



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, April 7, 2020, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

Please note: This will not be an in-person meeting. It will be conducted remotely via an online portal. To view the information, including how to participate, please visit www.townofbreckenridge.com, Your Government, Councils & Commissions, Planning Commission.

5:30pm - Call to Order of the April 7, 2020 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 - Final Hearings 11

1. Collins Residence (CK), 106 South High Street, PL-2019-0068

6:15pm - Town Projects 32

1. Milne/McNamara House and Eberlein House Restoration, Relocation and Site Modifications Town Project (CL) 102 N. Harris St., PL-2020-0037 (Continued from March 17, 2020 meeting)

6:45pm - Other Matters

1. Town Council Summary (Memo Only)

2. Class D Majors Q1 2020 75

3. Class C Subdivisions Q1 2020 77

7:00pm - 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



Milne/McNamara House and Eberlein House Restoration, Relocation and Site Modifications Town Project, 102 N. Harris Street

Collins Residence, 106 S. High Street

PLANNING COMMISSION MEETING

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

ROLL CALL

| | | |
|-------------------------|-------------------|-------------|
| Christie Mathews-Leidal | Jim Lamb - Absent | Ron Schuman |
| Mike Giller | Steve Gerard | |
| Dan Schroder | Lowell Moore | |

APPROVAL OF MINUTES

With no changes, the March 3, 2020 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the March 17, 2020 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

WORK SESSIONS:

1. Housing Policy 24R

Ms. Rex presented an overview of proposed revisions to Policy 24A/R regarding Social Community. The Commissioners were asked for their feedback. The following specific questions were asked of the Commission:

1. Does the Planning Commission support allowing a 10% density bonus for commercial and residential projects that mitigate 25% of their housing requirement on-site? Currently, this is allowed for residential projects for employee housing, but not for commercial projects (with a recent code change).
2. Does the Commission have any additional comments or concerns?

Commissioner Questions / Comments:

Mr. Schroder: It seems to make sense and is important to mitigate employee generation. 35% is a great number to use. I support onsite at 25%. I support positive points beyond 35%. The strikethrough was a little confusing. I support as presented. (Ms. Rex: Were you supportive of the 10% for commercial and residential bonus?) Yes, I support the bonus.

Mr. Schuman: I like the 35%, better than 65% or 25%. Support onsite 25%. This is really challenging but what you propose is really good. I support the onsite bonus.

Mr. Giller: Good analysis. Is it comparable with other ski towns? Support 10% bonus for onsite, 25% and 35%. How do we address short-term rentals? (Ms. Rex: Since short-term rental is not a use per the Development Code we cannot tie it to that.)

Mr. Gerard: I support 10% density bonus for commercial. On page 14. Fig. 1. Speak to kinds of units, should be clarified to rooms of units. On page 16. Second paragraph, definition of employee unit, should be descriptive of depth (Ms. Rex: We will clarify that definition.) Page 20. Employee generation? I agree with 35% for mitigation. I think the points for increased mitigation are good, will incentivize mitigation.

Ms. Leidal: I agree we need more workforce housing. I support 10% bonus for commercial onsite. How will this policy work in relation to Policy 2 Land Use? such as in a land use district like Airport Road (where residential would receive negative points). We should not assess negative points for residential land use when it is required for mitigation. What is counted for floor area? You will need to clarify that. Page 20. Is the 350 sq. ft. only living area or is it garage and storage. Page 26, section A.3. This section is no longer applicable because we are getting rid of that table. Policy 24R. Section A. I don't believe they should count

accessory units for points offsite. We should require all materials to be submitted electronically.

Mr. Gerard opened the work session for public comment. There were none and comments were closed.

CONSENT CALENDAR:

1. Beaver Run Summer Conference Tents (LS), 620 Village Rd, PL-2020-0036

With no call-ups, the Consent Calendar was approved as presented.

PRELIMINARY HEARINGS:

1. New West Plaza (AKA Breck Central Market) (JL), 190 Stan Miller Drive, PL-2020-0044

Mr. Lott presented a proposal to construct a 12,595 sq. ft. commercial building containing 2,554 sq. ft. of office and 9,419 sq. ft. of commercial. The proposal includes 41 new parking spaces and an easement for a future connection to the Blue River Rec Path.

