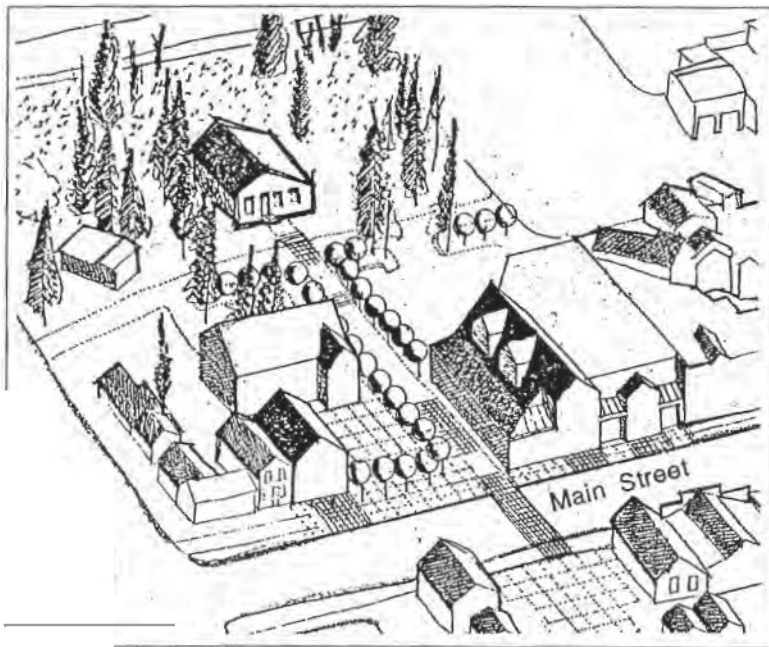
A **P** symbol adjacent to a design standard indicates that it is a "Priority" that must be met in order to be in "substantial compliance" with the guidelines, under policy **5A 24R Social Community** of the Town's Development Code.

#### Note:

A "policy" statement precedes individual design standards. This statement describes a general design condition that the Town seeks to achieve. The "design standards" that follow provide specific direction for design actions that would help to implement the policy.



The view of the Carter Museum from Main Street is an example of a view to a landmark that should be protected.



In this illustrative sketch, potential new development is sited such that it would retain views of the Carter Museum.

## P 2. Protect significant views of natural resources, including mountains and rivers.

- The mountains are important visual assets of the Breckenridge setting and therefore new development in the area should not obstruct these views.
- River views are equally important; views into and along the river also should be protected.
- Applicants should meet with planning staff to determine if significant view corridors may be impacted by a potential project.
- Maintaining a view corridor to a community focal point may involve providing a building setback, an easement or siting a drive or walkway along the view axis.

## 3. Protect significant views to landmarks and community focal points.

- Major historic buildings, such as the court house or the Barney Ford House, are examples of landmarks to which views may exist that merit protection.
- In some instances, view opportunities should be maximized for new construction, where they are located on sites that lie within prominent view corridors.

## Settlement Patterns

Policy:

Historic settlement patterns seen in street and alley plans contribute to the historic character of the district and should be preserved.

P Design Standards:

## 4. Respect historic settlement patterns.

- Site new buildings such that they are arranged on their sites in ways similar to historic buildings in the area.
- This includes consideration of building setbacks, orientation and open space, all of which are addressed in more detail in other design standards that follow.



**P 5. Preserve the historic town grid.**

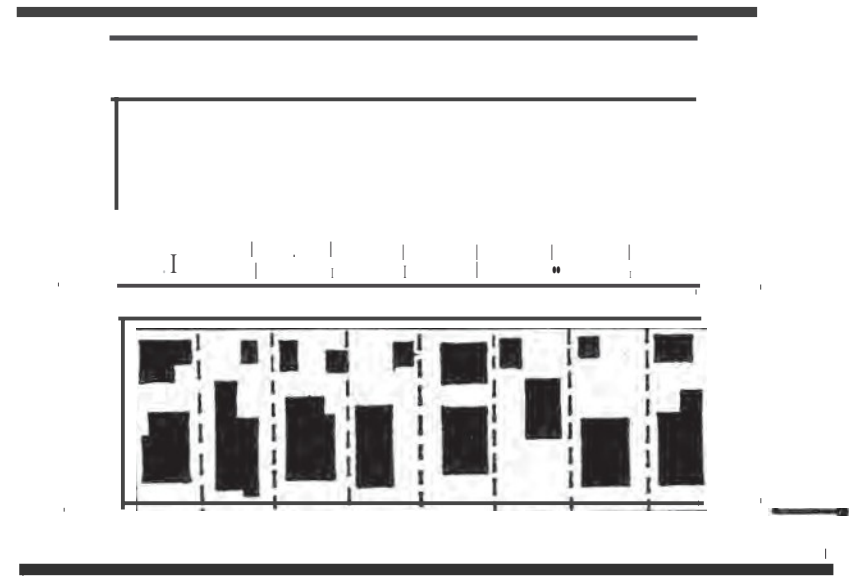
- The town developed in a traditional grid pattern with the Main Street as the commercial core, residential on the east side and light industry on the west. Where feasible, the streets were laid out at right angles to one another with little consideration given to topography. Curvilinear streets that follow site contours were not a part of the town's heritage in the historic district, for example.
- This formal street pattern should be maintained within the District.
- New community focal points should be sited to take advantage of view corridors.
- The street grid is essentially a series of rectangles in plan, although some angled streets are found. The overall shape of a building can influence one's ability to interpret the town grid. Oddly-shaped structures, as opposed to rectilinear forms, would diminish one's perception of the grid, for example. In a similar manner, buildings that are sited at eccentric angles could also weaken the perception of the grid, even if the building itself is rectilinear in shape.
- Closing streets or alleys and aggregating lots into larger properties would also diminish the perception of the grid.

**6. Protect the integrity of the historic district boundaries.**

- Each historic structure within the district is a precious resource that should be preserved.
- This is especially true in Breckenridge where the potential exists for extensive amounts of new construction on vacant lots adjacent to the historic structures.
- Abrupt changes in scale and character at the boundary edge should be avoided.

**7. Respect conservation district boundaries.**

The conservation districts are a series of transitional character areas that lie just outside the historic district. Separate design standards apply in the conservation district. Appropriateness of scale remains a concern in this area.



The historic arrangement of streets and the orientation of buildings to lots should be respected.

### 3 . GENERAL STANDARDS



The repetition of similar roof forms and building setbacks contribute to the visual continuity of the south 300 block of Main Street.



Arrangements with pull-in parking at the street edge erode the character of the street.

#### Policy:

A sense of visual unity of a block is established where similarities occur in building features. The uniform alignment of building fronts on Main Street is an example of a repeated feature, which, in that case, contributes to the visual unity of the commercial core. The characteristics that are common among buildings vary within the sub-areas of the historic district, and therefore how a project should respect the unity of the block will vary with its context.

P

#### Design Standard:

#### 8. Reinforce the visual unity of the block.

- **This is an especially important standard.** The more specific design standards of this document help to define the specific elements of each character area that contribute to the sense of visual unity.
- The specific context of each individual block is an important feature of the District.
- The context of each block should be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the block.
- In a similar fashion the visual continuity of an alley should be considered for the entire length from street to street.
- New construction details should be simple and respect the scale and context of nearby historic structures.

### Parking Facilities

#### Policy:

Automobiles are a more recent arrival in the historic district and their presence can alter one's perception of the character of an individual block. A line of parked cars along a street edge partially obscures yards and building fronts. Even more of an impact occurs when front yards are given over to off-street parking sites. To preserve the sense of character of the district, the visual impact of cars should be minimized throughout.

Design Standards:

**P 9. Screen parking areas from view.**

- Visibility of parking areas from the street should be minimized, **especially as visible from the front yards.**
- **Rear yard parking shall be required if the property has the ability to access from an alley.**
- **Side yard parking shall be allowed if there is no rear yard alley access to the property.**
- **Front yard parking is prohibited.**
- Parking areas should be placed to the rear and/or screened with landscaping.
- Provide buffers **of a minimum of 5 feet in width** to the edges of **commercial** parking lots **and buffers of a minimum of three feet from the property line for residential properties** to enhance the pedestrian character of the street **and buffer to adjacent property owners** by screening cars and providing visually interesting landscaping near walkways. Appropriate screens may include plant beds, stone walls and fences. (Note that native plant materials that can tolerate snow storage impacts should be used.)
- Use plant materials large enough in size to have an appreciable impact in early years of the project. (See the minimum landscape requirements in the Land Use Guidelines.)

**P 9.5 Impervious areas shall be minimized to maintain the open space of the yard.**

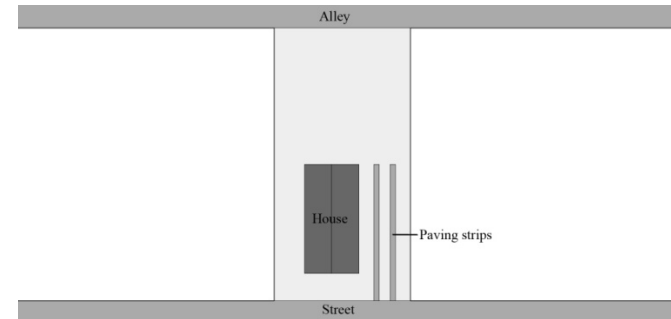
- **Parking in the side yard shall be provided for with paving strips or an alternative solution similar in appearance, acceptable by the Town.**
- **In side yards, paver strips shall, at a minimum, extend beyond the building frontage from the street.**
- **In rear yards, paver strips are encouraged.**

**P 10. Provide landscaped islands in the interior of large parking lots.**

- Large parking areas should be subdivided into smaller lots that are separated with landscaped areas. Lots larger than 40 cars should **shall** incorporate landscaped areas within the interior in addition to perimeter landscaping **per Chapter 3 of the Town Development Code.**
- These islands of landscaping may include shade trees for relief of summer heat.
- They may also be considered as locations for temporary-

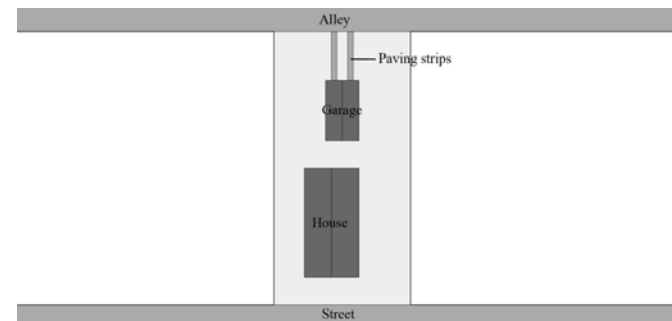
snow storage during winter months.

- A few large planting areas will generally be more practical than smaller islands of landscaping. These are easier for snow plows to negotiate and serve better as snow storage areas. Consider the turning radius needs of snow plows in their design.
- Plant materials **encouraged in the appropriate Character Area** that can sustain heavy snow pack conditions should be selected.

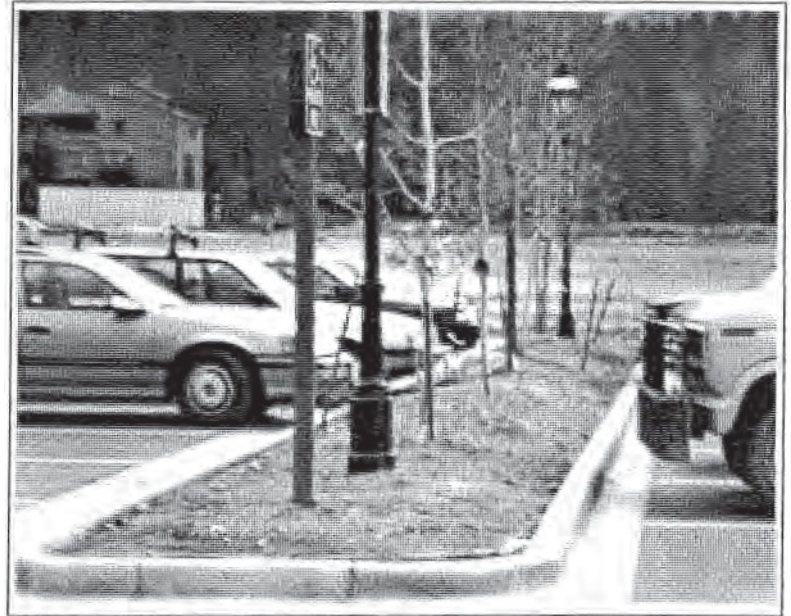
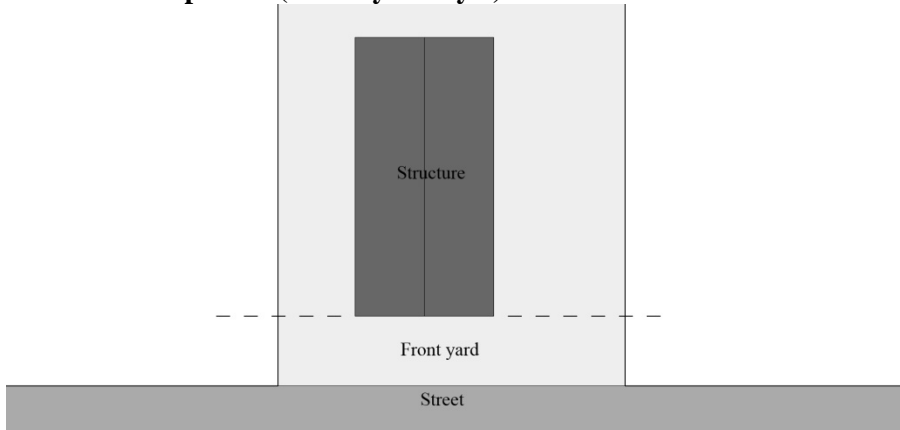


Side yard paving strips

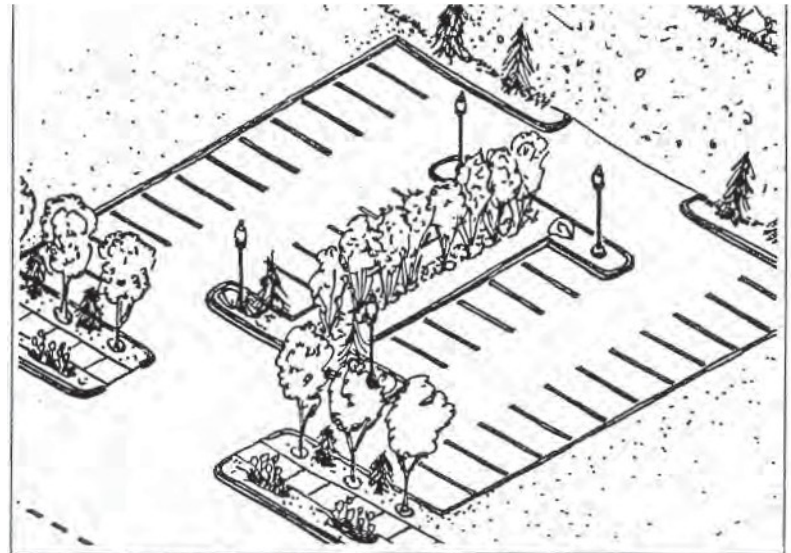
Rear Alley Paving Strips



Front Yard Depiction (Priority Policy 9)



Use large landscape islands for snow storage.



Screen parking lots from view.

### 3. GENERAL STANDARDS



Maintain established native plantings on site.

## Landscape Design

### Policy:

Native plant materials significantly contribute to the sense of a "natural setting" that is a part of the heritage of the historic district. Where buildings are set back from the sidewalk, they typically have yards, walks, fences and plant materials that all contribute to the sense of open space in the community. This character should be maintained as it plays an important role in establishing a context for historic buildings.

### Design Standards:

#### • **P 11. Maintain established native plantings on site.**

- Established trees must be preserved on site.
- Protect established vegetation during construction to avoid damage.
- Replace damaged, aged or diseased trees.
- If street trees must be removed as part of a development, replace them with native species of a large enough scale to have a visual impact in the early years of the project.

#### **12. Incorporate native plant materials in new landscape designs.**

- This is especially recommended where the landscape designs for front, rear and side yards can help to convey the character of an open field, as many lots in the district were historically open space.

### Policy:

Landscape designs should reinforce the traditional site design characteristics that emerged in the early years of Breckenridge. A sense of large open yards, use of local materials and similar placement of trees all contributed to a sense of visual continuity in the neighborhoods. Developing new landscape designs that reinforce these traditional relationships should be encouraged.

Design Standards:

**P 13. Walks and fences should have a modest, “low key,” appearance to support the sense of a natural setting.**

- **Fences shall be a maximum of 3 feet in height.**
- Native stone retaining walls, for example, are encouraged.
- Wrought iron fences and low-scale wood picket fences are appropriate in residential-type areas.

**14. Maintain the alignment and spacing pattern of street trees in the area.**

- Where a pattern has developed in the spacing of trees on a street, new tree planting plans should continue the established rhythm.
- This pattern of street trees is particularly noticeable on Ridge, but examples of aligned street trees can also be found in other character areas within the historic district.

**P 15. Maintain a clear separation between the sidewalk and the site.**

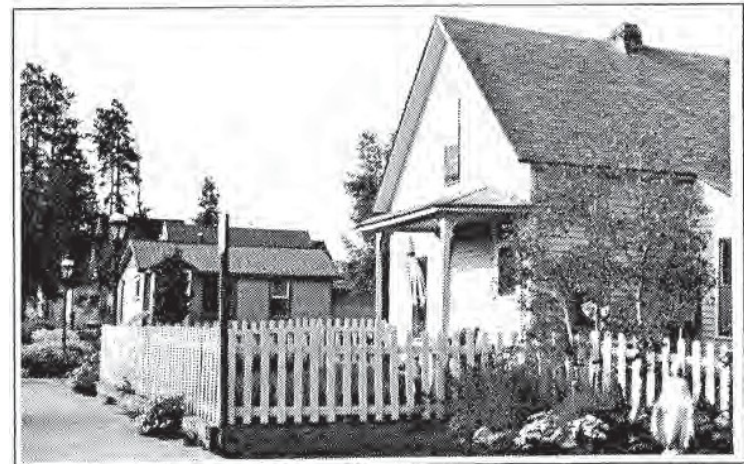
- Yard edges were typically defined with a wall or fence in residential areas.
- When front yards separate the sidewalk from building facades, these should be maintained and incorporated into the site design.
- Developing a paved patio that extends forward from a set-back facade across the sidewalk is therefore inappropriate because it blurs this distinction.

**16. Use landscape elements to define circulation patterns and separate uses.**

- Use landscape buffers to separate conflicting uses and to define pedestrian paths.
- Consider border plantings, fences, a change in paving material, and a change in elevation. In so doing, however, these elements should be compatible with the historic character of the sub-area.



Native stone walls in a dry stack arrangement are encouraged, such as the upper wall in this photo. The lower wall is a moss rock veneer with mortar.



Consider using fences to define yard edges in residential character areas.

17. Use landscape improvements to modify the effects of weather on individual sites.

- Effective use of landscaping can actually reduce a building's winter heat loss by blocking the wind while still allowing the building to be warmed by the sun.
- Landscaping can also shade the building from summer sun.
- Consider deciduous trees that will provide shade in summer but allow sun in during winter months.
- Consider evergreen plantings to establish wind breaks during the cold season.

## 4.0 DESIGN STANDARDS FOR THE REHABILITATION OF EXISTING BUILDINGS IN THE HISTORIC DISTRICT

The standards for rehabilitation of existing buildings are organized into three divisions:

**1. General principles for rehabilitation**

These apply to all existing buildings in the historic and conservation districts.

**2. Standards for rehabilitation of residential-type structures**

These apply to all residential-type structures in addition to the General Principles for Rehabilitation.

**3. Standards for rehabilitation of commercial-type structures**

These apply to all commercial-type structures, in addition to the General Principles for Rehabilitation.

"Commercial-type" structures are those that originally were designed as a commercial building. Similarly, "residential-type" structures were designed as houses, even though today they may be used for commercial purposes.

Note that all of the standards for rehabilitation used in the historic district apply to the exterior of properties. Although property owners are encouraged to preserve significant historic interiors, interior work is not reviewed for appropriateness in terms of historic preservation.

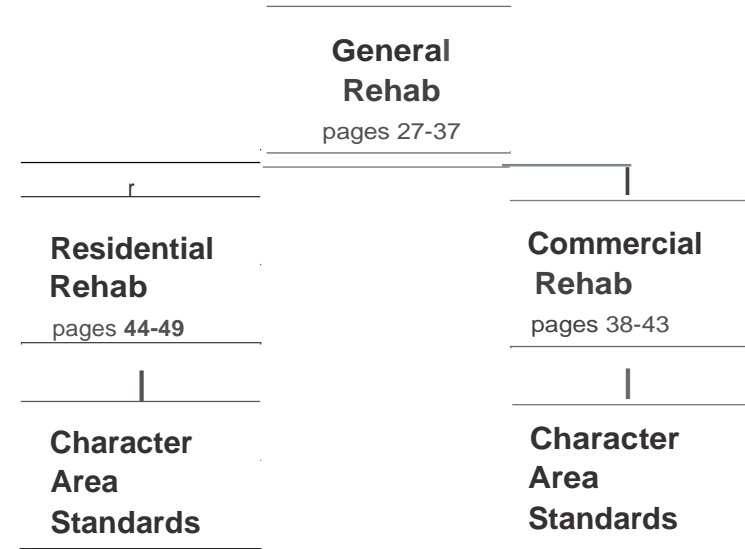
### 4.1

#### General principles for rehabilitation

#### Choosing an approach for your rehabilitation project

**Adaptive re-use**

Converting a building to a new use that is different from that which its design reflects is considered to be "adaptive re-use." Good adaptive re-use projects retain the historic character while accommodating the new functions.