2. Placer Flats Master Plan Amendment (JL), 190 Stan Miller Drive, PL-2020-0045

Mr. Lott presented a proposal to modify the existing Placer Flats Master Plan to change language to increase the number of separate businesses allowed in one building.

Staff has the following questions for the Commission:

1. Does the Commission support positive six (+6) points for the construction of the trail and associated improvements?
2. Does the Commission agree with allowing the parking to encroach slightly into the open space setback?
3. Does the Commission support the proposed architecture as required by the Master Plan? If not, does the Commission support a modification to the Master Plan?
4. Does the Commission agree with the preliminary points analysis?

The two items were combined into one presentation because the projects are related to each other.

Commissioner Questions:

Mr. Leidal: I have four questions. 1. How much total SFEs will we have on lots 1 & 2? (Mr. Lott: 40.5 SFEs) We should modify language of the Master Plan so there is no conflict with the 40 SFE maximum. 2. What is the head height in the crawl space? (Mr. Lott: I am not sure of that, but that could be a question for the architect.) 3. Do the other properties along highway 9 have buried power lines? (Mr. Lott: The town is planning to bury the lines at the Water Treatment Plant, to the south and along the McCain property. In some parts of town there are lines that go in and out of the ground between properties.) 3. Are the applicants asking for a parking reduction and using offsite parking? (Mr. Lott: A plat note exists that allows additional parking to be dedicated for Lot 2 within Lot 1. We are working with the applicant on this. They are not requesting to reduce parking.)

Mr. Schroder: Under Architectural Compatibility in the Master Plan, it encourages American West architecture, what was the intent of this note? (Mr. Lott: We can research this but staff is unsure at this time.)

Mr. Moore: My main concern is architecture because the proposal is modern. I checked out the site today and noticed the water plant and BBC have a more western architectural theme.

Mr. Giller: Please bring up the Pg. 59 concept rendering. Can you speak to the amount of glass on this elevation? (Mr. Lott: American West architecture does not typically have this much glass.) (Ms. Puester: We do not have a definition for western architecture, it is up to interpretation of the Planning Commission.) I have concerns with the curtain glass that goes to the ground.

- It could be raised a couple feet off the ground.
- Mr. Schuman: I have concerns with the architecture. Did staff recommend to change the Master Plan, are you comfortable with this change? (Mr. Lott: We are asking for feedback from the Commission on this since there are no definitions of these items in the code or existing master plan.) (Ms. Puester: Since they are already making changes to the Master Plan, if the Commission supports the design, you can suggest modifying the Master Plan note to better fit this.)
- Mr. Gerard: I like the concept of the rec path and can support +6 points but will it dump users on Stan Miller Drive? (Ms. Puester explained the future rec path alignment.)

Lindsay Newman, Norris Design presented:

This project includes food and beverage market and office space. It will be unique in Breckenridge. Ideally situated to future development sites, McCain and Stan Miller subs. Design transitions from the water plant to the BBC. The project will be inviting from the rec path. An elevator provides ADA access to the roof deck for all guests.

Mark Provino, Provino Architecture:

Project will serve as a central meeting point. I tried to design a building with a strong sense of place with a human scale. We have focused on the western and southern exposure with an inside/outside design. I have taken a non-literal approach to the architectural notes by blending traditional materials and forms in a modern building. We wanted to have a lot of transparency in the project. Pertaining to Christie's question the crawl space is 4' 11", the basement is 8'0" in height. I looked at other similar projects in larger buildings in Denver and tried to utilize similar designs, including the amount of glass at the Denver Central Market.

- Ms. Leidal: Thanks for the clarification on crawl space height.
- Mr. Giller: The Denver central market has nice glass but it does not go down to ground as there is a brick base at the bottom.

Mr. Gerard opened the New West Plaza (AKA Breck Central Market) (JL), 190 Stan Miller Drive, PL-2020-0044 for public comment.

Mr. Lee Edwards, 180 Airport Road:

Lot 2 was intended to support the Breckenridge Building Center (BBC) and the trade community. This concept is a 180 from that concept. There are two examples of New Western architecture directly adjacent to the project. Sharing a driveway is good but the BBC is already busy and the dumpster location will back up traffic on Stan Miller Drive. The driveway design will not be conducive to truck deliveries to the BBC. Do not over park the site. Most likely the BBC and the project will have opposite peak hours. What happens if the market concept does not work? Could it be a grocery store or some other use? Will it be condominimized?