Which design standards apply to your project? Use the diagram above to identify the sections you should use. There are also individual standards booklets for each character area.



## 4. REHABILITATION OF EXISTING BUILDINGS



Good adaptive re-use projects retain the historic character while accommodating new functions.



This rehabilitation project includes an addition that is separated from the original structure by a small connector, thus the historic scale and character are preserved.

### **Preservation**

The act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site is defined as "preservation." It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

### **Rehabilitation**

Rehabilitation is the process of returning a property to a state which makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historic, architectural and cultural values. Rehabilitation may include the adaptive reuse of the building and major or minor additions may also occur. Most good preservation projects in Breckenridge may be considered a rehabilitation project.

### **Remodeling**

To remake or to make over the design image of a building is to "remodel" it. The appearance is changed by removing original detail and by adding new features that are out of character with the original. A remodeling project is inappropriate on historic buildings in Breckenridge.

### **Renovation**

To "renovate" means to improve by repair, to revive. In renovation, the usefulness and appearance of the building is enhanced. The basic character and significant details are respected and preserved, but some sympathetic alterations may also occur. Alterations that are made should be generally reversible, should future owners wish to restore the building to its original design.

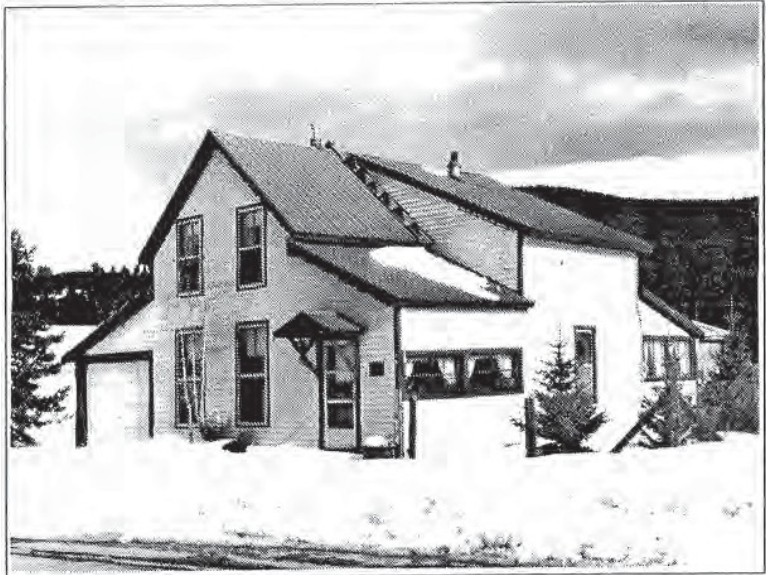
### **Restoration**

To "restore," one reproduces the appearance of a building exactly as it looked at a particular moment in time; to reproduce a pure style - either interior or exterior. This process may include the removal of later work or the replacement of missing historic features. Use a restoration approach for missing details or features of an historic building when the features are determined to be particularly significant to the character of the structure and when the original configuration is accurately documented.

Many successful rehabilitation projects that involve historic structures in Breckenridge may include a combination of "preservation," "restoration," and other appropriate treatments. For example, a house may be adapted to use as a restaurant, and in the process missing porch brackets may be replicated in order to restore the original appearance, while original dormers may be preserved.



This photo of the Tillet House taken in 1978 shows an imitation brick siding that obscured the historic clapboard and diminished the integrity of the structure.



After rehabilitation, the historic material is visible and the historic integrity is enhanced.

#### 4. REHABILITATION OF EXISTING BUILDINGS



This house, as it appeared in 1975 on south Main Street, was in an area in transition from residential to commercial use.



In 1991, the same building is an example of successful adaptive use without loss of original character.

#### 4.2 General rehabilitation standards for existing buildings

The standards in this section apply to all rehabilitation projects, in all categories of rehabilitation as defined in Section 4.1, including additions, within the National Historic District. They apply to all buildings, those that are designated as “contributing” to the historic district, as well as “non-contributing” buildings. These general standards also apply to all categories of alteration as defined on pages 27-29.

When developing your rehabilitation plan, use these general standards. Refer to historic photographs of buildings in the district, many of which are on file with the Department of Community Development, the Denver Public Library, or the Summit Historical Society.

These design standards apply specifically to any Town-designated landmark or federally designated landmark as defined in Chapter 11 of Title 9 of the Town Code. In addition, the standards may be used for buildings that are listed as “Supporting” and as “Non-Contributing” under applicable federal landmarking regulations. In those cases, the standards for new construction also apply. If a building is not “historic”, design alterations will still need to be compatible with nearby historic neighbors. (Ord. 24, Series 2001)

#### **Note:**

The emphasis, or importance, of individual standards will vary for each building rating category. Such variations are noted in the explanatory text that accompanies the standards. The standards should be read carefully to determine how each of the criteria may apply to a property.

### Appropriateness of Use

#### Policy:

Building uses that are closely related to the original use are preferred. Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site. This can be accomplished without radical alteration of the original architecture.

#### Design Standards:

#### **18. Seek uses that are compatible with the historic character of the building.**

- These uses may aid in interpreting how the building was used historically.
- Check the Land Use Guidelines to determine which uses are appropriate and the Development Code for related requirements.

#### **19. New uses that require minimal change to the existing structures are preferred.**

- When a more radical change in use is necessary to keep the building in active service, then those uses that require the least alteration to significant elements are preferred.
- It may be in order that to adapt your building to the proposed new use, such radical alteration to its significant elements would be required that the entire concept is inappropriate. Experience has shown, however, that in most cases, designs can be developed that respect the historic integrity of the building while also accommodating new functions.

### Preservation of Significant Original Qualities

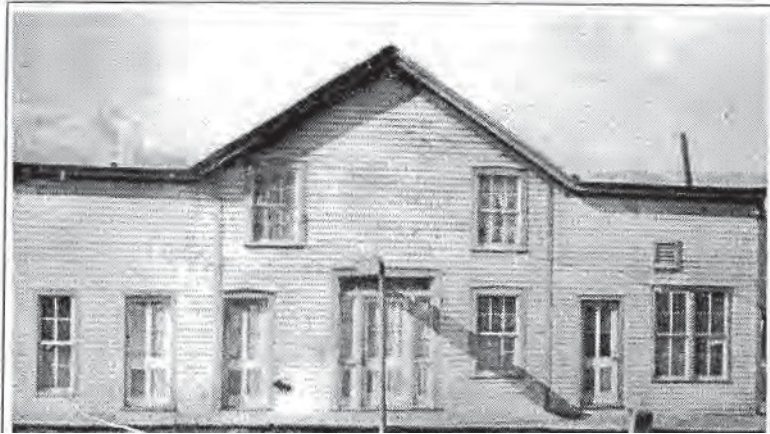
#### Policy:

Original materials and details, as well as distinctive form and scale that contribute to the historic significance of the structure should be preserved whenever feasible. Rehabilitation work should not destroy the distinguishing quality or character of the property or its environment.



Seek uses that are compatible with the historic character of the building.

#### 4. REHABILITATION OF EXISTING BUILDINGS



This historic photo of the "Clerk and Recorder's office" shows how the original clapboard siding contributes to the scale and character of this early structure on North Main Street. Compare with the condition below in 1991.



The same building as above, in which asphalt siding obscures the original materials. Original facade materials should be exposed and restored.

Design Standards:

**P 20. Respect the historic design character of the building.**

- Any alteration that would cause a reduction in the building's rating is not allowed. See pages 5 and 6 for rating categories. Refer to the historic/architectural survey on file for specific ratings.

**21. Minimize intervention with historic elements.**

**P 22. Protect and maintain significant stylistic elements.**

- Distinctive stylistic **character defining** features or examples of skilled craftsmanship should be treated with sensitivity.
- Protection includes the maintenance of historic material through treatments such as **historic window repair**, rust removal, caulking, limited paint removal and re-application of paint.

**23. Avoid removing or altering any historic material or significant **character defining** features.**

- Preserve original doors, windows and porches.
- Preserve original facade materials.
- Examples of historically significant **character defining features** **include** architectural features **are such as** porches, turned columns, brackets, and jig-saw ornaments. Other significant elements may be the overall building form, or roof form.

**24. Use the gentlest possible procedures for cleaning, refinishing, and repairing historic materials.**

- Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character.
- See more detailed advisory materials for technical rehabilitation that are available at the Community Development Department.
- Also see technical rehab literature published by the National Park Service.

**25. Repair original features where feasible.**

- Deteriorated architectural features should be repaired rather than replaced wherever possible.
- Patch piece-in, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods whenever possible, rather than remove the element.

**26. When disassembly of an historic element is necessary for its restoration, use methods that minimize damage to the original materials.**

- Always devise methods of replacing the disassembled materials in their original configuration.
- When disassembly of historic elements is required in a procedure, use methods to catalog their location. Replacement should be based on documented evidence.
- A time limit may apply for completion of reconstruction of disassembled details and a performance bond may be required.

Replacement or Substitution of Original Features

Policy:

In the event replacement is necessary, the new material should match that being replaced in design, color, texture, and other visual qualities.

Design Standards:

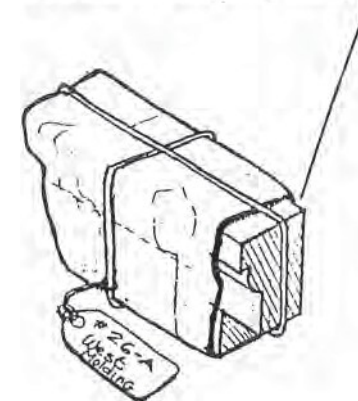
**27. Replacement of missing elements may be included in repair activities.**

- Use the same kind of material as the original when feasible. A substitute material is acceptable if the form and design of the substitute itself conveys the visual appearance of the original material.

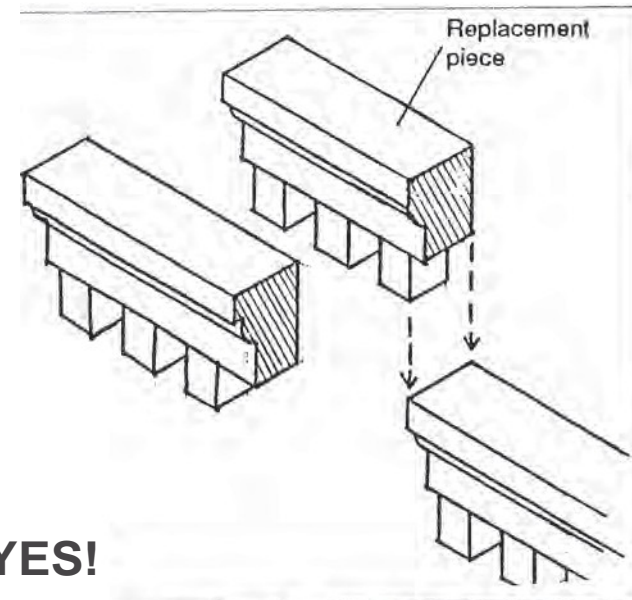
**28. Replace missing original features in kind where feasible.**

- Replace only those amounts that are beyond repair.
- If alternate materials must be used, they should match the original in appearance as closely as is possible.
- Later covering materials that have not achieved historic significance are discouraged. Asphalt siding that covers original wood siding, for example, is inappropriate.

Historic detail for temporary storage



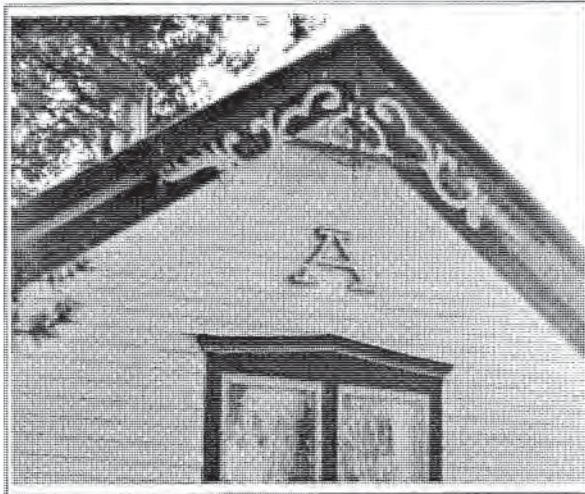
When disassembly of historic elements is necessary, carefully identify all historic elements that will be stored during your rehabilitation project. Store them in a safe place until they are re-installed.



**YES!**

Replace only those portions of features that are beyond repair. Keeping the original material, even in worn condition, is preferred over an exact replica.

#### 4. REHABILITATION OF EXISTING BUILDINGS



Conjectural "historic" designs, such as this gable ornament, are generally inappropriate.



Avoid placing mechanical and electrical equipment on primary, character-defining facades.

#### 29. Replacement of missing architectural elements should be based on accurate information about original features.

- The design should be substantiated by physical or pictorial evidence.
- This will avoid misrepresenting the building's genuine heritage.

#### 30. Where reconstruction of an element is impossible, develop a compatible new design.

- This is appropriate where inadequate information exists to allow for an accurate reconstruction of missing features.
- The new design should relate to the building in general size, scale and material.
- Such a replacement should be clearly identifiable as being new, so it will not create a false historical impression.

#### 31. Conjectural "historic" designs for replacement parts that cannot be substantiated by written, physical or pictorial evidence are generally inappropriate.

- This is especially true for landmarked buildings.
- Use materials similar to those employed historically, where feasible.
- The Summit Historical Society **Breckenridge Heritage Alliance** can help you locate older photos that may document original features.

#### New Systems and Code Compliance Issues in Existing Buildings

##### Policy:

Introducing new heating and ventilating systems into historic buildings should be planned such that historic materials are not damaged or obscured.

Design Standard:

**32. Minimize visual impacts of new systems.**

- Especially avoid placing mechanical and electrical equipment on primary, character defining facades.
- Avoid damaging historic materials in order to insert new mechanical and electrical systems.
- As stipulated in the Development Code, visually screen service equipment, including transformers, or locate them out of public view.

Existing Alterations on Historic Buildings

Policy:

Many properties change over time; those changes that have acquired historic significance should be preserved. Others may be removed.

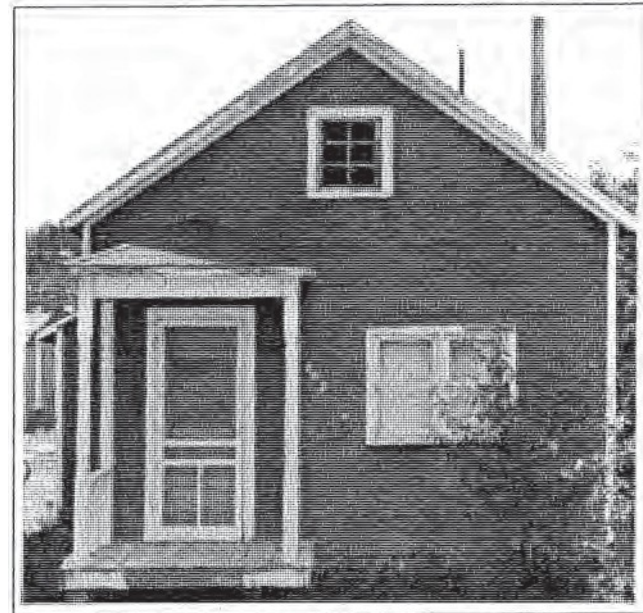
Design Standards:

**33. Early alterations may be significant and merit preservation.**

- Many additions to buildings that have taken place in the course of time are themselves evidence of the history of the building and its neighborhood.
- These additions may have developed significance in their own right, and this significance should be recognized and respected.

**34. Preserve older alterations that have achieved historic significance in their own right.**

- An example of such an alteration may be a porch or a kitchen wing that was added to the original building early in its history.
- Generally these alterations in Breckenridge were similar in character to the original building in terms of materials, finishes, and design.
- ~~Most alterations prior to 1921 have achieved historical significance.~~
- ~~Some Alterations between 1921 and 1942 also may have also~~ achieved historical significance.



This house, photographed in 1978, had asphalt siding covering original clapboards. This later alteration was not historically significant.



The same building in 1991, after the non-contributing material had been removed.



#### 4. REHABILITATION OF EXISTING BUILDINGS



Although taller than the main building, this rear addition allows the original proportions and character to remain prominent, in part because the new portion is set back substantially.

#### 35. More recent alterations that are not historically significant may be removed.

- For example, asphalt siding has not achieved historic significance and obscures the original clapboard siding. In this case, removal of this alteration, and restoration of the original material would be encouraged.
- Most alterations after 1942 do not have historical significance because they fall outside the defined period of significance for the historic district, unless they qualify as character defining features in their own right and are older than 50 years.

#### Additions to Existing Buildings

**Policy: When designing an addition to an historic building, how the addition impacts the front façade, or primary street frontage is most important. The addition shall be designed to minimize its visual impacts as viewed from the primary street frontage.**

P 36. Design Standards:  
Design additions to historic buildings such that they



Additions should be compatible in size and scale. This addition, to the right, is distinguishable from the original building because of a joint in the wall plane.

will not destroy any significant **character defining historic architectural or cultural material.**

- Additions also should not obscure significant **character defining** features.
- Set back additions from primary facades in order to allow the original proportions and character to remain prominent, or set them apart from the main building and connect them with a **"link."** **"connector element"**. **See Policy 80A and 80B.**
- They should be "reversible," such that a future owner may be able to restore the building to its historic condition if they so desire.

### P 37. Additions should be compatible in size and scale

**with the main building.**

- They ~~should~~ **shall** be visually subordinate to the main building.
- They also ~~should~~ **shall** be compatible with the scale of the character area.
- **Locating some building area density in a basement is encouraged, as a means of minimizing the mass of an addition.**
- 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.

- **While it is preferred that additions do not go above the height of the historic home, higher building heights are allowed if designed appropriately in accordance with other policies. Should the building height of the addition have an appropriate design to go above the height of the historic home, in no case shall the addition exceed one half story (1/2) above the historic structure, up to a maximum of two (2) stories as measured to the mean from existing or natural grade, whichever yields the lesser height.**
- **The historic building front facade shall remain the primary front facade. The addition should be setback behind the historic building and not compromise the front facade.**

**P 37.5 The location of additions should allow the historic structure to remain prominent on the site as viewed from the primary street frontage.**

- **The position of the addition sidewalls shall be aligned with at least one of the sidewall planes of the historic structure to reduce the visibility of the addition. Maintaining the alignment of both sidewall planes of the historic structure with the addition is desirable and would warrant positive one (+1) point.**
- **Designs that result in the addition appearing as a separate structure (which may incorporate a below grade connection between the structures) are encouraged and would warrant two (+2) positive points.**

**38. Additions should be recognized as products of their own time.**

- Additions can be made distinguishable from the historic building elements while also remaining visually compatible with these earlier features.
- A change in setbacks of the addition from the main building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.

**39. Avoid new additions or alterations that would hinder the ability to interpret the design character of the historic periods in Breckenridge.**

- All buildings should be recognized as products of their own time.
- New designs that create an appearance inconsistent with the historic character of the building should be discouraged.
- Alterations that seek to imply **an earlier period different period** than

that of the building are inappropriate.

- Alterations that seek to imply an inaccurate variation on the historic style are also inappropriate.
- Alterations that cover significant features are also inappropriate.

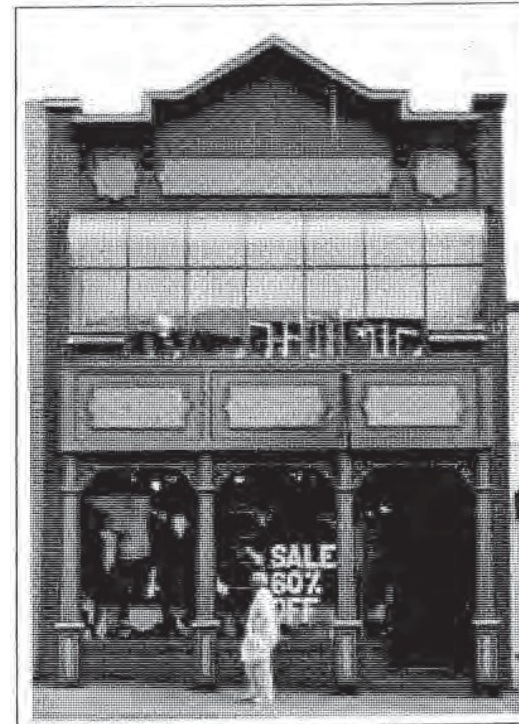
**40. Respect historic alignments that may exist on the street when planning additions to buildings.**

- Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. Avoid placing additions in locations where these relationships would be altered or obscured.

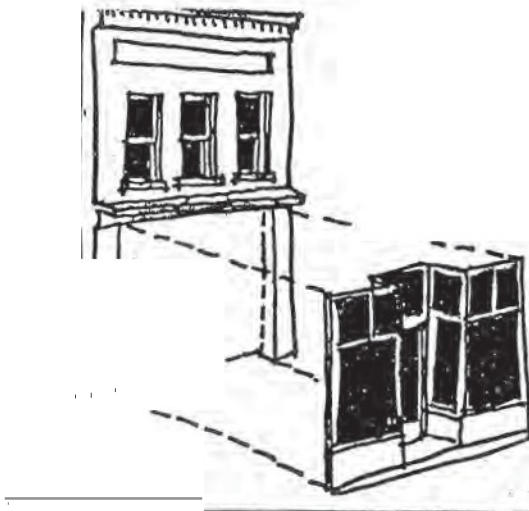
**41. Respect traditional entrance patterns when planning additions to buildings.**

- Retain the appearance of the relationship of primary entrances, usually facing the street, when planning new additions.

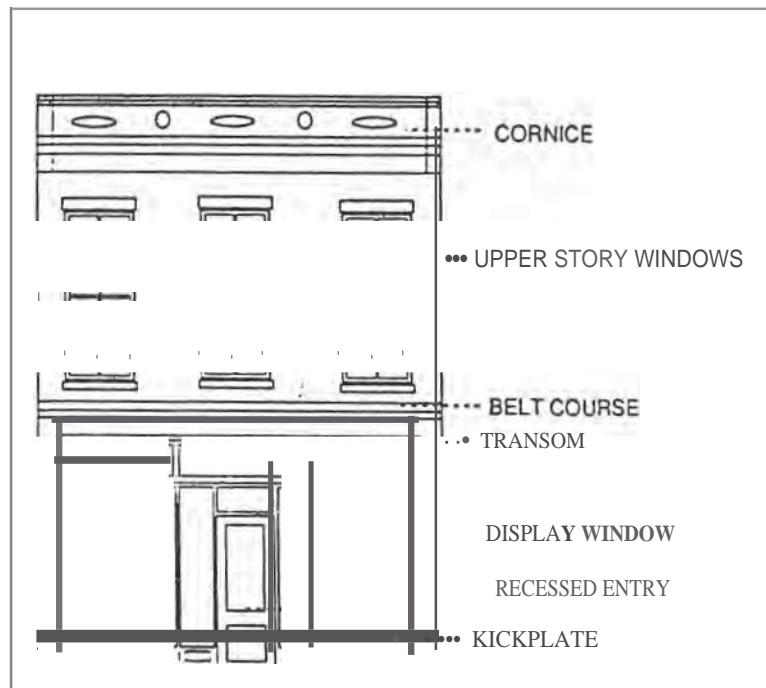
Breckenridge Design Standards



The "greenhouse" addition to this building alters its relationship to the traditional facade alignment along the street, as well as altering the original facade character.



The typical store front is mostly glass. This allows optimum merchandise display.



Typical storefront elements should be preserved.

4.3

**Standards for the Rehabilitation of Commercial-Type Buildings**

These commercial design standards apply in addition to the general standards presented earlier in this section.

Typical Building Components

Policy:

The typical commercial buildings of Breckenridge were of two types: The earliest were residential structures adapted to commercial uses. These had smaller windows and doors and little ornamentation. For rehabilitation of this early building type, see the general rehabilitation standards.

The later commercial building models exhibited the traditional features of commercial store fronts: A large area of display glass at the ground level, with an upper level of more solid material and smaller, vertically-oriented windows. Ornamental moldings often separated the display windows from the upper levels and a decorative cornice capped the building. This flat parapet was a false front that concealed a gabled or shed roof. Other typical components are shown in the illustration at left. The design standards that follow apply to this building type.

Design Standards:

P

**42. Maintain the original size and shape of the store front opening**

- Preserve the large panes of glass that were a part of the original storefront opening if possible. These transparent surfaces allow pedestrians to see goods and activities inside.
- If the store front windows have been reduced in size over the years, re-establishing their original dimensions is encouraged. Be certain that the glass fits within original piers or columns that may exist. These are also essential parts of the design character that add interest and should not be obscured.
- The important principle is to provide surfaces that encourage walking and browsing in the downtown.

- Opaque materials, such as black Plexiglass, are not appropriate in the place of display windows, because they do not provide pedestrian interest. Reflective, mirror glass is also inappropriate. This hides indoor activities and creates glare on the sidewalk.

**P 43. Maintain the storefront wall at its historic position.**

- Pedestrians downtown are accustomed to having the inside edge of the sidewalk clearly defined by a wall of store fronts, all presenting interesting activities and merchandise to the street.
- This characteristic is an essential element of healthy downtown retailing.

**44. Preserve the glass at the sidewalk line where feasible, to define the pedestrian zone.**

- This is especially true if the building has historic significance, because the original glass, frame, and columns may be intact.

**(P) 45. Maintain recessed entries where they exist.**

- These areas provide protection from the weather, and the repeated rhythm of these shaded areas along the street helps to identify business entrances.
- Avoid doors that are flush with the sidewalk.
- If the original recessed entry has been removed, re-establishing it is encouraged.
- Use doors with large areas of glass where feasible; these will improve the visibility of your business to viewers outside. Using an accent color on the door is encouraged. This will help to lead the customers inside.
- As a way of highlighting the entrance for customers, center your sign over the door.

**P 46. Maintain the kickplate that is found below the display window.**

- If the kickplate is missing, one option is to reconstruct the original using old photographs as a guide. This provides for a decorative color scheme. Coordinate the color scheme of the kickplate with other facade elements.
- If original design information is not available, another option is to design a new, simplified kickplate.
- Appropriate materials are painted wood or painted metal.

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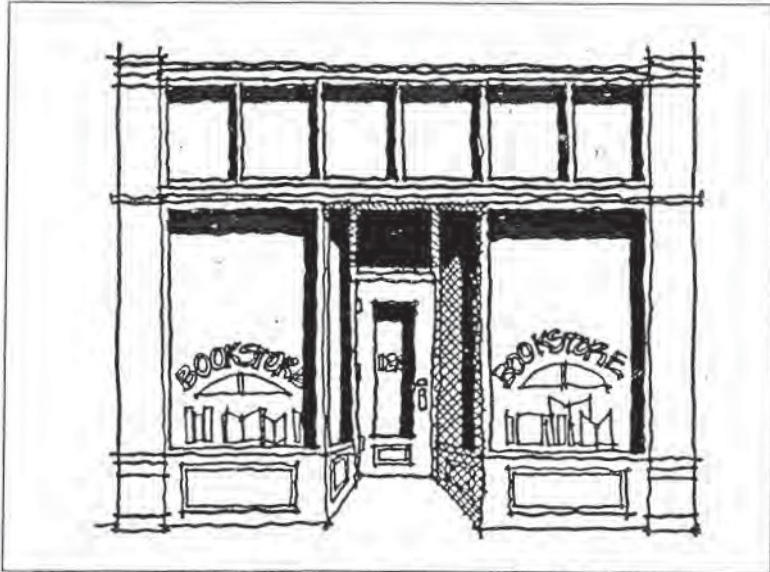
Note:

"Commercial type" buildings are those that were originally designed for that use, and their designs reflected retailing functions with features such as large display windows and recessed entrances.

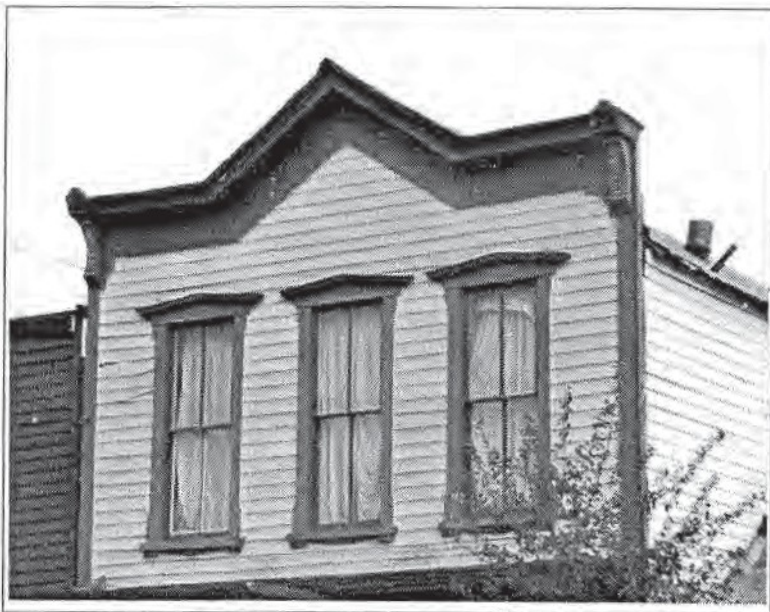
By contrast, "residential type" structures are those that were designed for living functions are expressed through such features as porches and smaller windows. Note that current functions of buildings may differ from the building type.

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#### 4. REHABILITATION OF EXISTING BUILDINGS



A glass transom is best because it allows more light into the store.



Preserve the size and shape of upper story windows.

P 47. Preserve the transom, above the display windows, if it exists.

- The upper glass band of traditional storefronts introduced light into the depths of the building, saving on lighting costs.
- These bands of glass are found on many buildings and they often align at the same height in a block. Maintaining this line will help to reinforce a sense of visual continuity for the street.
- When transoms are covered and original moldings and window frame proportions are concealed, or where the transom frame has been removed, the impact of the store front is weakened. Restoring the transom to its original appearance is encouraged. Use glass in the transom if possible. The purpose is to maintain the alignment of your store front with others in the block. Glass is preferred, because it introduces light into the interior of your store.
- As an alternative, use the space as a sign or decorative panel. Keep the background a dark color, similar to the way glass is perceived. Always retain the original shape and proportions of the opening. If the interior ceiling is now lower than this glass line, pull the dropped ceiling back from the window on the inside to maintain its historical dimensions.

P 48. Preserve the size and shape of upper story windows.

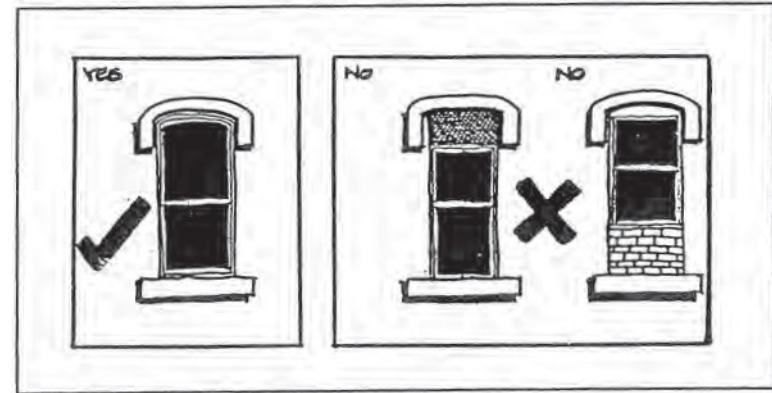
- Typical upper windows are vertically oriented, and usually several are uniformly spaced along the building front. This rhythm of upper story windows is a very important unifying feature of downtown, because it is repeated on most buildings.
- Re-opening of windows if they are presently blocked is encouraged. Window manufacturers now offer replacement windows that will fit the original opening; others will provide custom-ordered windows to fit exactly. Do not block down or expand the opening to accommodate a stock window that does not fit the building!

49. **Using awnings to provide weather protection and create interest is encouraged.**

- Fabric awnings are particularly useful on buildings that are quite simple. They provide shade for merchandise, shelter for pedestrians, and bring a colorful accent to the building front that can be changed frequently without great expense.
- The awning should fit the dimensions of the store front opening, to emphasize these proportions. It should not obscure ornamental details. Mount the top edge to align with the top of the transom, or to align with the framing that separates the transom from the main display window. This will help strengthen the visual continuity of store fronts.
- Coordinate the color of the awning with the color scheme for the entire building.
- Operable fabric awnings are encouraged.
- On some buildings, horizontal wood canopies may be appropriate, where there is historic precedence for their being used on similar buildings (and if other codes allow).
- Rough-sawn wood, plastic, shake or asphalt shingles are not appropriate materials for canopies. Fake mansard roofs are also inappropriate.
- Installing lighting in awnings so they effectively act as an internally lit sign is inappropriate. These tend to overpower the building front at night, detracting from display windows rather than drawing attention to interesting building interiors.

P 50. **Preserve original ornament and detail of the facade.**

- Architectural details add interest to downtown, and are a part of the unique identity of your building.
- Parapets, cornices and window arches are examples of decorative elements found on many buildings in downtown Breckenridge.
- Where portions of these details have been removed, refer to photographic evidence of the earlier condition, and look for details that may have been removed and stored to use as patterns for new designs.
- Where exact reconstruction of details is not feasible, consider developing a simplified interpretation of the original, in which its major form and line is retained.



Avoid closing down the original window opening to fit new window sizes. If the original openings are presently blocked, consider restoring them.

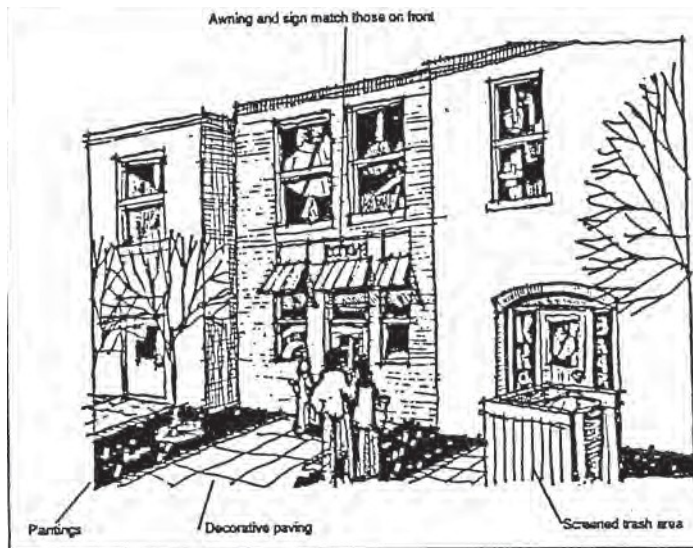


Awnings are encouraged. Their shape and dimensions should reinforce the character of historic window sizes.

#### 4. REHABILITATION OF EXISTING BUILDINGS



Preserve original ornament and detail of the facade.



The development of attractive rear entrances is encouraged, to enhance public use of the alleys; especially landscaping entrances, patios and parking areas should be considered.

- Ornamental caps or cornices at the top of the facade are especially encouraged, because they give a "finished" look to the building. When these cornices are repeated along the street, they create an important line that should be reinforced at every opportunity.
- Consider emphasizing details with accent colors.

#### 51. Develop rear entrances for shared public and service access.

- Use materials and colors that coordinate with the main facade, so customers will learn to recognize both entrances are related to the same business.
- Use a smaller version of the front sign to identify this entrance.
- Provide lighting at the rear entrance that is similar to the lighting in the front.

#### 52. Screen or enclose service equipment and trash containers.

- Use solid wood or masonry partitions, lattice screens, or consider hedges to screen trash areas. This will make the entrance more attractive to customers.
- Consider enclosing this equipment as part of the building.
- Keep electrical service boxes and conduits in good repair and painted.
- Consider using a color scheme on these screens that matches that on your building.



**Policy:**

A goal for downtown is to lower the light intensity level of the street, especially the light spill generated from illumination of buildings. Lighting plans for buildings should not overwhelm the street or alter the perceived character of an historic building.

**P** Design Standards:**53. Use lighting to unify the building composition at night.**

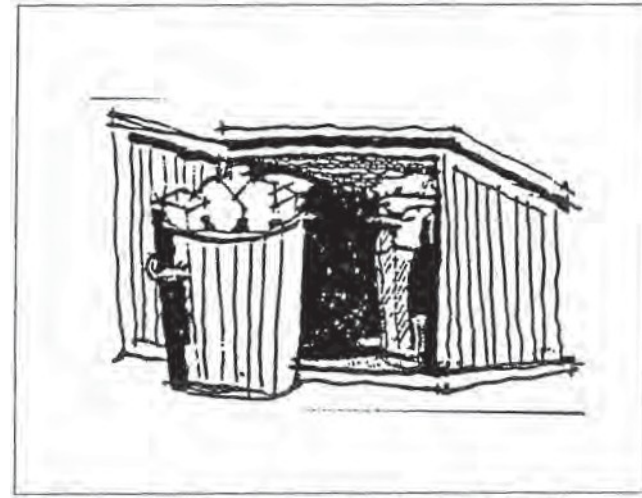
- Coordinate lighting of these elements:
  - Window displays
  - Entrances
  - Signs
- Lighting should stay focused at the street level. Of those features that may be illuminated, the display window lighting should remain the dominant element. Don't overpower this with extensive lighting on other facade elements or signs.
- Lighting the entire building front, either with spot lights or with strings of small exposed lights is inappropriate.
- Use shielded, indirect light sources for all exterior lighting.

**54. Balance the color and intensity of lighting among building features.**

- Warm-colored lights, similar to incandescent, will more easily draw attention to window displays.
- Avoid blue fluorescent light.
- Fixtures should be concealed, a very simple design, or a style that is appropriate to the period of the building. Indirect lighting from spot lights makes a good impression and complements building products and colors.

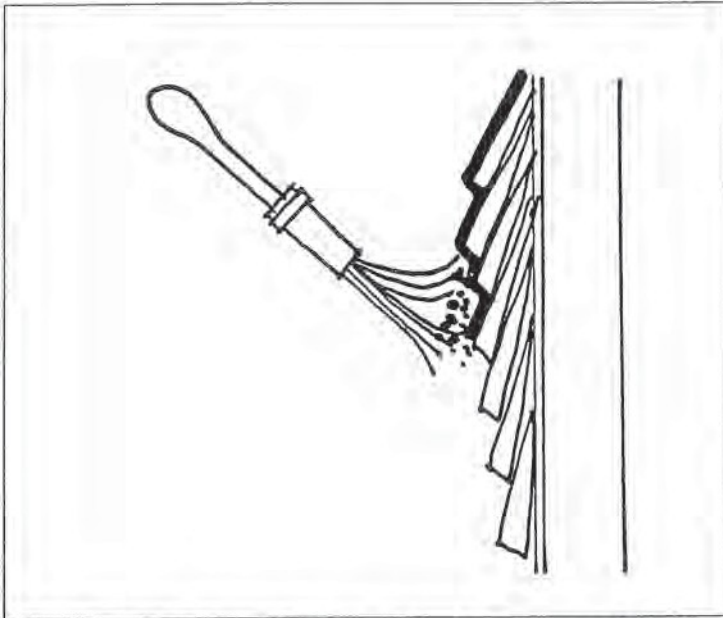
*Other sections of the design standards that may apply to your project:*

- Relevant Character Area Standards
- General rehabilitation
- General standards.

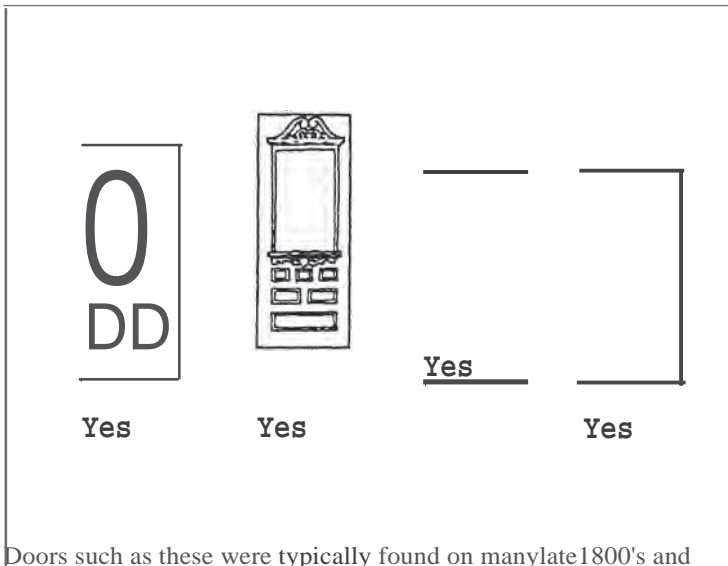


Enclose waste receptacles with wood screens or hedges.

## 4. REHABILITATION OF EXISTING BUILDINGS



Maintain a good, continuous layer of paint on all exposed wood surfaces.



Doors such as these were typically found on many late 1800's and early 1900's houses.

### 4.4

## Standards for the Rehabilitation of Residential-Type Buildings

These standards apply to the renovation of primary structures that are residential. They should be used in conjunction with the General Standards for Rehabilitation. The General Standards provide an overall direction for rehabilitation that will preserve the integrity of all historic buildings in Breckenridge. These special standards for residential structures provide more detailed guidance for issues that specifically relate to this building type.

### Doors

Policy:

The original size and proportions of doors, and the details of the design of the door itself often contribute to the character of an historic building, and should be preserved where feasible.

Design Standards:

#### **55. Preserve the functional and decorative features of original doors.**

- Such features can include frames, sills, heads, jambs and moldings.

#### **56. Protect historic wood with paint, varnish or other protective finish.**

- Repair frames by patching, splicing or reinforcing them.
- Avoid removal of historic materials.
- If replacement is necessary, replace in kind, to match the original.

#### **57. Avoid changing the position of historic doors.**

- This is especially important on significant facades.
- Also avoid adding additional doors to facades that are visible from the street.

## P

58. **Maintain original door proportions.**

59. **When replacing doors, use designs similar to those found historically on comparable buildings in Breckenridge .**

- Simple paneled doors were typical.
- Very ornate doors are especially discouraged on "Contributing" buildings, unless photographic evidence can substantiate their historic use.