Mr. Gerard closed public comment the New West Plaza (AKA Breck Central Market) (JL), 190 Stan Miller Drive, PL-2020-0044; and opened Public Comment Placer Flats Master Plan Amendment (JL), 190 Stan Miller Drive, PL-2020-0045.

Mr. Lee Edwards, 180 Airport Road:

We should put in other potential uses in the Master Plan to make sure its what we want to see.

With no additional public comment, the public comment on Placer Flats Master Plan Amendment (JL), 190 Stan Miller Drive, PL-2020-0045 was closed.

Commissioner Comments:

- Ms. Leidal: 1. A lot of the rec path is offsite and precedent from Huron Landing was only +3 points.

Paving should be included based on that project. 2. Yes. 3. Does not meet architectural language. Does not meet gable provisions. Does not feature thick shingles. Does not meet Policy 5/R as it is too dissimilar. 4. Agree with points with exception of Policy 3 due to Master Plan that stipulates max of 40 SFEs and that should be modified. I am concerned with Policy 18 due to offsite parking and we would need a finding for this project. We would also need a parking study to justify a reduction in parking. If we amend the master plan, we should amend everything that is not compliant.

Mr. Schroder: 1. Support +3 points and am open to +6 if path improvements are constructed. A new trail alignment would improve safety at the roundabout. 2. Okay with encroachment of parking. 3. I do not believe it meets language. Master Plan language would need to be amended but I feel that the architecture is different from adjacent buildings. 4. Agree with point analysis. I support getting rid of four business limitation within the Master Plan.

Mr. Moore: 1. I support +3 or more. 2. Okay with the parking encroachment. 3. Does not meet mountain west architecture. There should be gables. 4. I agree with the preliminary point analysis. I'm okay with the amount of uses. There should be some notation of use within the Master Plan language. Will this project be condominiumized?

Mr. Giller: 1. I support +3, potentially +6 if path is constructed. 2. Okay 3. Too much glass and shed roofs are tall at the end the building. Support modifying the architectural language but not to the extent of what is proposed in the current architecture. 4. I agree. I support removing language limiting buildings to four businesses. Good start, need to see again.

Mr. Schuman: 1. +3 not sure how valuable the connection is. 2. Not in favor of parking encroaching into open space 3. Too much glass on the project and I think it does not comply with the Master Plan language. The SFEs being transferred to the site is a problem. 4. Agree with preliminary point analysis. Disappointed with the amount of energy use proposed with heated space and this path connects to a net zero residential project, ironic. Lee's comments about dumpster are valid. This site has too much programming. On the Master Plan Modification, I support getting rid of the four business maximum. It frustrates me we are changing the Master Plan to accommodate a development that overwhelms the site. This needs a second preliminary before going to Final.

Mr. Gerard: 1. Support +3 points, the trail is an incredible public asset. 2. I am okay with the slight encroachment. We should have a recorded agreement pertaining to parking and access. 3. I like the building but it does not meet with what was contemplated onsite. Does not fit between the Building Center and Water plant. We need to look at all existing and proposed architecture, including what the McCain Master Plan states. 4. This is ready for needs another review before final. I agree with prelim point analysis. I agree with eliminating 4 business maximum in the Master Plan. We need to modify several sections of the Master Plan not just the limitations on the number of businesses.

TOWN PROJECTS:

1. Milne/McNamara House and Eberlein House Restoration, Relocation, and Site Modifications (CL), 102 N. Harris Street, PL-2020-0037

Mr. LaChance presented a proposal by the Breckenridge Heritage Alliance (BHA) to restore the historic Milne House which includes a new foundation and installation of a basement, relocation and restoration of the historic Eberlein House which includes a new foundation, outhouse relocation and restoration, installation of parking along the rear alley, new concrete steps and walkways, ADA accessibility, tree removal, landscaping, drainage modifications, and utility installations.