### Fences

#### Policy:

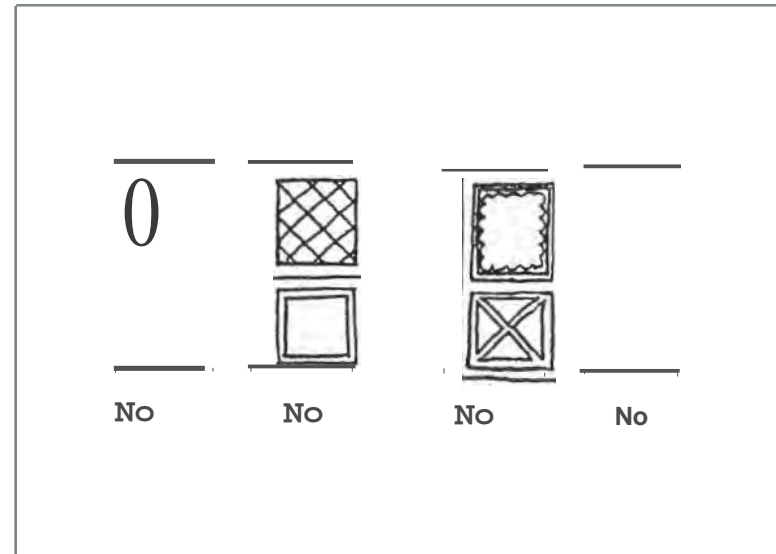
Typically, wood picket fences were used and these were painted. Wrought iron also was used. The height of the fence was generally less than three feet. The general character of historic fences should be retained.

#### Design Standards:

- 60. Fences may be considered to define yard edges.**
- 61. Preserve original fences where feasible.**
- Replace only those portions that are deteriorated.
- 62. For replacement fences, use materials similar to the original.**
- Avoid using solid fences with no spacing between boards.
  - Chain link is not an appropriate material.
  - Simple iron fences may be considered.

### Porches

Policy: Porches protect entrances from snow and provide shade in summer. They are often one of the most important character-defining elements of the primary facade of a residence. Their general character should be preserved.



Doors such as these are inappropriate on most historic houses.



Simple iron fences may be considered.

#### 4. REHABILITATION OF EXISTING BUILDINGS



Before photo: More recent siding obscured the original clapboard siding on this house, which weakened its historic integrity. The porch at 209 South Harris has been altered and enclosed, which is inappropriate.



After exposing the original siding, the historic character is enhanced.

Design Standards:

**P 63. Preserve original porches.**

- **Replace** missing posts and railings where necessary.
- Match the original proportions and spacing of balusters.
- Avoid using "wrought iron" posts and railings.

**64. If porch replacement is necessary, reconstruct it to match the original in form and detail.**

- Use materials similar to the original wherever feasible.
- Avoid decorative elements that are not known to have been used on your house or others like it.
- On "Qualified Contributing" Buildings where no evidence of a porch exists, a new porch may be considered that is similar in character to those found on other representative buildings. Speculative reconstruction on Contributing buildings is discouraged.

**65. Avoid enclosing historic porches.**

#### Retaining Walls

Policy:

Stone retaining walls are used in some areas where steep slopes occur. As they align along the edge of the street, they establish a visual continuity. Walls are an important asset of the historic district and their general character should be preserved where feasible.

Design Standards:

**66. Reduce water pressure on retaining walls by improving drainage behind them.**

- Also provide drains in the wall to allow moisture to pass through.

**67. Maintain the historic height of the retaining wall.**

- Increasing the height with stone is discouraged.
- If fencing is needed for security, consider using a wrought iron fence mounted on top of the wall to minimize its visual impact.

**68. Maintain stone in its natural finish.**

- Painting or plastering over stone walls is inappropriate.

**Roofs****Policy:**

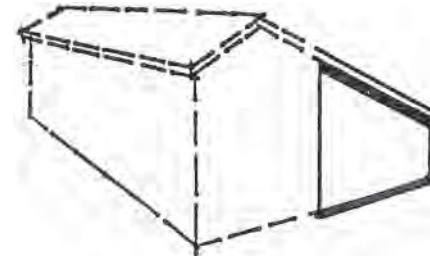
Typical roof shapes are gabled, hipped, and shed. Gabled roofs are most frequently seen. Most formers had vertical emphasis, and only one or two were used on a building's side. Because roof forms are often some of the most significant character defining elements for the simple houses in Breckenridge, their preservation is important.

**Design Standards:****P 69. Preserve the original roof form.**

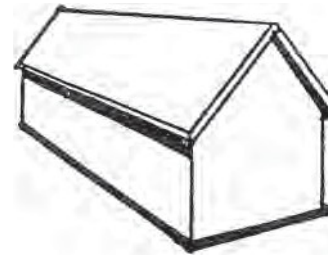
- Avoid altering the angle of the roof.
- Maintain the perceived line of the roof from the street.
- Roof additions, such as dormers, should be kept to a minimum, and should be set back from the primary façade so that the original roof line is perceived from the street.
- Flat skylights **or solar panels** mounted flush with the roof may be considered. Bubbled or domed skylights are not appropriate. Skylights should not be visible on primary facades of buildings.
- **Locate solar panels so they are not highly visible from the street (i.e. on a section of roof toward the back of the property.)**

**70. Preserve the original roof materials where feasible.**

- Avoid removing historic roof material that is in good condition.
- Where replacement is necessary, use similar materials to the original.
- Sawn wood shingles were typically used. These provide a relatively smooth, uniform texture. Rough shake shingles, by contrast, were not typical and are inappropriate. Metal roofs were also used. These had a low flat seam. Replacement metal roofs should not have high profile standing seams.



Shed



Gable



Hip

Typical roof forms in the Breckenridge historic district.

#### 4. REHABILITATION OF EXISTING BUILDINGS



Metal roofs with a low profile seam may be considered.



This exterior storm window matches the double hung arrangement of the original. Its appearance would be improved if it were painted, rather than raw aluminum.

#### Siding

##### Policy:

Wood is the predominant building material in residential areas, although there are some examples of brick. To preserve the wood, it is important to maintain the painted finish of the siding.

##### Design Standards:

**P 71. Original building materials should not be covered with synthetic sidings.**

- Avoid vinyl, aluminum, or imitation brick.
- If original materials are presently covered, consider exposing them once more.

**72. If portions of wood siding must be replaced, be sure to match the lap dimensions of the original.**

- Consult the resource material with the Department of Community Development.

**73. Generally, decorative shingles are appropriate only in gables and on dormers.**

Some ornamental shingles may also be considered on bay windows.

#### Windows

##### Policy:

The basic character defining elements of windows are their proportions, the number of divisions, and the dimensions of the frames. They should be preserved wherever feasible.

##### Design Standards:

**74. Preserve the functional and decorative features of original windows.**

- Such features can include frames, sash, muntins, mullions, glazing, sills, heads, jambs and moldings.

**75. Protect historic wood by painting.**

- Repair frames and sash by patching, splicing or reinforcing.
- Avoid removal of historic materials.
- If replacement is necessary, replace in kind, to match original.
- Refer to technical information available at the Department of Community Development.

**P 76. Avoid changing the position of historic windows.**

- This is especially important on significant facades of Contributing Buildings.
- Also avoid adding new windows to facades visible from the street on Contributing Buildings.

**P 77. Maintain original window proportions.**

- Most windows have a vertical emphasis.
- Do not close down or enlarge the original opening to accommodate smaller or larger windows.

**78. Maintain the historic subdivisions of windows.**

- Replacing multiple panes with a single fixed pane is inappropriate.

**79. Install storm windows on the interior where feasible.**

- Where exterior storm windows are necessary, wood windows with sash matching that of the original windows are most appropriate.
- Aluminum storm windows may be appropriate if the frames match the proportions of the original windows and if the frames are anodized or painted so that raw aluminum is not visible.



Preserve the character of original windows, including subdivisions. These give special character and scale to the building and the depth of the shadows they create helps to establish a sense of scale.

#### 4. REHABILITATION OF EXISTING BUILDINGS

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This photo, taken in 1978, shows an alteration that weakened the historic integrity of this house: Original clapboard siding was concealed under shingles. Today, a building in this condition would be rated "Contributing **with** Qualifications."



In 1991 the original siding is exposed, enhancing the historic character of the building. Notice also the new porch in the ell, which is in keeping with the original character. Rehabilitations such as these usually allow the rating of a building to be raised to "Contributing" without qualifications. Such improvements are always encouraged.



## 5.0 DESIGN STANDARDS FOR NEW CONSTRUCTION

These standards apply to all new construction, including major-all additions, within the historic district in Breckenridge.

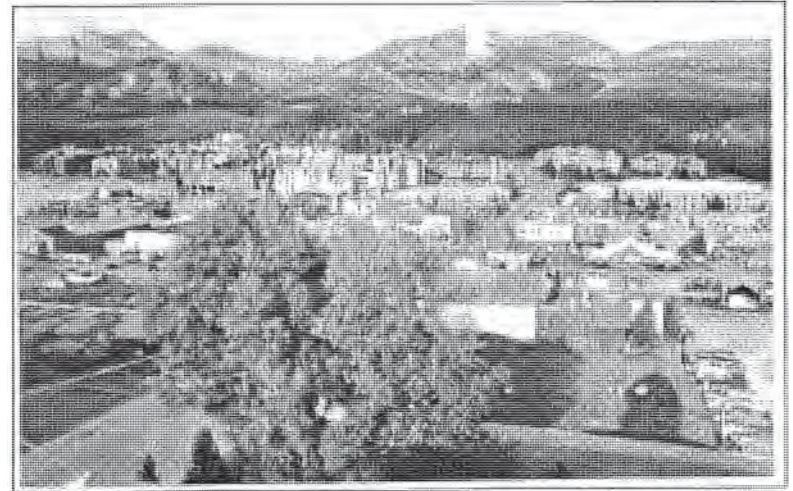
### 5.1 Designing in context

New construction within the Historic District should be compatible with the character of the historic resources found there. New designs that respect the general characteristics of the historic buildings including their basic scale, form, and materials are likely to be compatible; this means that an historic style need not be copied. Although historic styles may often be compatible, new design "styles" can also respect the basic characteristics of the district and be compatible while expressing current concepts.

The design standards for new construction that follow in this chapter define those broad characteristics of the district that give it its overall sense of character and that convey the community's history; these features should be respected in all new construction. Designs that incorporate these basic characteristics but that do so in such a way as to be stylistically distinguishable from historic buildings are preferred, because they will not confuse our ability to visually interpret the history of the community and how it has changed over time.

#### **The concept of "character" in the district**

The character of the district that we seek to protect is created by the surviving historic buildings. In some cases, newer buildings already exist that deviate from this established character, but in no way should these new structures be considered the context with which further development should be compatible. **Reinforcing the surviving historic character is the goal, not responding to a hybrid character that is influenced by existing incompatible buildings.**



Change is a part of the life of the Breckenridge historic district and it should occur in a way that reinforces the surviving historic character of the area.

## 5. NEW CONSTRUCTION



The historic district is subdivided into "Character Areas," each of which has distinct features and therefore merits special design considerations. This alley forms part of the boundary between the "East Side Residential Character Area" on the left and the "South End Character Area" on the right.

We also are not seeking to reconstruct the town to an appearance it once had; instead, we seek to preserve the surviving historic features that establish a context for the district, while also accommodating new, compatible construction. Note that some early buildings could have detracted from the sense of scale and neighborhood continuity that we now wish to reinforce. It is possible that such buildings would now be considered inappropriate had they survived.

### **Elements of historic character today**

The character of the district is established by the features of its historic buildings, including their scale, site orientation and materials. Certain functional characteristics of historic uses are also expressed in the building. For example, the traditional commercial building had a large glass display area for exhibiting merchandise. This store front wall was located immediately adjacent to the sidewalk edge and this feature contributed to the functional character of the building. It was repeated on numerous commercial buildings in the commercial core of Breckenridge. Conversely, early residential neighborhoods also expressed characteristics that revealed their function; sloping roofs, porches and front and side yards were features that established the character in these areas. Preserving these characteristics is a major goal for development in Breckenridge today.

### **"Character areas" within the historic district**

The character of the district varies within different blocks as a result of differing combinations of historic buildings, and therefore a smaller area than the entire district should define the context for reviewing a design proposal. New construction concepts therefore must respond to the context of the immediate vicinity. In Breckenridge, the context is described as a series of character areas that make up the Historic District. Each of these character areas contains unique features that should be respected in addition to the general design principles presented below. More specific criteria for these character areas is presented in separate booklets that serve as supplements to this document.

### **The question of an appropriate "style" for new building in the historic district**

Two approaches to choosing an appropriate style may be considered: In the first approach one seeks to distinguish old buildings from new ones by variations in their architectural character. In the second approach, one strives to blend the new with the old by using the historic styles of the district. A brief discussion of both approaches follows.

#### **Using different styles to distinguish old from new**

One option is to develop a design that is different stylistically from original buildings, but that retains enough similar characteristics to remain compatible with the context. One way to be compatible is to use a vocabulary of basic building elements that are similar to those used on historic structures, but without actually imitating the detail of historic styles. Using this approach, a design for a new building would be similar in size, shape, and materials to those in the historic context and basic proportions of major architectural features such as porches, window openings, and roofs, would be similar to those of historic structures. The style-defining features of the historic period, such as decorative cornices and brackets, however would not be used. In this way, the new building would be distinguishable from the older structures in the area.

When buildings of this type are inserted into the historic district, two benefits result: First, we are able to distinguish the new from the old and therefore can more clearly interpret the evolution of the street as it has changed in time. Second, although we are able to distinguish between individual building periods, the overall image of the street is cohesive because of the basic similarities in the forms of the buildings themselves. Designing in new styles that are compatible yet distinguishable from historic buildings in the district is therefore an approach that is encouraged.

#### **Understanding the context**

In order to respond appropriately using this design approach, it is essential that one understand the context in which a new structure is to occur, not simply understand the details of historic styles that are found there. Developing a design in this approach becomes a balancing act, of playing with the design variables of the historic context, but interpreting them in ways such that the result is distinguishable from the old. For this



One way to be compatible is to use a vocabulary of basic building elements that are similar to those used on historic structures.

## 5. NEW CONSTRUCTION



This new building imitated historic building styles in a relatively accurate manner.

reason, the historic district has been divided in "character areas," for which specific descriptions of the context are described in the design standards that follow.

### **Designing in the historic styles of Breckenridge**

By contrast with the "compatible contemporary" design approach, the second approach is to design in the historic styles that were found in Breckenridge. To be appropriate, historic stylistic elements should be used accurately. One of the problems with imitating historic styles is that the components of the historic styles may be misused. In many cases, proportions of building height and width, window openings, and ornamentation are inaccurately designed. By doing so, these designs misrepresent the principles that were in use at the turn of the century. If historic styles are to be accepted in Breckenridge, they must be authentic, which means first that only those styles which did occur in the area may be considered. Highly elaborate Victorian-era styles, for example were not found in Breckenridge and would be inappropriate in new construction because they would strongly alter the perceived heritage of the community.

*(Note that some people may refer to the use of historic styles as designing a "replica." Technically, a replica would be an exact reconstruction of a building that once existed in Breckenridge, but in the course of common design review, the term may be used to refer to a looser interpretation of the use of historic styles in new construction.)*

One problem with using historic styles is that the distinction between old and new buildings may be blurred and it may become more difficult to visually interpret the evolution of the district. This may be mitigated to some extent by documenting the date of the new structure on a plaque or other informative device on the building exterior.

### **Problems with imitative designs**

Significant problems can still result from this approach. Poor copies of historic styles often result, for example, in which decorative elements are simplified or reproduced in a manner that fails to convey the depth and character of the original. History is also "blurred" as a result.

Focusing on imitating the details of an historic style may cause one to miss some very important features of the overall massing, building scale and site planning. A new building that is too large for its context will still be inappropriate, even if it has ornamental brackets that are true to the period. It is therefore important to note that if one chooses to design in an authentic historic style, that the details must be accurately used and that the basic characteristics of the character area, including mass and scale, must still be respected.

#### **Designing in the Breckenridge vernacular**

Actually a third approach to style may be considered which combines design ideas from the other two approaches: Many structures built in Breckenridge, particularly residential ones, were constructed in what we would now call the "vernacular" in that they were simple, wood frame or masonry cottages, built without decoration. These probably were not considered to be in any particular style at all at the time they were constructed, but were simply basic housing.

Other more elaborate buildings did have architectural details added to them. These included shingle patterns, bay windows, and porch railings that were methods of "dressing up" the simpler buildings. In many cases these simplifications of style were abstractions of elements popular elsewhere in the country that new residents brought with them. Even though these buildings had some ornamentation attached, they probably would still be considered to be vernacular.

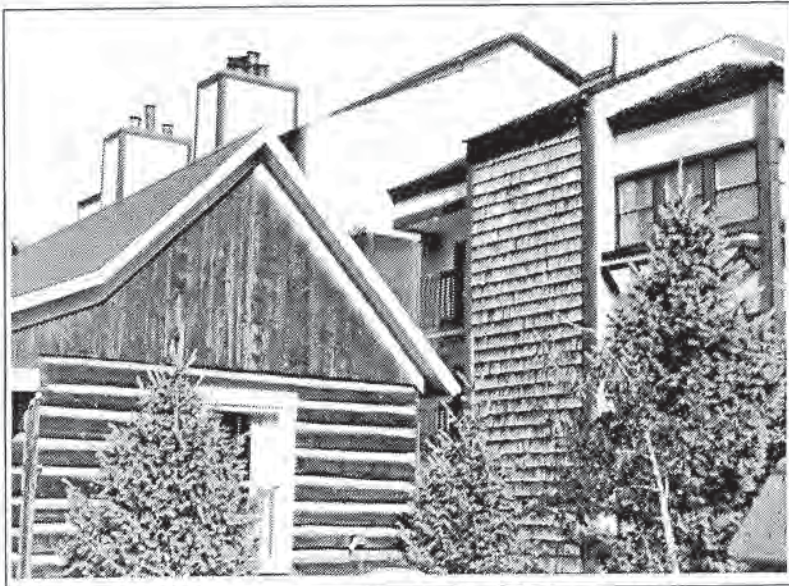
To design in this simple vernacular style is also considered appropriate, because these buildings are in essence "timeless." They have never gone out of style in Breckenridge and are just as appropriate today as they were before.

Finally, note that radically contemporary buildings that deviate from the context in materials, form, and other generic features are clearly inappropriate, as are copies of historic styles that inaccurately convey the styles as they occurred in Breckenridge.



The Sterling Building is a fanciful imitative design built ca.1972. Although in scale with genuine historic buildings nearby, this newer building provides misleading information about the development of Breckenridge: the recessed arcade of the ground level is not typical of historic buildings in Breckenridge.

## 5. NEW CONSTRUCTION



An abrupt change in scale is inappropriate, especially where the new, larger structure directly impacts the perception of abutting historic buildings.



These same large structures also negatively affect the perceived scale of the entire district. They often weaken the pedestrian-interesting character of the district as well.

### 5.2

#### General standards for all new construction projects

These standards apply to all new construction projects within the historic district and the conservation district. The emphasis of each standard varies with its context. In general, the concern for compatibility with the historic context is stronger within the historic district, although individual historic structures are found within the conservation district and these also should be represented.

#### Building Scale

Policy:

New buildings should be similar in scale with the historic context of the respective character area.

Design Standard:

**P 80. Respect the 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 density** below grade is encouraged to minimize the scale of new buildings.
- **For additions to historic structures in the residential character areas, additions may add up to one additional module of average size as specified in the individual Character Area up to the allowed remaining density on site. See Policy 4 and Policy 5 of the Town's Development Code for allowed total density on site.**
- Historically, secondary structures at the rear of the property were generally subordinate in scale to the primary building façade. This relationship should be contained with new development. (Ord. 32, Series 2010)

## Connectors

### Policy:

The design standards stipulate that larger masses should be divided into smaller “modules” and be linked with a “connector” that is subordinate to the larger masses. The intent of this policy is to clearly define and separate modules and/or separate a historic structure from the new addition. (Ord. 8, Series 2014). **Below grade connectors are the preferred method to achieve the appearance of separate structures.**

### Design Standard:

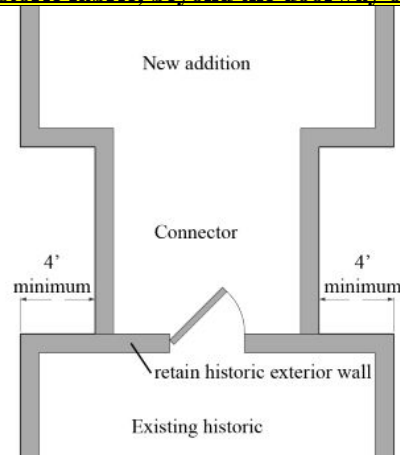
**P 80A. Use a connector to link smaller modules and for new additions to historic structures.**

1. The connector and addition ~~should~~ **shall** be located at the rear of the building or in the event of a corner lot, shall be setback substantially from significant front facades.

**2. No more than one connector is allowed.**

**3. The connector shall step in from the historic building sidewall planes a minimum of four (4) feet on each side of the historic structure, shall not exceed two-thirds the width of the facade of the smaller of the two modules that are to be linked.**

**4. Within the connector, a cut into the historic fabric may be made to allow for the width of a typical doorway, to preserve the majority of the historic fabric. The remainder of the historic fabric, beyond the doorway opening shall be preserved in perpetuity.**



**5. Below grade or open air breezeways (i.e. roof cover with no walls) are encouraged and warrant positive two (+2) points. If receiving points under this policy, the applicant shall not be eligible for positive points for an below grade connector in Policy 37.5.**

3. 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.

**6. The connector shall be a minimum of ten (10) feet in length and shall be appropriate in proportion within the historic property.**

4. 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, a minimum of six feet length is required. (In addition, as the mass of the addition increases, the distance between the original building and addition should also increase. In general, for every foot in height that the larger mass would exceed that of the original building, the connector length should be increased by two feet.)

7. The height of the connector should be clearly lower than that of the masses to be linked **and should follow the topography.** The connector shall not exceed one story in height and **shall** be **a minimum of** two feet lower than the ridgeline of the modules to be connected.

8. 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.

9. 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. (Ord. 8, Series 2014)

**8. Should the required connector width result in an unusable configuration (i.e. on a narrow historic structure), the Planning Commission may find sections 3 and 4 of this Policy not applicable and are given the flexibility to work with the applicant.**

5. NEW CONSTRUCTION



80C: This priority policy shall apply only within the Main Street Residential/Commercial Character Area: Connection of Two Primary Historic Buildings:

Policy: A standard method for calculating the exposed floor area for partially exposed floors should be utilized throughout the Conservation District.

Design Standard:

P 80B. A development with a foundation wall that is exposed more than 2 feet above grade will be assessed a portion of its allowable above ground density to that floor of the building which is partially below grade as follows: the amount of that floor's square footage that counts against above ground density will be equal proportionally to the percentage of the perimeter of the foundation wall that is exposed more than 2 feet. (For example, if 30% of the perimeter wall is exposed more than 2 feet, then 30% of that floor's square footage shall be considered as above ground density.) If more than 50% of the foundation is exposed more than the required minimum of 6 inches under the Town's Building Code, then the entire floor area associated with the partially exposed foundation wall shall be counted as above ground density. Backfill against the foundation wall in excess of the amount necessary to effect positive drainage or to catch grade shall be considered in evaluating whether a foundation has been excessively backfilled for the purpose of thwarting the intent of this policy.

Exceptions: Required window wells, required egress stairs, and garage doors shall not be counted towards above ground density. Also, additional exposed foundation walls beyond the requirements for an egress stair shall be evaluated on a case by case basis, with the additional amount of exposed foundation wall not to exceed 10% of the perimeter of the foundation. The use of this exemption shall be for the purpose of enhancing the aesthetics of the below grade entrance. (Ord. 5, Series 1997)

Expand an existing connector between two already-connected primary historic buildings. Connection of Primary and Secondary Historic Buildings:

Use a new connector to link a secondary historic building(s) to a primary historic building(s), so long as the primary and secondary building(s) to be connected do not share the same primary façade. No secondary historic building may be connected to another secondary historic building under this policy.

Secondary historic buildings include barns or burro barns, sheds, garages

A connection shall only be allowed if the buildings to be connected are located on the same lot, tract or unsubdivided parcel of land, and are under common ownership

A connection shall not be allowed if the buildings to be connected are on an adjacent lot, tract or unsubdivided parcel of land, or if the buildings are not under common ownership. Special consideration will be given if the buildings to be connected straddle a common property line between lots, tracts or unsubdivided parcels

A connection shall only be allowed if each of the buildings proposed to be connected has been designated as a "landmark" or "landmark site" under Chapter 11 of the Town Code; and has been rehabilitated, restored and/or preserved in a manner acceptable to the Town, and consistent with the "Handbook of Design Standards for the Historic and Conservation Districts"

A connection shall be allowed only if approved by the Planning Commission before the connector is constructed

Except as may be required by the Town's building code, the rehabilitation of the secondary building shall not include the addition of any door or window that is not in the original framing of the building

The rehabilitation of the secondary building may require the restoration of the original framed window and door openings of the secondary building; however, the original door and window framing shall be preserved

If the exterior materials of the secondary building are beyond repair or reasonable restoration, then replica replacement materials may be allowed

The connector shall be as small as possible, and the width of the connector shall not exceed two-thirds of the façade to be connected of the primary or secondary building surface, whichever is smaller

The width of the connector shall be limited to only what is necessary for commercial circulation

The wall planes of the connector shall be set back from the corners of the secondary building by a minimum of ~~2~~ **four (4)** feet on any side

**Below grade or open air breezeways (i.e. roof cover with no walls) are encouraged and warrant positive two (+2) points. If receiving points under this policy, the applicant shall not be eligible for positive points for an below grade connector in Policy 37.5.**

The height of the connector should be at least 2 feet lower than the height of the secondary building, or only as high as is necessary for minimum head room, but no more than an 8 foot plate height, and the ridge line of the connector should be similar to that of the secondary building, but not on the same plane as the secondary building.

The connector shall be constructed of materials that are distinguishable from the historic building elements, while also remaining visually compatible with the historic building elements. The material and architecture of the connector shall be similar to those from the era of the original building(s)



- The distance between the original building and the secondary building to be connected cannot exceed 16 feet.
- The connector shall be used to provide pedestrian circulation between the two buildings which are to be connected.
- The connector shall provide protection against the elements for both of the buildings which are to be connected.
- The connector shall not be used for any commercial use

Note: The Design Standards for Additions to Existing Buildings, Policies 36-41, also apply.  
(Ord. 28, Series 2003)

## Building Height

### *Important Note:*

*When considering building heights, also refer to the town's height ordinance, which sets limits on construction heights; note that the height limit is a maximum, which cannot be exceeded but may theoretically be achieved under certain combinations of development concepts. It is not a guaranteed, standard building height. Each project must still respect its context, and the relationship of the height of the proposed project to that of historic buildings must be considered.*

### *Policy:*

Similarity with historic building heights is an important factor that contributes to the visual continuity of the district in general and to the individual character areas specifically. New buildings should not overwhelm historic structures in terms of building height, but rather should be within the range of heights historically found along the block. For instance, most outbuildings were shorter than primary buildings on site. (Ord. 32, Series 2010)

In addition to creating visual continuity, the consistent small size of most historic buildings in Breckenridge helps to establish a sense of human scale that encourages walking and contributes to the sense of community that the town enjoys. This pedestrian-friendly character is a key to the well-being of the town's residents and contributes to the economic health of the area; therefore, it should be emphasized in new buildings.

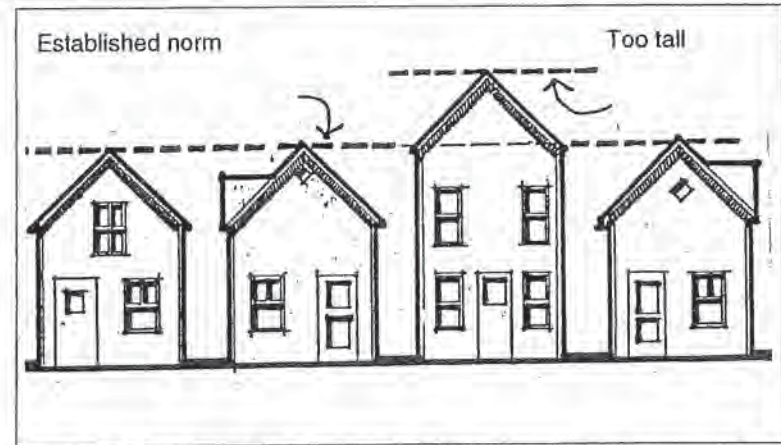
### *Design Standard:*

**P** 81. Build to heights that are similar to those found historically.

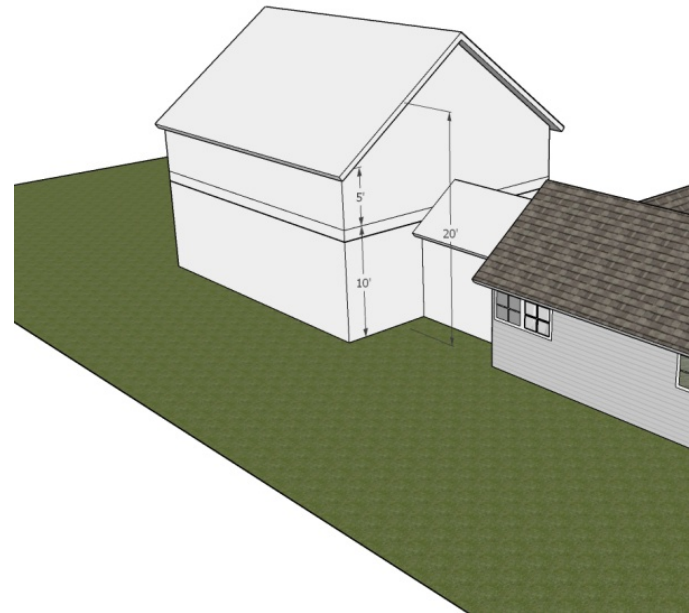
This is an important standard which should be met in all projects.

- Primary facades should be one or two stories high, no more, **depending on the height recommended in the Town's Development Code and Character Area.**
- **Additions to historic structures shall not exceed one half (1/2) story above the existing historic structure, up to a maximum of two (2) stories. For the purpose of this standard, a half story shall be no greater than six foot (6') from finished floor to ceiling as measured from the mean of the roof to finished or natural grade, whichever yields the greater height.**
- 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.

## 5. NEW CONSTRUCTION



New buildings should not overwhelm historic structures in terms of height.



**82. The back side of a building may be taller than the established norm if the change in scale will not be perceived from major public view points.**

- This may be appropriate only where the taller portions will not be seen from a public way.
- The new building should not noticeably change the character of the area as seen from a distance. Because of the mountain terrain, some areas of the district are prominent in views from the surrounding areas of higher elevation. Therefore, how buildings are perceived at greater distances will be considered.
- As pedestrian use of alleys increases, also consider how views from these public ways will be affected. When studying the impact of taller building portions on alleys, also consider how the development may be seen from other nearby lots that abut the alley. This may be especially important where the ground slopes steeply to the rear.

Policy:

Similarities in heights among prominent building features such as porches and cornices, is equally as important as the similarity of overall building heights. These features often appear to align along the block and this characteristic also should be respected.

Design Standard:

**83. Maintain the alignment that is created by similar heights of primary roofs and porches.**

- This similarity of heights of building features established by historic buildings contributes to the visual continuity along the streetscape.

Policy:

The slopes of the surrounding mountains contribute to the sense of Breckenridge being nestled in a high country valley. The built form of the community should not obscure this perception and therefore building heights should "echo" land contours.

Design Standard:

**84. When viewing the town as a whole, building heights should reflect the land contours of the upper Blue River valley.**

- Taller buildings may be located on the mountain slopes; shorter (one-and-two story) buildings should be in the lower valley areas.
- The hillsides form a backdrop for the taller buildings, minimizing their perceived height, and therefore it may be appropriate for taller buildings to be located on sleeper slopes; their facades should still express a human scale.
- The concept is that taller buildings are less obvious in the context of taller mountain slopes. This concept is especially relevant in transitional areas of the Conservation District, such as Highlands Terrace.

#### Building Length

Policy:

New structures should be subordinate to historic buildings in their perceived length on the site. The length of the proposed building should not be seen to be appreciably greater than historic buildings in the neighborhood.

Design Standard:

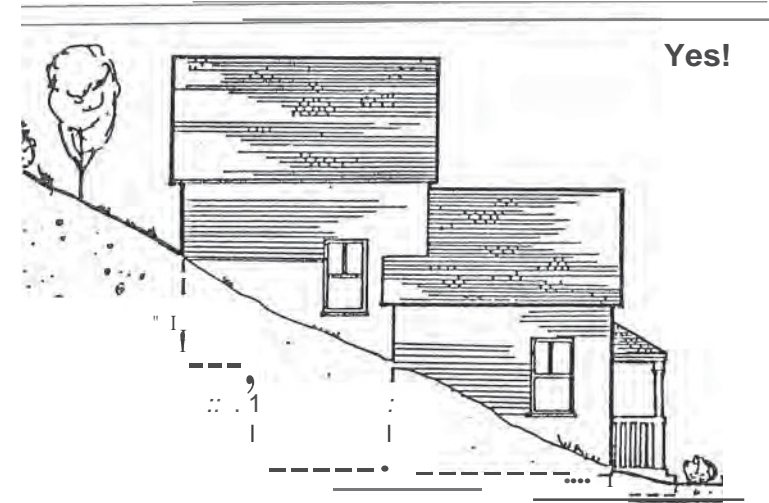
**85. Design new structures in lengths that appear similar to those found historically in the character area.**

- Create a change in roof ridge heights to keep building Lengths within the range found historically.

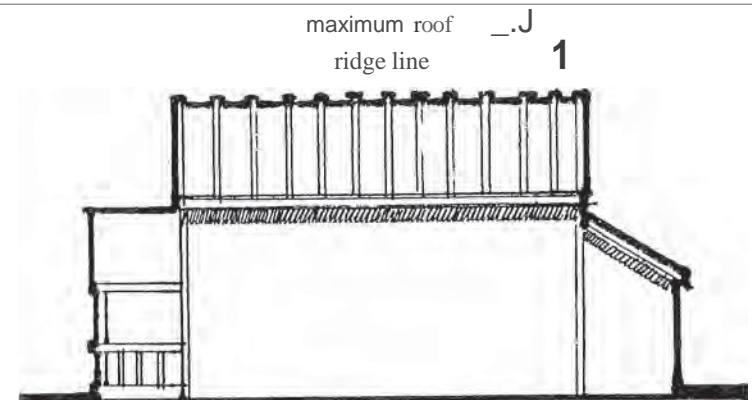
#### Building Mass

Policy:

Historic and supporting buildings found in the character area should be the dominant forms that establish the perceived mass of neighborhood. **New structures should not appear appreciably larger in mass than these buildings.**



The perceived height of buildings on slopes can be reduced by stepping the building into the slope.



Design new structures in lengths that appear similar to those found historically in the character area.

Design Standard:

**P 86. Design new buildings to be similar in mass with the historic character area 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 extremely important standard that should be met in all projects.

Human Scale

Policy:

New buildings should reinforce the pedestrian-oriented character of Breckenridge by conveying a sense of human scale. New buildings should continue to use the human body, and its associated scale, as the basis for determining structure size, as was done historically in town.

Design Standard

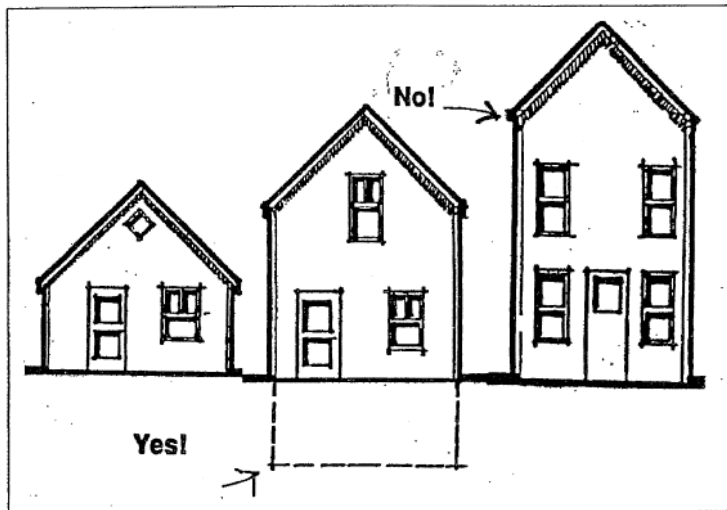
87. Incorporate features that help to establish a sense of human scale in new construction.

- A sense of human scale is established by using materials and building components in sizes that are familiar. Standard brick units, for example, are perceived in a module that is understood in relation to the size of a person.
- Using windows in shapes and sizes similar to those found historically may also help establish a sense of human scale.

Building Width

Policy:

New structures should not overwhelm historic or supporting buildings in the character area, in terms of perceived facade width. The perceived width of new buildings, therefore, should not be appreciably greater or smaller than historic buildings in the neighborhood.



Reduce the perceived mass of buildings by placing some of the volume underground in basements.

Design Standard:

**P 88. Maintain the perceived width of nearby historic buildings in new construction.**

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

Building Setbacks

Policy:

Front and side yard setbacks for new buildings should be similar to those of historic buildings in the area.

Design Standard:

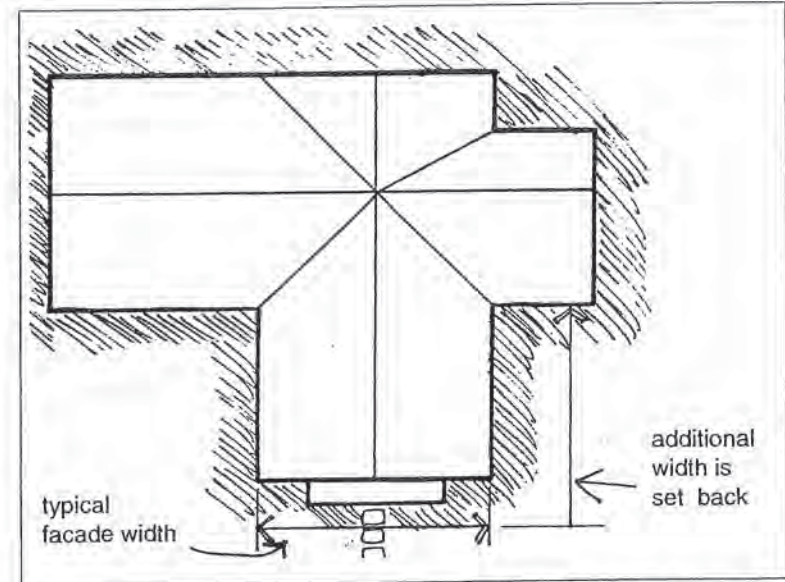
**P 89. Maintain the established historic setback dimensions in new construction.**

- In some areas, the setbacks will be uniform and buildings will be perceived to align along the block. In such cases, this alignment should be reinforced with new development.
- In other areas, historic setbacks may vary within an established range. In these cases, new building setbacks should also fit within this range.
- When constructing new buildings on a site with an existing primary structure, new structures are recommended to be setback from other structures by one third the length of the shortest wall of the existing or proposed building OR not less than five feet (5') whichever is greater. (Ord. 32, Series 2010)

Building Materials

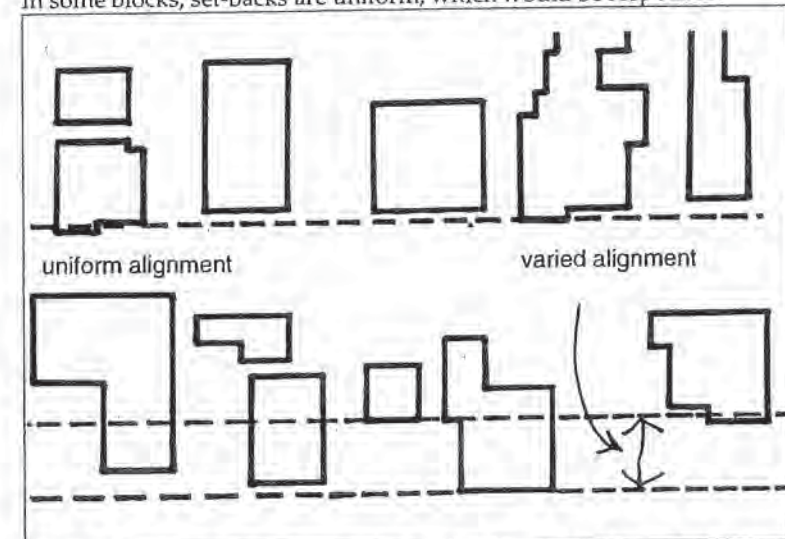
Policy:

**The major building materials for new structures should appear to be similar to those of historic structures in the area.** The most common material on primary structures was painted lap siding with a dimension of roughly 4"–4 ½". Secondary structures such as barns and shed were typically unpainted wood (horizontal lap or vertical board and batten) or corrugated metal sheet siding. (Ord. 32, Series 2010)



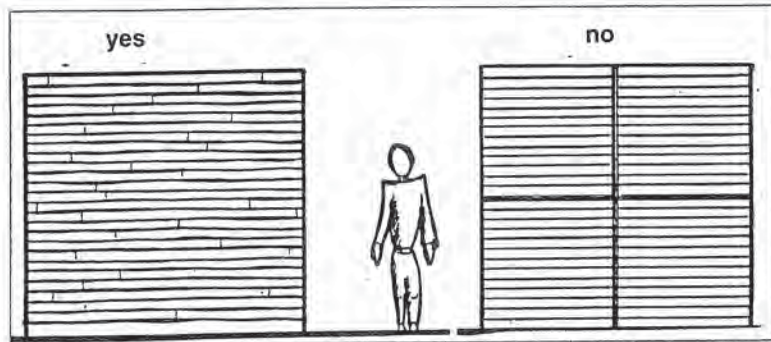
New buildings should present a primary facade to the street that is similar in width to those historic structures in existence today.

In some blocks, set-backs are uniform, which would be respected.