Commissioner Questions:

Ms. Leidal: I have four questions. 1. Previously I thought we counted enclosed secondary buildings in density. The outhouse square footage is not included, so please include that in the staff report for the Town Council. 2. The staff report mentions an arborist letter is required for tree

removal. (Mr. LaChance: Thanks for pointing that out. We have not received that yet but we are going to get an arborist evaluation. We tend toward not imposing conditions on ourselves for Town Projects, but I will make sure it happens before any trees are removed.) 3. Sheet A-3 shows heated outdoor sidewalk. Should we include a discussion of Policy 33R in the staff report? (Mr. LaChance: Heated sidewalks were removed from the scope of work and the site plan, so the note references heated sidewalks in small print on the elevations must have been accidentally not removed but it should be. I just missed that note in fine print.) 4. I understand SHPO recommendation is not binding but we should consult them. Similar to a traffic study.

Mr. Schroder: No questions.

Mr. Moore: I don't have any questions. All issues have been resolved.

Mr. Giller: I wanted to go through the drawings. Is the front door of the Eberline being lost? (Mr. LaChance: It is being replaced.) It is a loss of historic fabric. Are we losing 3 of the 5 historic windows? (Mr. LaChance: Yes, windows are proposed to be replaced, but the window openings are proposed to remain the same.) Windows and doors are character defining features. In regards to the interior, are we losing the floor? (Mr. LaChance: The plans specify it is being replaced with concrete.) Is the interior ceiling being lost? (Mr. LaChance: Yes, regarding interior work, I will defer to the architect to answer questions regarding interior work. As I mentioned in the staff report, staff does not review interior modifications.) Are we losing the interior wall and wall paper? (Mr. LaChance: To be consistent, I will defer to the architect to answer that because it is interior and our code does not apply.) Are we losing the interior millwork? (Mr. LaChance: Again, I will defer to architect because it is interior.) I support the BHA's interpretation of the home, but I find it odd we are losing so much to interpret it.

Mr. Schuman: No questions.

Mr. Gerard: No questions at this time.

Janet Sutterley, Architect:

I do not have a presentation but will answer questions. To address Christie's questions. Anywhere we have concrete sidewalks we have labeled them for future heated use, because that has not been approved by Council for phase 1. But we do have to put the tubing in now which is why it's called out on the plans. We did not count the outhouse in any of the square footage calculations. Addressing Mr. Giller's questions, the front door is not original, so it's not losing historic fabric. The two south side windows on Eberlein, we are replacing with wood windows. Neither window is original. You can tell this by the glass. The two windows we are planning to restore are on the west side. They are both single pane glass. We are not losing any historic fabric on the outside of this building. In regards to interior, anyone who was on the site visit knows the building is already gutted down to the framing. My interpretation of the SOI standards is that you give an old structure new life. There's no millwork in there currently. We are talking about saving some wallpaper. The ceiling is coming out, but we are reusing that fabric as interior finish throughout. We are removing one interior wall but no other structure. We are not doing demolition work. I want to address some of the comments from the work session regarding SHPO and losing ratings. I personally went through all eight of the projects that got pulled, and none of them were downgraded due to interior work. One project that got downgraded for being moved was the Judge Silverthorn House, but Eberlein has already been moved to this site in 1989 so that is not an issue. We are not changing the character of the Milne House, there are very little changes proposed. I don't think there's any concern with SHPO. The site plan went through a very thorough review by Town of Breckenridge Engineering since the work session to conform with their rules and regulations, including the parking spaces and setbacks from the alley. Thanks Chapin for a thorough and concise staff report.

Larissa O'Neil, Breckenridge Heritage Alliance:

We are satisfied with the point analysis and the changes to the project. Preserving these homes is our top priority. We've worked with Janet to be sure the project meets the SOI standards for historic preservation. Sadly, we don't have much historic fabric from the interior of either of the buildings. The Milne house went through a

remodel in 1992 and all of the historic wall coverings were taken down. We do have the historic newspaper in two of the rooms. Eberlein does not have much left of the interior, before it came to the park it was a TV repair shop on Main Street. What you see in there is representative of what was left from its time as a TV repair shop in the 1980s. We are really trying to enhance the interpretation of the park. We want to honor the families that lived there and the park's history. We're not talking about a traditional house-museum restoration for either of these buildings. We talked with our board about whether or not we should try to bring Eberlein back to how it looked in the late 1870s but again we don't have anything that represents the families. But there will be interpretive signs throughout the park. We feel it is important to have a presence in the park. We are talking about bringing 3 full time staff members to the park and one part time to support the park. In the last couple years we had water damage to buildings because we were not there for several weeks. Having a presence helps support maintenance and programs that we have in the park.