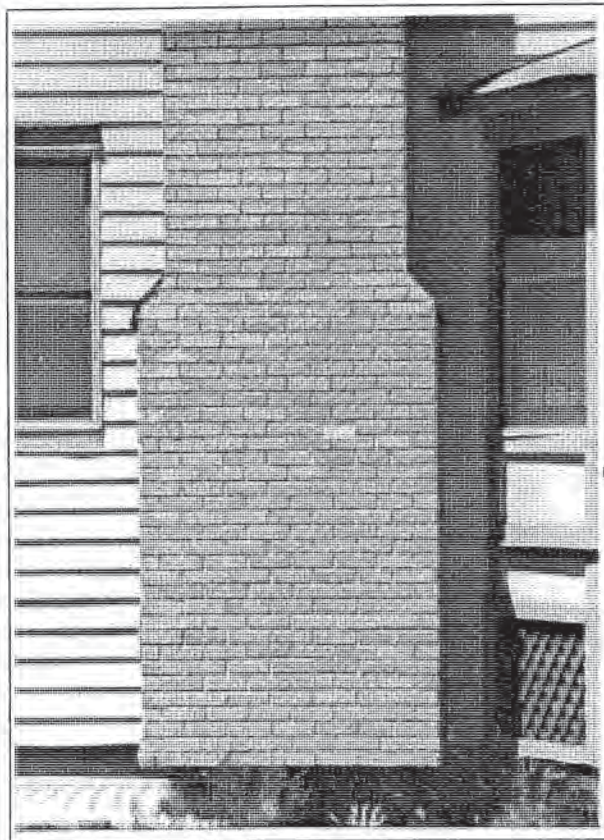


In other blocks, set-backs vary but, even so, they lie within a definite range. This varied alignment should be respected.

## 5. NEW CONSTRUCTION



New materials that are manufactured in larger panels are inappropriate where the larger module would be distinctly visible.



Brick veneer that floats above the building foundation conveys a false sense of how materials were used historically.

Design Standard:

### **P 90. Use materials that appear to be the same as those used historically.**

- New materials that appear to be the same in scale, texture and finish as those used historically may be considered.
- Imitation materials that do not successfully repeat these historic material characteristics are inappropriate.
- For secondary structures, stain or paint in appearance similar to natural wood is appropriate. Materials such as stone, brick or masonry wainscoting is inappropriate. (Ord. 32, Series 2010)

### Architectural Details

Design Standard:

### **91. Use building components that are similar in size and shape to those found historically along the street.**

- These include windows, doors and porches.
- Building components on secondary structures should be similar to those on historic secondary structures. (Ord. 32, Series 2010)

Policy:

If ornamental details are to be used that are similar to those used historically, they should appear to be functional in the same manner in which they originally occurred. Ornamental details should appear to perform an obvious function. Traditionally, decorative brackets were used to support overhanging cornices, for example. Today, when such details are applied, they should be used in similar ways.

Design Standard:

### **92. Ornamental elements, such as brackets and porches, should be in scale with similar historic features.**

- Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.
- Brackets, porches, long eaves, and other ornamental details or embellishments are inappropriate on secondary structures. (Ord. 32, Series 2010)

Policy:

Non-historic, small scale ornamentation should relate to the visual characteristics of neighboring historic buildings. They should be simple in their design.

Design Standard:

### **93. Avoid the use of non-functional or ornamental bric-a-brac that is out of character with the area and secondary structures. (Ord. 32, Series 2010)**

### Building Proportions

#### Policy:

Overall facade proportions should be in harmony with their context.

#### Design Standard:

**94. Design overall façade proportions to be similar to those of the historic and supporting buildings in the character area.**

- The overall proportion is the ratio of the width to the height of the building, especially the front facade.
- Historically, a typical building front in the commercial core had a vertical emphasis. Upper story windows often reinforced this orientation. Some horizontal elements, such as moldings above display windows and upper cornices, balanced this emphasis to some extent.
- In residential areas, the earliest structures, from the Settlement and Camp Phases, tended to have a horizontal emphasis. Later, Town Phase architecture tended to have a vertical emphasis.

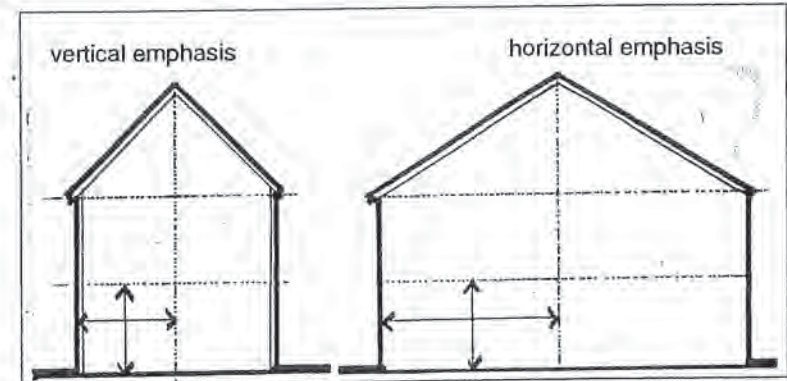
#### Policy:

Similarly sized windows and doors, when repeated down the street, help to establish a rhythm, or sense of visual continuity in the district. The ratio of the width to height of windows and doors should be similar to those in the context.

#### Design Standard:

**P 95. The proportions of window and door openings should be similar to historic buildings in the area.**

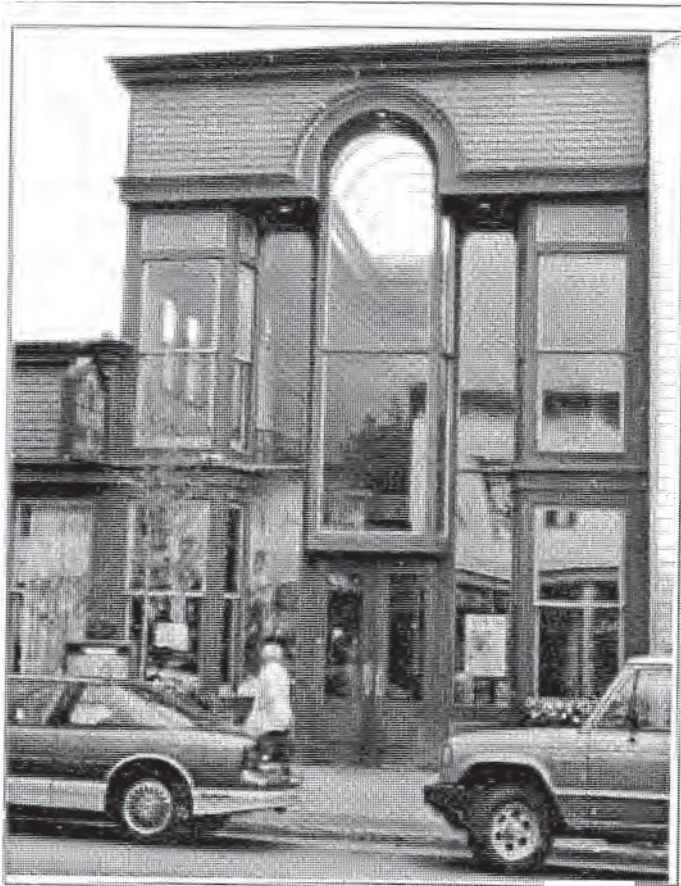
- This is an important design standard.
- These details strongly influence the compatibility of a building within its context.
- Large expanses of glass, either vertical or horizontal, are generally inappropriate on commercial or residential buildings. Oversized doors that would create a "grand entry" are also inappropriate.
- Smaller windows with simple window frames are recommended for secondary structures. (Ord. 32, Series 2010)



Design facades to have proportions similar to those seen historically in the area.



## 5. NEW CONSTRUCTION



This new façade has a solid-to-void ratio that is not similar to that of historic buildings in the area. This ratio is inappropriate.

Policy:

The amount of facade devoted to wall surface as compared to that devoted to openings should be compatible within the neighborhood and with the function of the building.

Design Standard:

**P 96. Use a ratio of solid to void that is similar to those found on historic and supporting buildings.**

### Architectural Style

Policy:

Designs that are compatible yet distinguishable from the original historic buildings should be encouraged. Designs that accurately convey historic styles used in Breckenridge may also be appropriate.

Design Standards:

**97. New buildings that can be interpreted as products of the present, and not false interpretations of the past, are preferred.**

- These designs must satisfactorily meet the general standards for compatibility.
- Designs that mis-use the historic design vocabulary are especially inappropriate. For example, it would be inappropriate to use an historic style for a building that is conceived to be much larger than any found historically. This would confuse the community's heritage in terms of one's understanding of the historic scale of buildings and the construction technology of the period that limited building sizes.
- Similarly, it would be inappropriate to use historic design details in ways that were never employed in the past. For example, using superficial, "glued on" decorations would be inappropriate, since traditionally, decorative elements evolved from functional features.

**98. The duplication of historic styles may be considered.**

Accurate interpretations of styles that once were found in Breckenridge may be considered if:

- The characteristic features of the style are correctly used, in terms of scale, location, materials, etc.
- They are located in a character area where such a style may have occurred historically.
- A marker is placed on the buildings indicating its date of construction.
- The design also satisfactorily meets the general standards for new construction.

**99. Avoid designs that confuse the interpretation of the history of Breckenridge.**

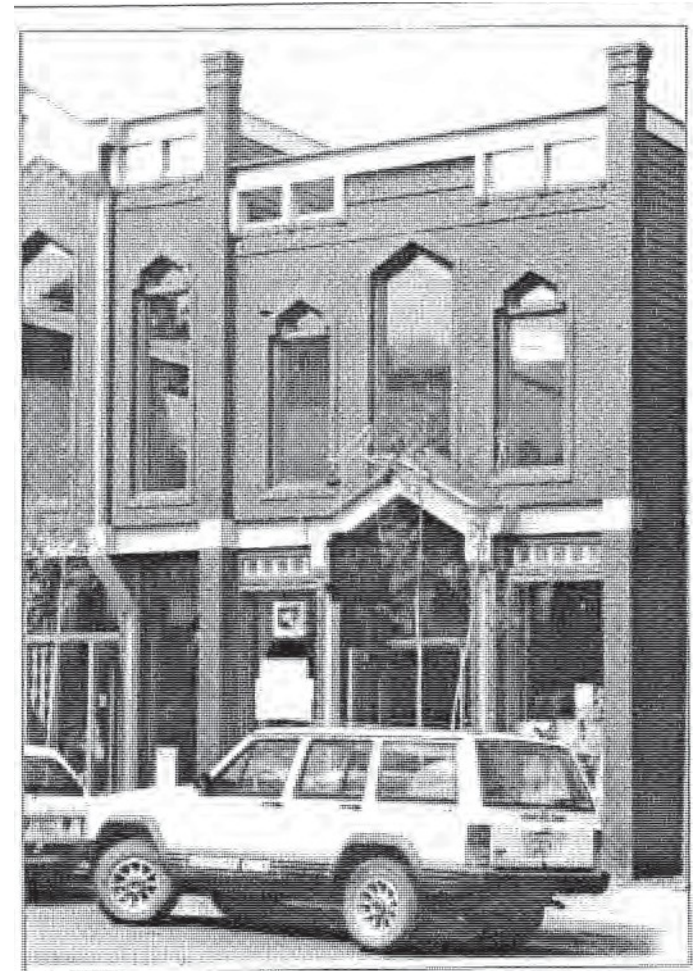
Inappropriate styles include:

- Older styles that never appeared historically in Breckenridge. These would suggest a false heritage for the community.
- Inaccurate interpretations of styles that were found historically in Breckenridge. These could distort one's appreciation for the genuine historic buildings.
- Contemporary or modern styles that conflict with the general standards for new construction in terms of overall mass, scale, materials, etc. These would alter the visual continuity of the district.

### Landscaping and Site Work

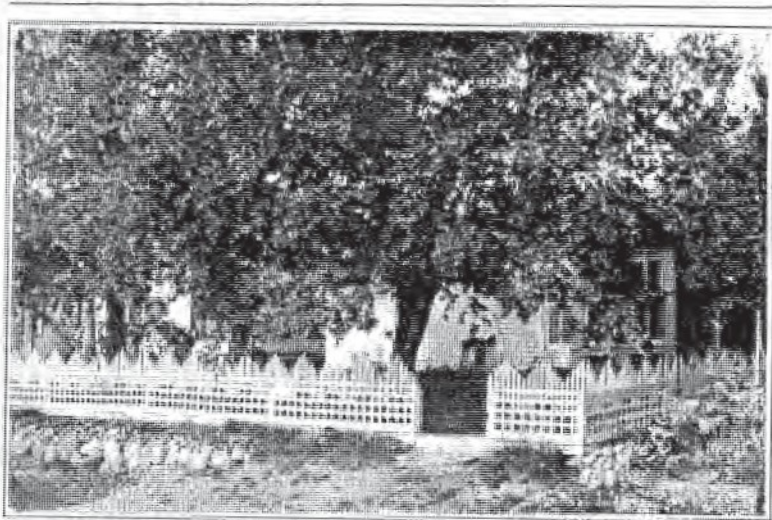
Policy:

Landscaping should reflect historic patterns of use. Traditionally, plant materials were used in residential areas. Cottonwood and evergreen trees were planted for shade and ornament. Flower gardens were seen in many front yards. Side yards were often left undeveloped, with native grass, shrubs and trees. Some formal lawn features, such as fountains and sculpture, were seen in a few yards, but generally speaking the landscaping was simple and modest, reflecting the economy and climate of early Breckenridge. Contemporary landscape concepts that convey this same simple character are encouraged.

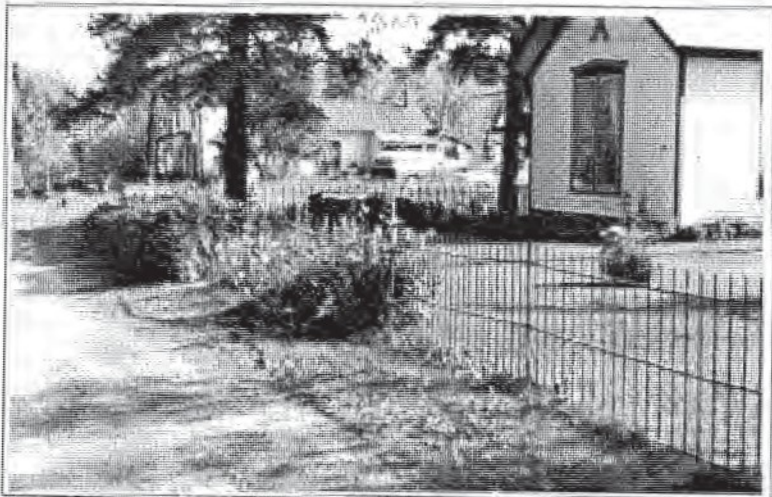


This new façade on this portion of the Bunchman-Taylor Building on Main Street has a solid-to-void ration that is similar to that of historic buildings in the area. It also interprets traditional building elements in a way that is compatible with historic structures and yet distinguishable from them.

## 5. NEW CONSTRUCTION



Consider using fences to define property lines.



Use modest landscape schemes that emphasize native plant materials.

### Design Standards:

#### **100. Use landscaping to define areas of varying uses and to delineate circulation patterns on the site.**

- Screen utility equipment and service areas with elements that will be visually attractive to pedestrians.

#### **101. Reinforce the sidewalk edge with traditional landscape features.**

- Using fences and plantings to define property lines is encouraged.

#### **102. Use modest landscape schemes that emphasize native plant materials.**

- Using cottonwood trees along the street edge is encouraged.
- Planting evergreen trees, of substantial scale, is strongly encouraged in front and side yards.
- Reserve the use of exotic plants for small areas of accent.

*Note: In addition to these general standards for new construction in the historic district, see also the standards for the appropriate Character Areas, which are published as separate documents.*

6.0

**RELOCATION OF SECONDARY HISTORIC BUILDINGS**

Policy:

A structure derives a part of its historic significance from its setting which includes the property itself, associated landscaping and other buildings. The manner in which a building relates to its site, how it is oriented on the property and its view orientation are all aspects of the building context that enrich our ability to understand the life ways that the historic district conveys. Removing a building from its historic setting diminishes our ability to interpret the history of the district to the fullest extent possible and therefore should be avoided. Instead, historic buildings should be preserved on their existing site.

The Town recognizes that moving buildings, often secondary buildings, is was a part of the heritage of the community and that some buildings presently considered to be historic may have been moved to their present sites sometime in their history. Because moving buildings is a part of the history of Breckenridge, in some rare cases, a historic secondary building may be considered for relocation to an appropriate setting when certain conditions merit doing so. This approach will be approved only if all the standards that follow are met unconditionally:

**P 103. All other alternatives to relocation must be reasonably considered prior to consideration of relocating the building.**

Options that should be considered prior to relocation to another site are:

- Restoring the building at its present site.
- Relocating the building within its original site.
- Stabilizing the building from deterioration and retaining it at its present site for future use.
- Incorporating the building into a new development on the existing site.

## 6. RELOCATION STANDARDS

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### **104. Relocation must be merited because of site conditions.**

- If the building is threatened in its present setting because of hazardous conditions, then the potential to preserve the building may be enhanced by relocating it.
- If the building will continue to deteriorate through neglect, or it is particularly susceptible to vandalism, relocation may be desirable.
- If the historic context of the building has been so radically altered that the present setting does not appropriately convey its history, then relocation may be considered when it would enhance the ability to interpret the historic character of the building and the district.
- It is not the intent of the Town to allow relocation of historic structures simply to facilitate new construction on the original site.

### **105. The potential to preserve the building must be enhanced by its relocation.**

- In cases where the current setting has been radically altered from the historic character, the building may be enhanced by its new setting if the receiving site is more similar to the historic setting.
- Adequate historic documentation of the historic condition must be provided to do so.

### **106. The original condition of the building and its setting must be accurately recorded before removing the structure.**

- Detailed photographs, notes, and drawings must be prepared which accurately record the exterior design, character of interiors, finishes, and general structural system.
- Reference measurements should be included of overall building dimensions, set-backs, and relationships to adjacent buildings.
- A copy of this documentation must be filed permanently with the Town of Breckenridge.

**107. Moving procedures must be devised that will protect the historic elements of the building during its relocation.**

- A clear sequence of steps must describe how the building's materials and features will be protected, including any appendages or elements that will be removed, labeled, and stored for re-assembly at the receiving site.
- Removal procedures must minimize damage to the historic materials.
- Each component must be labeled using a system that will assure accurate reconstruction.
- A plan for storing the materials until reconstruction occurs must provide for their shelter from weather or vandalism.

**P 108. The relocation site must provide an appropriate context for the building.**

- The new site should convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, and age.
- The building should be located on the site in an orientation similar to the original setting.

**P 109. Adequate assurance must be provided that the relocation and subsequent rehabilitation of the building will be satisfactorily completed.**

- The town must have a strong assurance that the project will be followed through to completion.
- It is not the intent to allow buildings to be relocated to facilitate development on the original site without assurance of proper preservation of the historic structure.
- The Town of Breckenridge may consider these options as a demonstration of a commitment to complete the project:
  - A **performance bond Cash Deposit Agreement**, in an amount adequate to cover the estimated cost of the relocation and rehabilitation. The town may use the **bond funds** to complete the work if rehabilitation does not occur in reasonable time.
  - Proof of secure project financing. Where there is a strong demonstration of the financial ability to complete the rehabilitation, and a reliable loan schedule indicates a likelihood of the project moving ahead, this may be acceptable.

## 6. RELOCATION STANDARDS

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**110. Replacement materials must be kept to a minimum in the rehabilitation process.**

- In relocating a historic building, subordinate additions or trim may be removed. These materials must be preserved and re-assembled at the new site.

**P 111. An appropriate rehabilitation plan for the building must be submitted for approval.**

- The building cannot be moved ~~and moth balled~~ **and stored** for later rehabilitation.
- A complete review of the rehabilitation plan, using the Town's design standards for rehabilitation of historic buildings, must occur.
- The Town of Breckenridge will review the rehabilitation work and exercise its right to stop inappropriate measures that it identifies.

**P 112. Adequate assurance for continued preservation of the building at its relocated site must be provided.**

- The Town may request a preservation and maintenance covenant for the building.
- This covenant shall continue with the property with any change in ownership and should include the right to require maintenance of the building when preservation of its integrity is threatened.

**P 113. An appropriate plan for development of the original site must be submitted.**

- The design shall be subject to the review with the design standards for new construction.
- Assurances that the new project will be completed, similar to those listed above for rehabilitation of the historic building, must be provided.

# Memo



To: Planning Commission  
From: Chris Kulick, AICP, Senior Planner  
Date: July 10, 2019 for meeting of July 16, 2019  
Subject: Grand Colorado Peak 8 Building 3, Point Analysis Worksession (1595 Ski Hill Road; PL-2019-0240)

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## **PROPOSAL:**

Breckenridge Grand Vacations (the applicant) has requested revisions to the Grand Colorado Peak 8 Building 3 point analysis. When Building 3 was approved on January 26, 2016, the total point analysis was positive ten (+10) points. The building is currently under construction.

With that approved development permit, the applicant received zero (0) points under Policy 24R *Social Community* regarding employee housing, providing 4.7% of the overall residential and commercial density of the project in employee housing which was equal to 3,500 square feet. The applicant would like to modify the point analysis under Policy 24R to negative ten (-10) points by providing no employee housing. This request is the same as what was presented and approved by the Planning Commission under Plan Case PL-2019-0031 at the March 8, 2019 Planning Commission meeting. Subsequent to the Commission's approval, the application was withdrawn by the applicant before a decision was rendered by the Town Council.

Since the previous application was withdrawn, revisions to the Development Code have gone into effect that change points associated with other Policies in the Code beyond Policy 24/R. Per Code, all applications must be reviewed under the current Code at the time of application regardless of if the project is new or is a modification of an existing project. Related to this project, the current Code reduced the number of positive points awarded under Policy 25/R for operating a private transit system from positive four (+4) to positive two (+2) points. There is also a reduction in positive points under Policy 33/R, from positive five (+5) to positive four (+4) points for providing a 45% annual overall building energy savings compared to the baseline system under the International Energy Conservation Code. With these Code changes the Project no longer has a total passing point analysis without gaining additional positive points.