Mr. LaChance: We will either need to remove the heated sidewalk notation or change the point analysis, need to have the applicant weigh in on that.

The hearing was opened for public comments.

Mr. Lee Edwards, 103 North High Street:

Who is not in attendance? (Mr. Gerard: Mr. Lamb is not in attendance.) Please note my comments are directed to the Town Council. LUD 17 has no mention of institutional uses. It was never stated there would be a use other than residential in this area. Tim Berry saying this is an institutional use is a pure smokescreen. This is a residential area, not an office park. When the property was deeded to the Town it was to be used as a park. I understand things change. There are 7 SFRs that come in off this alley. This is not a commercial area or an office area. I appreciate how we're trying to use the buildings and make them part of the community. There are children that use that alley all that time to play. We have to consider what happens in a neighborhood. This is changing the use, it is not a park anymore. I totally disagree that building does not have any interior fabric, it certainly does. Town should contact SHPO on the interior. I know for a fact that historic preservation tax credits have been denied in town elsewhere because the interiors have been gutted, I was specifically told by SHPO. Doma 1898 and the Tony Harris House no longer qualify regardless of the exterior because of the interior. Using Eberlein for a public restroom and flex space makes no sense when the Community Center is across the street. Why introduce another competing use in a residential neighborhood? My suggestion is minimize parking, create two spaces. Leave the interior. Use cabin as additional storage. And use parking and bathrooms at the community center across the street.

With no additional comments, the public comment was closed.

Commissioner Comments / Questions:

Ms. Leidal: I appreciate the presentations, comments and reports. I'm excited about most of the improvements but I'm worried we could be unintentionally causing harm to the buildings and their historic ratings. I'm disappointed we didn't speak to SHPO about the interior. I walked away from the previous meeting thinking they have the expertise and we have an opportunity to get more information and possibly modify if we need to. In some cases interior can be more important than the exterior. I know our historic design standards don't regulate the interior, but I had hoped for more information even though we don't regulate it.

Mr. Schroder: I support the passing point analysis and recommend it go to Town Council for their review.

Mr. Moore: I agree with Christie. I agree with Tim Berry's interpretation for institutional use. Support referring to Town Council as presented.

Mr. Giller: Thank you Chapin, Larissa, and Janet. I take issue with much of what was said. The Secretary of the Interior states most properties change over time but those changes should be preserved. So the changes over time to the windows and doors should be saved. The floor, ceiling, and

- finishes should be included. I know the BHA issued an RFP for the interpretive planner, and that picture shows significant interior fabric. The project demolishes the interior fabric of the house. I'm disappointed. Cannot support the project.
- Mr. Schuman: I'm disappointed SHPO wasn't consulted. Christie and Mike pointed out significant issues with the project. I don't support as presented.
- Mr. Gerard: I agree with Christie and Mike. SHPO should be consulted because we want guidance, not approval. We have a duty to protect what we have. I agree with the Town Attorney that it is an institutional use. If this was a private project we wouldn't be pushing our noses into the interior of the project. We should be making a greater effort to preserve the interiors.
- Mr. LaChance: We will need to hear from the applicant what they want to do in regards to the heated concrete note on the elevations. They could take up to -3 points of outdoor heated space, or remove the note on the elevations. I also want to be sure the Commission is aware that if we do apply Priority Design Standard 20 to the interior, it would be setting a precedent that would apply to future projects and private single family projects, for example. That precedent would not differentiate between Town Project or private use.
- Mr. Grosshuesch: On BHA Board, with regard to the heated sidewalks there is a provision in Policy 33R for heating high traffic areas. (Mr. Gerard: There is precedent for that when it's safety for the public in a high traffic area.) In regard to reviewing interior modifications, the Planning Commission does not have the authority to review interiors, we have never held other applicants to this standard, and I'm very concerned about the precedent this sets. (Mr. Gerard: In making my comments, we are not in the business of reviewing interiors or denying a project based on that. I was hoping the input from SHPO would help us make recommendations, and do not intend to set precedent.)
- Ms. Leidal: Can we continue the project to get more information? (Mr. LaChance: The Commission can make that motion if they so choose.) (Ms. Puester: I have concerns with setting precedent with reviewing the interiors, applying Priority Policy 20 to it. That was not the intent when we wrote it. Staff would recommend against the Commission going beyond our Code perview. I understand you want the opinion, but if you apply interiors to this project, it will set a precedent that we would need to apply to future projects whether they are public or private. Staff is very concerned with this interior review direction.)
- Mr. Schroder: Nothing further to add.
- Mr. Moore: Nothing further to add.
- Mr. Schuman: To Mr. Grosshuesch's point on Policy 33R, this is not a high traffic area. In regards to the interior does it matter that it is public or private? I don't have any desire to set precedent but it is public land so I think it's valid info for Council to consider.
- Mr. Gerard: Mr. Edwards comment in regards to tax credits is non-applicable because no one is seeking a tax credit. Everyone is on the record with his or her previous comments, no need to continue.
- Mr. LaChance: I have one final comment on the heated walkway note. Considering we've already opened and closed the public comment period, I would suggest we proceed with a condition that the note on the plans regarding heated sidewalk be removed prior to issuance of a Building Permit.