The purpose of this work session is to get input from the Planning Commission on the possibility of additional positive points under Policies 25/R Transit, 17/R Internal Circulation and 43/R Public Art; and determine if the Commission is comfortable with staff's initial interpretation of these policies. Staff has identified key components of the proposal and policies needing direction below. A draft point analysis is included in the packet which shows the revised points highlighted in yellow, now based on the recently adopted 2019 code.

## **POLICY DISCUSSION:**

### **Policy 25 (Relative) Transit:**



**2 x (-4/+4) Nonauto Transit System:** *The inclusion of or the contribution to a permanent nonauto transit system, designed to facilitate the movement of persons to and from Breckenridge or within the Town, is strongly encouraged. Nonauto transit system elements include buses and bus stops, both public and private, air service, trains, lifts, and lift access that have the primary purpose of providing access from high density residential areas or major parking lots of the Town to the mountain, etc. Any development which interferes with the community's ability to provide nonauto oriented transportation elements is discouraged. Positive points shall be awarded under this policy only for the inclusion of or the contribution to nonauto transit system elements **which are located on the applicant's property. Higher point assignments will be considered for transit systems available to the general public.** (Ord. 1, Series 2019) (emphasis added)*

The project will now receive positive two (+2) points for operating and constructing a permanent, year round, motorized (shuttle) transit system for use by the residents and guests of Building 3. Since this system is not available to the general public, staff recommends positive two (+2) points and believes that this is consistent with the reasoning for the language and point analysis discussion during the recent code amendments.

The applicants state that they are also constructing a public bus stop for the Breckenridge Freeride and ski area transit system immediately adjacent to Building 3 and are inquiring about the possibility of obtaining additional positive points under 24/R. Since the bus stop will serve the public but is not technically located on their property, but on land owned by the Peak 8 Metro District, staff is looking to the Commission to determine eligibility for positive points as the policy states that the improvements must be on the applicant's property.

Additionally, the applicants believe they are eligible for additional positive points under Policy 25/R since their development is immediately adjacent to three chairlifts at the base of Peak 8, although they are located off their property. Policy 25/R specifically mentions points may be awarded for providing "lift access". Since this project is directly adjacent to multiple chairlifts, they believe many vehicle trips are reduced compared to a project that is not ski-in/ ski-out. Staff has reviewed previous applications and there is no precedence for awarding positive points for "lift access" at any of the other development sites at Peak 7 and 8.

The applicant would like feedback on whether the Commission believes this project is eligible for additional positive points under Policy 25/R (beyond the +2 points for the shuttle transit system), based on the public bus stop and lift access issues described above.

**Policy 16 (Relative) Internal Circulation:** The applicants are providing public stairs & escalators in the area between the ski area base plaza and the bus stop. They are also providing improvements to the plaza for the public as they exit the gondola to the mountain at the Peak 8 base. A public easement through these areas would formalize public access through the property where there currently is none.

**3 x (-2/ +2) Accessibility:** *It is encouraged that internal circulation systems provide the types, amounts, and locations of accessibility needed to meet the uses and functions of the movement of persons, goods, services, and waste products in a safe and efficient manner, with maximum use of pedestrian orientation, and a minimum amount of impervious*

*surfaces. Internal circulation elements should be designed in such a manner that the elements are integrated with each other as well as possible, and that conflicts between elements are minimized. The following represent the criteria utilized to analyze how well the project has met this particular policy:*

*(1) Pedestrian Circulation: Whenever appropriate to the type and size of the development, the inclusion of a safe, efficient and convenient pedestrian circulation system is encouraged. The provision of pedestrian circulation areas adjacent to and at the same level as adjacent sidewalks is strongly encouraged.*

*(2) Separation Of Systems: The separation of circulation systems and patterns which are basically incompatible is encouraged.*

*(3) Delivery Areas: Delivery areas and refuse pick up should be located away from public spaces.*

#### Past Precedent

1. Village Hotel Exterior Remodel, PL-2018-0482. For providing a public pedestrian access. Positive three (+3 points) were awarded.
2. Lincoln Grill, PL-2017-0030. Plan included a paved mid-block crossing through the site. Positive three (+3 points) were awarded.
3. The Elk, PC#2014041. Plan included a paved mid-block crossing through the site. Positive three (+3 points) were awarded.
4. Blue Front Bakery, PC#2007140. Provided one half of the proposed mid-block connection between Lincoln Avenue and the Court House Parking Lot. Positive six (+6 points) were awarded. The current application will provide the other half of this connection.
5. Bison Crossing, PC#2008052. Provided a mid-block connection between Main Street and the East Sawmill Parking Lot. Positive three (+3 points) were awarded.

Based on past precedent for providing public access, staff recommends positive three (+3) points under Policy 16/R. Staff would require a condition, prior to the issuance of a Certificate of Occupancy, “The applicant shall record a public access easement for the walkway from the eastern property line along the Peak 8 Metro District’s property to the western property line along the Peak 8 base in a location and form approved by the Town”. Does the Commission concur?

**Policy 43 (Relative) Public Art:** Since the previous application, the applicant commissioned a large Ullr statue for the skier plaza and has been working closely with Robb Wolfe and Breckenridge Creative Arts on this aspect of the project

**Policy: 1 x (0/ +1) A.** *Class A and B development permit applicants may receive a maximum of one positive point (+1) if the Planning Commission finds, based upon a recommendation from the Public Arts Advisory Committee of Breckenridge Creative Arts, that public art is proposed to be provided as a part of a proposed project which meets the following requirements: (Ord. 35, Series 1996; amd. Ord. 1, Series 2019)*

*(1) The public art meets the site selection criteria set forth in the Breckenridge Public Art Program Master Plan and Policy which is a correlative document to this code.*

*(2) The public art meets the artwork selection criteria set forth in the Breckenridge Public Art Program Master Plan and Policy which is a correlative document to this code. (Ord. 10, Series 2006; amd. Ord. 1, Series 2019)*

*(3) The internal circulation of the proposed site is adequate to allow for reasonable and safe public access to the artwork.*

*(4) The placement of the art on the proposed site does not result in the assessment of any negative points under other policies of this code.*

*(5) The placement of the art on the proposed site complies with all applicable Building and Technical Codes.*

*(6) The applicant provides the Town with adequate assurances that the artwork will be privately owned, maintained and insured.*

*No more than one positive point shall be awarded to an applicant under this policy regardless of the number of pieces of public art placed on the site.*

*All public art for which a positive point is awarded pursuant to this policy shall remain permanently on the site, unless removal or relocation of such artwork is approved by the Town pursuant to either a modification of the existing development permit or the issuance of a new development permit. (Ord. 35, Series 1996)*

Based on the siting of the sculpture, staff is supportive of awarding one (+1) positive point under Policy 43/R pending formal recommendation by the Public Arts Advisory Committee. Does the Commission concur?

**9-1-17-3: Point Analysis:** Staff finds that this application still meets all absolute policies and will continue to be awarded several points under Relative policies. The changes to points associated with this application are highlighted in **bold**.

Negative points are incurred for:

- Policy 6/R, Building Height (-10) for exceeding the recommended height by more than one-half story (68'-1").
  - **Policy 24/R, Social Community (-10) for not providing any employee housing.**
  - Policy 33/R, Energy Conservation (-3) for heating 5,412 square feet of private outdoor drives and decks.
  - **Policy 33/R, Energy Conservation (-4) Four exterior gas fireplaces pits.**
- Total (-27)**

Positive points are awarded for:

- Policy 6/R, Building Height (+1) for having density in the roof structure.
- Policy 6/R, Building Height (+1) for having Broken, interesting roof forms that step down at the edges.
- Policy 15/R, Refuse (+1) for having the refuse and recycling located inside primary building.
- **Policy 16/R, Refuse (+3) for providing public access easement.**

- Policy 18/R, Parking (+2) for locating roughly 50% of the parking out of public view.
- Policy 20/R. Recreational Facilities (+6) for providing free public use Ice Skating Rink
- Policy 22/R, Landscaping (+2) meeting the requirements for positive points.
- Policy 24/R, Social Community (+6) for greatly exceeding the required amenities.
- **Policy 25/R, Transit (+2) for permanent, year-round, motorized transit system ("shuttle system") for use by the residents and guests**
- **Policy 33/R, Energy Conservation - Renewable Energy Sources, (+4), for providing a 45% annual overall building energy savings compared to the baseline system.**
- **Policy 43/R, Public Art, (+1), for the installation of the ULLR sculpture, pending a formal recommendation by the Public Arts Advisory Committee.**
- Total (+29)**

This modified point analysis shows a new total passing score of positive two (+2) points.

### **PLANNING COMMISSION QUESTIONS**

Staff would like Planning Commission input on the following questions as well as any additional comments or concerns the Commission may have.

1. Does the Commission believe the project is eligible for additional positive points under Policy 25/R Transit for the offsite bus shelter or the project's adjacency to multiple ski lifts?
2. Based on past precedent for providing public access, staff recommends positive three (+3) points under Policy 16/R, Internal Circulation, for the dedication of a public easement through the site. Does the Commission concur?
3. Does the Commission support awarding one (+1) positive point under Policy 43/R if the sculpture is formally recommended for approval by the Public Arts Advisory Committee?

<b>Draft Final Hearing Impact Analysis</b>				
Project:	Grand Colorado at Peak 8 – East Building New Code	<b>Positive</b>	<b>Points</b>	<b>+29</b>
PC#:	PL-2015-0215/ Class B PL-2019-0240			
Date:	7/16/2019	<b>Negative</b>	<b>Points</b>	<b>- 27</b>
Staff:	Chris Kulick, AICP; Senior Planner			
		<b>Total</b>	<b>Allocation:</b>	<b>+2</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
<b>1/A</b>	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		Complies with underlying Amended Master Plan for Peak 7&8
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)		
<b>3/A</b>	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	0	Total Allowed: Condo-Hotel 62.00 SFEs = 74,400 SF; Commercial 3.63 SFEs = 3,630 SF; Amenity (600%) 12,710; Guest Services 18.12 SFEs = 18,120 SF - Total Proposed: Condo-Hotel 61.79 SFEs = 74,143 SF; Commercial 3.623 SFEs = 3,623 SF; Amenity 12,710 SF; Guest Services 18.11 SFEs = 18,116 SF
4/R	Mass	5x (-2>-20)	0	Total Allowed: Residential (Condo-hotel): 92,679 SF; Commercial: 3,623 SF; Guest Services: 18,116 SF; Amenity (600%) 12,710 SF; Total: 127,128 SF - Total Proposed: Residential (Condo-hotel): 74,143 SF; Commercial: 3,623 SF; Guest Services: 7,826 SF; Amenities: 10,401 SF; Common Area 23,712 SF; Total: 119,705 SF (7,423 SF under)
<b>5/A</b>	<b>Architectural Compatibility</b>	Complies		Residential (Condo-hotel): 74,143 SF; Commercial: 3,623 SF; Guest Services: 7,826 SF; Amenities: 10,401 SF; Common Area 23,712 SF; Total: 119,705 SF (7,423 SF under)
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
<b>6/A</b>	<b>Building Height</b>	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)	- 10	The height of the tallest portion of this building is 71'-7", measured from the mean to established finished grade below. This exceeds the building height recommended in the land use guidelines by story and will incur negative ten (-10) points. (Note: BP changed height to 72' 7" but is within -10 point range)
6/R	Density in roof structure	1x(+1/-1)	+1	
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)	+1	
	For all Single Family and Duplex/Multi-family 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)	0	Large retaining wall in Town ROW just outside of PMA - Exempt
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)	0	Will comply with all restrictions identified in PMA criteria
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		

<b>8/A</b>	<b>Ridgeline and Hillside Development</b>	Complies		
<b>9/A</b>	<b>Placement of Structures</b>	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)		
<b>12/A</b>	<b>Signs</b>	Complies		
<b>13/A</b>	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
<b>14/A</b>	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
<b>15/A</b>	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)	+1	The drawings show the refuse and recycling located within the building mass.
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
<b>16/A</b>	<b>Internal Circulation</b>	Complies		
<b>16/R</b>	<b>Internal Circulation / Accessibility</b>	<b>3x(-2/+2)</b>	<b>+3</b>	<b>For providing a public pedestrian access.</b>
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
<b>17/A</b>	<b>External Circulation</b>	Complies		
<b>18/A</b>	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)	+2	100% of the required parking, including the commercial parking, is being provided underground. Similar to the other developments at Peaks 7 and 8. However, the applicants are proposing additional parking beyond that which is required with this application. There are 66 off-site parking spaces at the Stable Lot associated with this Development Permit. This additional parking will be visible from the ROW and Gondola.
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
<b>19/A</b>	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+6	• The rink will be open to the public and guests at no charge from 11 am to 7 pm everyday of the BSR ski season (no summer operation). • Skates will be rented for minimal charge. • Parking is not included for this use. o The idea is that this is an amenity for the ski area not a destination like the Town's Ice Rink.
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
<b>22/A</b>	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	+2	29 conifers (12-16-foot tall, 130 Aspen 2-3-inch caliper, 13,150 square feet of Shrubs and ground cover.
<b>24/A</b>	<b>Social Community</b>	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
<b>24/R</b>	<b>Social Community - Employee Housing</b>	<b>1x(-10/+10)</b>	<b>- 10</b>	<b>Provides no Employee Housing</b>
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 Or Recreation And Leisure Amenities	3x(0/+2)	+6	• Public escalators from garden to plaza level • Public fire pit/gathering place on skier plaza • Guest lockers for ski/snowboard gear • Indoor/outdoor family aquatics area • Bath/locker room facilities • Rooftop owner patio • Private theaters • Media lab/gaming area • Library/community room • Long-term owner storage • Permanent BSR ski school space
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		

24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	2x(-4/+4)	+2	The owner shall operate or provide for the operation of a permanent, year-round, motorized transit system ("transit system") for use by the residents and guests of the improvements to be constructed by Owner upon the Property.
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	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	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+2		
33/R	Savings of 30%-39%	+3		
33/R	Savings of 40%-49%	+4	+4	The applicants have proposed a modeled annual energy use for the project based on IECC 2012 code minimum and three options. The applicant is willing to commit to a water source heat pump system, noted as 'alternate #2' in attached memo. This system is projected to provide 45% annual overall building energy savings compared to the baseline system.
33/R	Savings of 50%-59%	+5		
33/R	Savings of 60%-69%	+6		
33/R	Savings of 70%-79%	+7		
33/R	Savings of 80% +	+8		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	- 3	The guest vehicular access area and all of the upper level decks are proposed to be snow-melted for a total of 5,412 square feet of melted area. We will be showing negative three (-3) points for extent of the snowmelt for the project.
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)	- 4	Revision to 4 fireplaces. The plans are showing five gas fireplaces. Per this section of the Code: 1x(-1/0) Outdoor commercial or common space residential gas fireplace (per gas fireplace)
33/R	Large Outdoor Water Feature	1X(-1/0)	0	Was proposed at first BP submittal but removed with Class D #2017-0500
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		

<b>37/A</b>	<b>Special Areas</b>	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
<b>38/A</b>	<b>Home Occupation</b>	Complies		
<b>38.5/A</b>	<b>Home Childcare Businesses</b>	Complies		
<b>39/A</b>	<b>Master Plan</b>	Complies		
<b>40/A</b>	<b>Chalet House</b>	Complies		
<b>41/A</b>	<b>Satellite Earth Station Antennas</b>	Complies		
<b>42/A</b>	<b>Exterior Loudspeakers</b>	Complies		
<b>43/A</b>	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)	+1	Ullr Sculpture
<b>44/A</b>	<b>Radio Broadcasts</b>	Complies		
<b>45/A</b>	<b>Special Commercial Events</b>	Complies		
<b>46/A</b>	<b>Exterior Lighting</b>	Complies		
<b>47/A</b>	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
<b>48/A</b>	<b>Voluntary Defensible Space</b>	Complies		
<b>49/A</b>	<b>Vendor Carts</b>	Complies		



**to: Julia Puester**  
**TOB Community Development Department**

from: Matt Stais

date: 2 July 2019

**project: Grand Colorado Peak 8: Building 3**

**re: revisions to TOB planning point analysis**

Following up on recent discussions and emails, I am writing on behalf of Mike Dudick and BGV regarding a request to make revisions to the GC8 building 3 point analysis. In particular, BGV would like to change the (0) for employee housing to (-10), along the lines of what Mike had requested earlier this year.

We recognize that this request will be subject to the current development code, which changed in February 2019. I can summarize requested revisions as:

- policy 24R, employee housing:
  - o project would receive (-10), same as 2.22.2019 staff point analysis.
- policy 25R, transit:
  - o positive point for shuttle service will drop from (+4) to (+2).
  - o We are requesting another (+2) for bus stop & gondola improvements, which benefit both TOB and BSR transit systems. Current code language mentions bus stops, lifts and lift access which provide access to the mountain. In addition to the shuttle, GC8 building 3 includes a public bus stop for TOB and BSR buses (designed in conjunction with Town Engineering staff), pedestrian plaza below gondola, public stairs & escalators to the skier plaza, and improvements to the skier plaza for public as they exit the gondola to access the mountain at peak 8 base.
- policy 33R, energy savings:
  - o (+4) for 45% energy savings (net loss of one point from old code)
  - o project has only 4 outdoor gas fireplaces, not 5 (net +1)
  - o points for this policy net out at no change
- policy 43R, public art:
  - o In close cooperation with Robb Wolfe and Breck Creative Arts, Mike has commissioned a large Ullr statue for the skier plaza. We are requesting (+1) point for this work. Mike can provide additional details of how his process has conformed to required regulations under this policy.

Enclosed site plan shows the locations of transit improvements and Ullr Statue. Subject property line is highlighted in red.

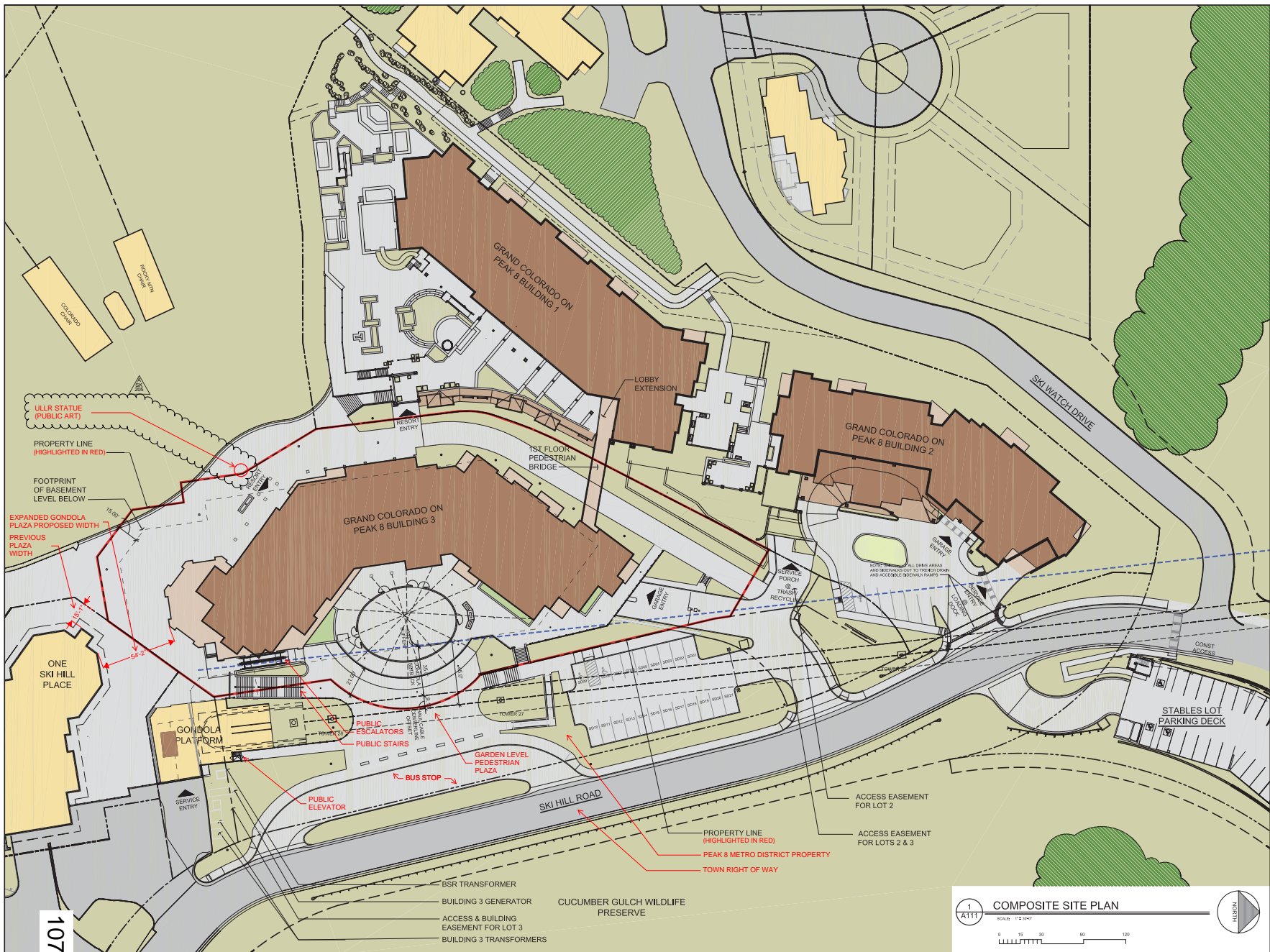
We recognize that many of these improvements are located on 'metro district' property, which is technically different from Grand Colorado Peak 8 property; however, the rationale for the location of the red property line was determined by a multitude of factors such as gondola easements and pedestrian traffic on the skier plaza.