Mr. Schroder made a motion to recommend the Town Council approve the project along with a condition to remove the heated outdoor space note. Mr. Schuman seconded the motion. The motion received 3 votes for and 2 against (Mr. Giller, Mr. Schuman and Mr. Moore no, Mr. Schroeder and Mr. Gerard yes, Ms. Leidal-no vote). Mr. Schroder withdrew his motion for the purpose of additional discussion, prior to the final Commissioner's vote.

- Ms. Leidal: Can we have more discussion? Town Projects do not need our approval it is only a recommendation. (Ms. Puester: You are looking at a potential precedent here. Although the

Council has the ability to waive code sections, if not, public and private properties precedent cases are the same for review purposes.)

Mr. Schroder: Nothing to add.

Mr. Moore: Nothing to add.

Mr. Giller: One option to look at design that is in keeping with the Secretary's standards.

Mr. Gerard: If a project has a passing point analysis it should be passed. We can't fail it because we don't like it. (Ms. Puester: Trying to figure out. Are some Commissioners believing that it fails Priority Design Standard 20, so that could be a reason for a denial? Are you thinking its because of the interior?)

Mr. Schuman: I think the passing point analysis is incorrect because plans show a heated sidewalk and it fails Priority Design Standard 20, which is why I'm voting no.

Mr. Giller: If you demolish the character defining front door and 3 of the 5 windows, then that is quite a bit and might be reason to fail due to Priority Design Standard 20. Was there a historic structure report on this house? (Mr. LaChance: There is a cultural resource survey on file from 10 years ago.) (Ms. O'Neil: Yes, we have an assessment for Eberlein.) Those are helpful in projects like these.

Mr. Grosshuesch: I'm wondering if we should continue this. (Ms. Puester: I would like a continuance as well to get the Town Attorney's interpretation.)

Mr. Schroder: I withdraw my motion.

Ms. Puester: Are the applicants okay with a continuance? (Ms. O'Neil: It is not ideal but it's our best option.)

Mr. Moore made a motion to continue the hearing until April 7th, seconded by Ms. Leidal. The motion passed 6-0.

OTHER MATTERS:

1. Town Council Summary (Memo Only)

ADJOURNMENT:

The meeting was adjourned at 9:48 pm.

Steve Gerard, Chair

Planning Commission Staff Report

Subject: Collins Residence
(Class B Major, Final Hearing; PL-2019-0068)

Proposal: To remove the existing non-historic modular home and construct a new 4 bedroom, 5 bathroom single-family residence along South High Street, with a 2-car garage.

Date: April 2, 2020 (For meeting of April 7, 2020)

Project Manager: Chris Kulick, AICP

Applicant/Owner: Nate and Roxanne Collins

Agent: Janet Sutterley, J.L. Sutterley, Architecture

Address: 106 South High Street

Legal Description: Yingling and Mickles, Lot 4, Block 10

Site Area: 0.1434 acres (6,248 sq. ft.)

Land Use District: 17 - Residential Single Family/Duplex - 11 Units per Acre (UPA)

Historic District: 1- East Side Residential Character Area

Site Conditions: The lot is located on South High Street, in between a historic single-family residence to the north and a historic single-family home to the south. The western portion of the lot from South High Street rises modestly at 8% and then increases over the last 1/3rd of the lot at 22% to the eastern edge that borders the unimproved Highland Terrace ROW. The lot contains a three bedroom modular home that was placed on the property in 1972. A mature spruce tree and 10” caliper cottonwood tree are the only trees located on the property. The western portion of the lot adjacent to High Street is graded for parking and contains no vegetation. There are no existing easements located on the lot.