The extensive transit features and Ullr statue have always been integral parts of this project; the fact that they are on the metro district side of the line should not preclude this project from getting due credit for them.

We would like the opportunity to discuss this with staff and Planning Commission at a worksession.

Please let me know if you have questions or require anything further for your review.

Thank you for your efforts in this matter.



matthew stair architects  
108 north ridge street  
p o box 135  
brackenridge  
colorado 80424  
970 453 0444



www.mstairarchitects.com

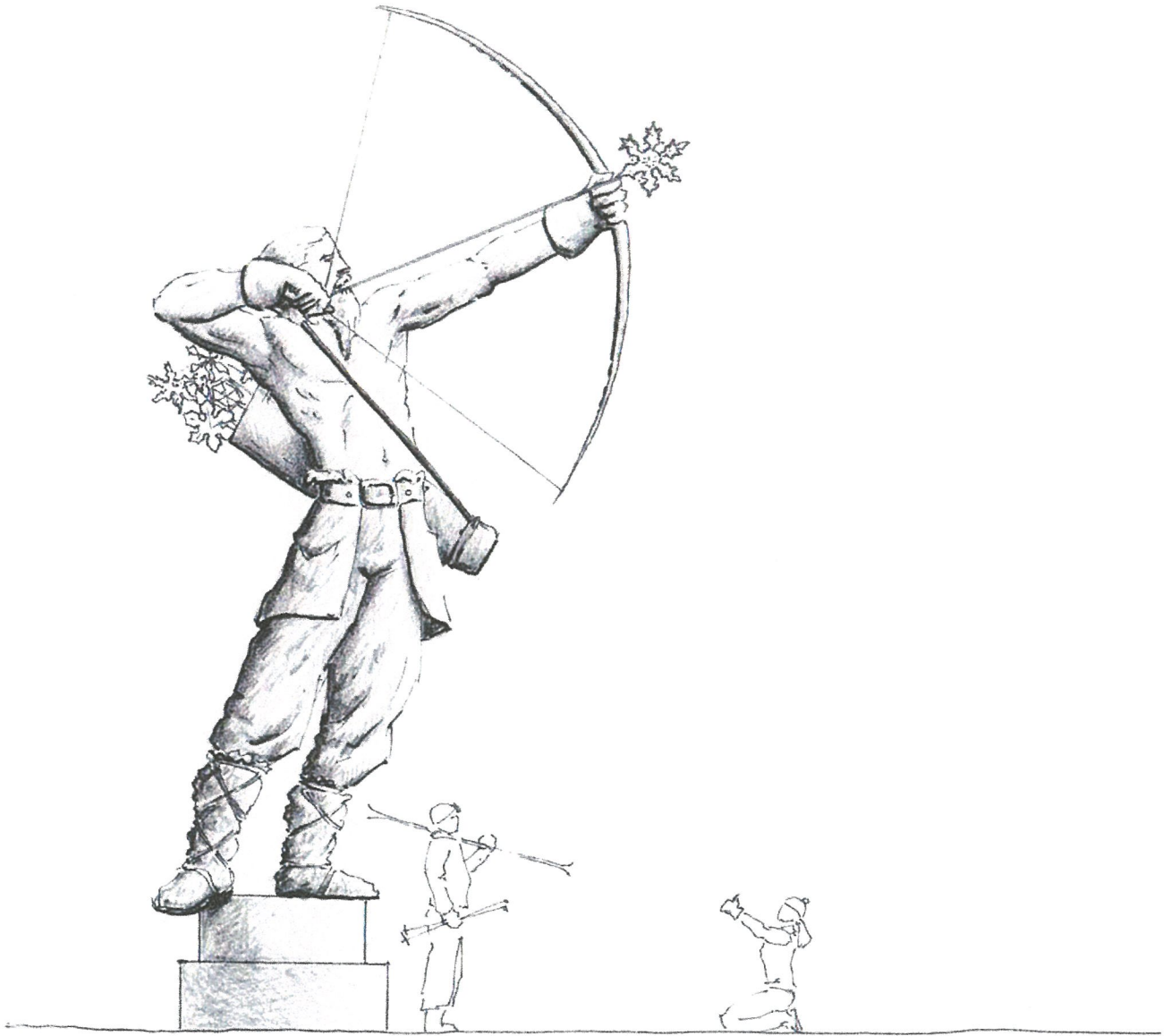
grand colorado  
on peak 8  
peak 8 subdivision  
brackenridge . colorado  
PROJECT # 1505

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ISSUE:

100% design dev	15 nov 2016
CPTSB review	4 jan 2017
CPTSB review	11 jan 2017
VRDC review	23 jan 2017
50% const docs	31 jan 2017
permit	4 apr 2017
TOS planning	23 june 2017
review	29 june 2017
const - ASI #1	22 aug 2017
ask-205	1 july 2019
ask-205 R1	3 july 2019

COMPOSITE  
SITE PLAN  
A111



Site perspective sketch

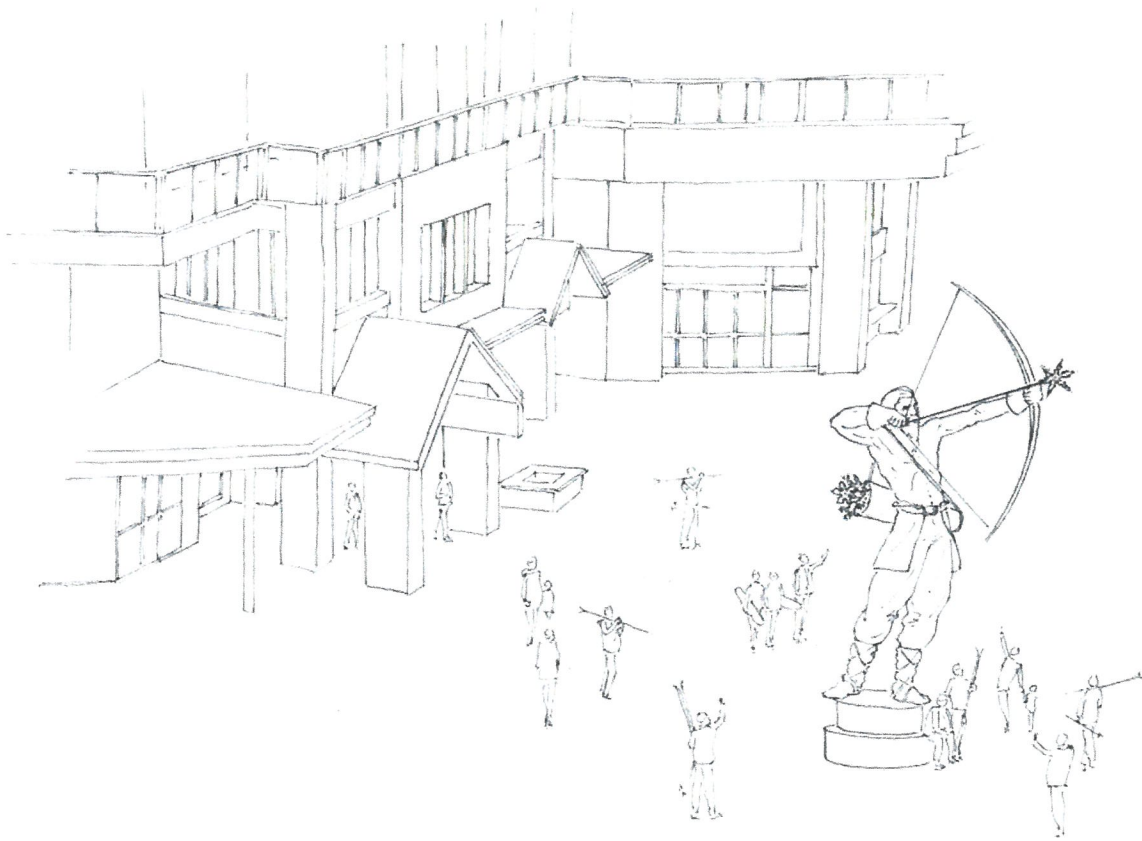
*Andy Scott*



Site perspective sketch

 ULLR sculpture proposal

Andy Scott Sculptor



SIRICKENRIDGE "ULLR"  
PERSPECTIVE SKETCH NOT TO SCALE





## TOWN OF BRECKENRIDGE TOWN COUNCIL

### July 9 Town Council Meeting



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.

### Managers Report

#### Public Projects

- **Fiber9600:** Work is scheduled to resume on July 8th in the Wellington Neighborhood and on Reiling Road. Columbine Hill Concrete, the restoration subcontractor, will also begin repaving in the Wellington Neighborhood which will alleviate the nuisance dust created from the backfill material in the trenches. The Town is working to partner with Xcel Energy on Wellington Road for a joint trenching operation scheduled to begin in early August.

- **Ice Arena:** The main entrance to the Ice Arena will remain closed to accommodate the construction of the office addition, but is anticipated to be reopened in late July. Median work will be done on the flowers on 7/10.
- **Transit:** June 2019 ridership is up 12.2% over June 2018 with 68,010 passengers. Year to date is up 18% compared to 2018. This is the 13th consecutive month of double digit growth for the Free Ride. Ridership growth was slower in early June but there was noticeable increase towards the end of the month.

## Other Presentations

### Youth Empowerment Society of Summit: Impact of Nicotine Presentation

- Representatives from Summit County and the Youth Empowerment Society of Summit presented to council about youth nicotine use. Council will continue to explore a tax on nicotine products and a potential age increase.
- "Tobacco remains the number one cause of preventable death in the U.S," Summit County public health, "while smoking may be decreasing, vaping is growing rapidly and has been considered an epidemic. Increase in pricing decreases use up to 15% in those under 18 and 7% in those above 18. We know that 95% of adults smoking now started smoking before they were 21."
- Logan Simpson: "The presence of vaping in high school has increased a lot, & we see it all the time in the parking lot. Kids are vaping in the bathrooms. Kids will take breaks from class to vape. Juuls are widely accessible. One pod contains the same amount as one pack of cigarettes. The chemicals may differ from a traditional cigarette but we know there are solvents in juuls that are harmful. The main piece is the highly addictive nicotine that leads to traditional cigarette usage."
- Courtney Brown: "Vaping breaks are very casual during class or in the locker room during practice. My 11 year old brother has been asking about vaping. The product and suppliers of the products to the middle schoolers are high schoolers. It's unlikely that you will get ID'd when buying pods at the store. A 2015 Colorado study showed that 25% of SHS admitted to vaping (nicotine) in past 30 days. In 2017, this jumped to 40%. This is 13% higher than the Colorado state average," Brown. "Now it is probably closer to 60 or 70%. Something has to be done."



## Regular Council Meeting

### Legislative Review

- **Trash Enclosures Ordinance Update (Second Reading):** The most significant changes to be noted included changes to grease recycling, prohibiting the disposal of hot ashes, and increased enforcement mechanisms. In addition, if approved, the ordinance would now allow for the construction of a private trash enclosure in the commercial shared trash enclosure geographic area with approval from the Community Development Department. Changes: PW director authorized to authorize trash enclosure users, a civil infraction instead of a misdemeanor, and ability to create administrative rules. **(Passed 6-0)**
- **Land Use District #45: Huron Landing and Kenington Place Townhomes Zoning Ordinances (First Reading):** The purpose of these ordinances is to create a new zoning district, Land Use District #45 (LUD 45), for Huron Landing Apartments and Kenington Place Townhomes. This is necessary because of the recent annexation of Kenington Place Townhomes, and the non-conforming uses or density of the existing developments to the existing zoning. **(All 3 passed 6-0)**



# Memo

To: Breckenridge Planning Commission  
From: Julia Puester, Assistant Director  
Date: 7/10/2019 (For July 16, 2019 Meeting)  
Subject: Approved Class D Majors Quarterly Report (Q2 2019)

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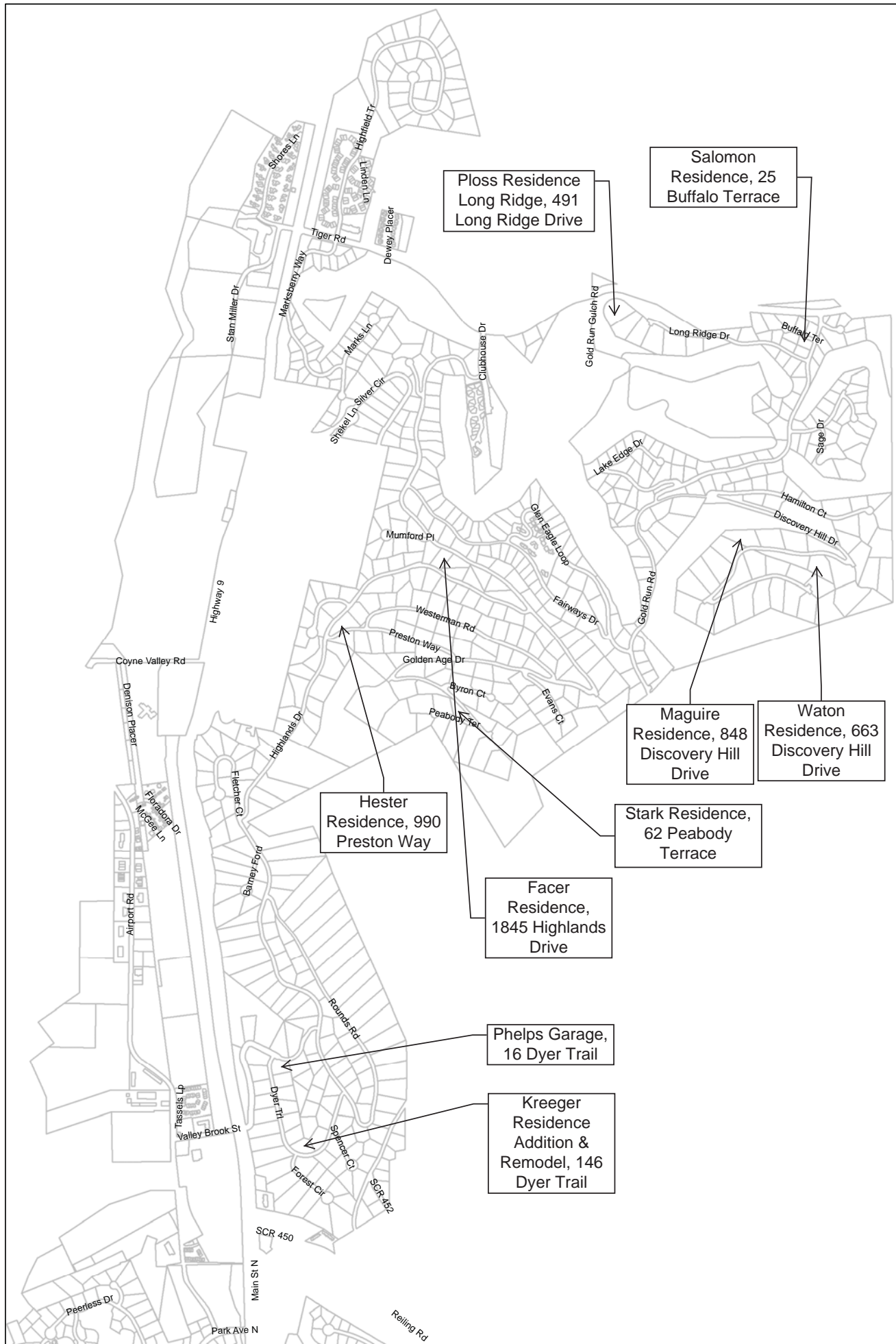
## BACKGROUND

Effective January 1, 2014, Section 9-1-18-4-1 of the Breckenridge Development Code authorized the Director to review and approve Class D Major applications for single family or duplex structures outside of the Conservation District administratively without Planning Commission review. For an application to be classified as a Class D Major development permit, the property must have a platted building or disturbance envelope and warrant no negative points under Section 9-1-19 Development Policies. Staff regularly reports recently approved Class D Major development permits to the Planning Commission.

We have included a list of the Class D Major development permits that have been approved for the second quarter of 2019.

If you have any questions about these applications, the reporting, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.

	<b>Address</b>	<b>Project Name</b>	<b>Description</b>	<b>Approval Date</b>	<b>Planner</b>
PL-2019-0061	17 Farncomb Green	Catron Garage and Bonus Room	Construction of a new 484 sq. ft., 2-car garage with bonus room above.	April 11, 2019	Jeremy Lott
PL-2019-0058	150 Beavers Drive	Aigner Residence	A new 7,138 sq. ft. single family residence with 6 bedrooms and 8 bathrooms	April 23, 2019	Chapin LaChance
PL-2019-0069	25 Buffalo Terrace	Salomon Residence	A new 4,910 sq. ft. single family residence with 4 bedrooms and 5 bathrooms	April 25, 2019	Chapin LaChance
PL-2019-0062	663 Discovery Hill Drive	Watson Residence	A new 5,380 sq. ft. single family residence with 3 bedrooms and 3 bathrooms	April 30, 2019	Jeremy Lott
PL-2019-0042	848 Discovery Hill Drive	Maguire Residence	A new 5,954 sq. ft. single family residence with 5 bedrooms and 5.5 bathrooms	May 2, 2019	Jeremy Lott
PL-2019-0057	62 Peabody Terrace	Stark Residence	A new 5,985 single family residence with 5 bedrooms and 6 bathrooms	May 16, 2019	Chapin LaChance
PL-2019-0095	16 Dyer Trail	Phelps Garage	A new 900 sq. ft. detached garage	May 17, 2019	Chris Kulick
PL-2019-0099	146 Dyer Trail	Kreeger Residence Addition & Remodel	A 2,581 sq. ft. addition including an accessory apartment, to an existing home	May 31, 2019	Jeremy Lott
PL-2019-0084	134 North Woods Lane	Welch Residence	A new 5,314 sq. ft. single family residence with 4 bedrooms and 6 bathrooms	June 5, 2019	Jeremy Lott
PL-2019-0055	1845 Highlands Drive	Facer Residence	A new 4,937 sq. ft. single family residence with 4 bedrooms and 4 bathrooms	June 5, 2019	Chapin LaChance
PL-2019-0161	990 Preston Way	Hester Residence	A new 5,960 sq. ft. single family residence with 4 bedrooms and 5 bathrooms	June 17, 2019	Jeremy Lott
PL-2019-0080	491 Long Ridge Drive	Ploss Residence Long Ridge	A new 8,661 sq. ft. single family residence with 8 bedrooms and 10 bathrooms	June 17, 2019	Jeremy Lott



Ploss Residence  
Long Ridge, 491  
Long Ridge Drive

Salomon  
Residence, 25  
Buffalo Terrace

Maguire  
Residence, 848  
Discovery Hill  
Drive

Waton  
Residence, 663  
Discovery Hill  
Drive

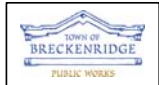
Stark Residence,  
62 Peabody  
Terrace

Facer  
Residence,  
1845 Highlands  
Drive

Hester  
Residence, 990  
Preston Way

Phelps Garage,  
16 Dyer Trail

Kreeger  
Residence  
Addition &  
Remodel, 146  
Dyer Trail

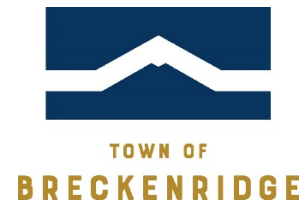




NOT TO SCALE

Breckenridge South





# Memo

To: Breckenridge Planning Commission  
From: Julia Puester, Assistant Director  
Date: 7/10/2019 (For July 16, 2019 Meeting)  
Subject: Approved Class C Subdivision Quarterly Report (Q2 2019)

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Section 9-2-3-3 of the Breckenridge Subdivision Code authorizes the Director to review and approve Class C subdivisions administratively without Planning Commission review. "Administrative Review: The processing of a class C subdivision application shall be an administrative review conducted by the director. No public hearing shall be required". (Section 9-2-3-3 B)

Class C Subdivisions are defined as follows:

"CLASS C SUBDIVISION: A subdivision of structure(s) into separate units of interest, including, but not limited to, condominiums, timeshare interests, cooperatives, townhouses, footprint lots in conjunction with an approved master plan, and duplexes when done in accordance with a previously approved subdivision plan, site plan, development permit or site specific development plan; the modification or deletion of existing property lines resulting in the creation of no additional lots (lot line adjustment); an amendment to a subdivision plat or plan which does not result in the creation of any new lots, tracts or parcels; or the platting or modification of easements, building envelopes or site disturbance envelopes. A class C subdivision application may be reclassified by the director as either a class A or class B subdivision application within five (5) days following the submission of the completed application if the director determines that the application involves issues which make it inappropriate for the application to be processed administratively as a class C application".

The Subdivision Code indicates that the decision of the Director on Class C Subdivisions shall be forwarded to the Planning Commission:

"D4. Decision Forwarded to Planning Commission: All of the director's decisions on class C subdivision applications which are not appealed shall be forwarded to the planning commission for its information only".

As a result, we have included a list of the Class C Subdivisions that have been approved since you were last updated in April 2019. If you have any questions about these applications, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.

***There were no Class C Subdivisions approved in the second quarter of 2019.***