Adjacent Uses:

| | |
|--------|---|
| North: | 104 South French St. (Single-Family Home) |
| South: | 108 South French St. (Single-Family Home) |
| East: | 111 South Gold Flake Terrace (Single-Family Home) |
| West: | 107 South French St. (Unplatted Duplex) |

Density:

| | |
|---------------------|---------------|
| Allowed under LUGs: | 2,524 sq. ft. |
| Proposed density: | 2,519 sq. ft. |

Above Ground Density:

| | |
|---------------------|---------------|
| Allowed: | |
| At 9 UPA: | 2,065 sq. ft. |
| Proposed (8.9 UPA): | 2,041 sq. ft. |

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|----------------------|---|-------------------------------------|
| Mass: | Allowed under LUGs: | 2,478 sq. ft. |
| | Proposed: | 2,440 sq. ft. |
| Total: | Lower Level: | 478 sq. ft. |
| | Main Level (Includes 399 sq. ft. Garage): | 1,567 sq. ft. |
| | Upper Level: | 873 sq. ft. |
| | Total | 2,918 sq. ft. |
| Height: | Recommended: | 23.0 ft. (mean) 26 ft. (max) |
| | Proposed: | 23.0 ft. (mean); 26.5 ft. (overall) |
| Lot Coverage: | Building / non-Permeable: | 1,967 sq. ft. (32% of site) |
| | Hard Surface / non-Permeable: | 1,199 sq. ft. (19% of site) |
| | Open Space / Permeable Area: | 3,082 sq. ft. (49% of site) |
| Parking: | Required: | 3 spaces |
| | Proposed: | 4 spaces |
| Snowstack: | Required: | 262 sq. ft. (25%) |
| | Proposed: | 300 sq. ft. (29%) |
| Setbacks: | Front (15' recommended): | 24.5 ft. |
| | Sides (5' recommended): | 3.0 ft. (-3 points) |
| | Rear (15' recommended): | 15.5 ft. |

Changes since the October 15, 2019 Second Preliminary Hearing

Based on feedback from the Planning Commission and Staff, the following changes are proposed to the Collins Residence plans since the third Preliminary Hearing on January 7, 2019:

Architecture

- The angled wall at the rear of the front module was eliminated (squared off).

Glazing

- The French doors on the connector were changed to a single door and flanking double hung windows.

Density

- The project's density was increased by 6 sq. ft.

Mass

- The project's mass was increased from 2,434 to 2,440 sq. ft.

Item History

There is little data on the existing, non-historic modular home. The home was installed on the property by the owner, Calvert E. Moe, in 1972.

On June 4, 2019, October 15, 2019 and January 7, 2020 the Planning Commission reviewed the Collins Residence during Preliminary Hearings. Below is a summary of the policies that achieved a majority consensus and remain unchanged from the previous preliminary hearing. These consensus items include:

- **Density (3/A & 3/R):** The proposed density complies.
- **Mass (4/R & 4/R):** The proposed mass complies.
- **Building Height (6/A & 6/R):** At 23' at its tallest point, the design is at the recommended height of 23' to the mean.
- **Site Suitability (7/R):** The site is in the center of Town, has been previously developed, has the primary structure substantially set back from High Street and proposes an adequate landscaping plan.
- **Placement Of Structures (9/A & 9/R):** The north side relative setback of 5' is not being met, as the home is 3' from the property line and thus the application will incur negative three (-3) points.
- **Open Space (21/A & 21/R):** 3,166 sq. ft. of open space is proposed. This exceeds the required 1,874 sq. ft. of open space by 1,292 sq. ft.
- **Access / Circulation (16/A & 16/R; 17/A):** Vehicular and pedestrian access is provided via South High Street.
- **Parking (18/A & 18/R):** The four parking spaces proposed exceeds the required parking. All parking is located at the rear of the lot.
- **Snow Removal and Storage (13/R):** The applicants propose 300 sq. ft. (29%) of snow stacking for the 1,048 sq. ft. of proposed impervious surfaces.
- **Landscaping (22/A & 22/R):** The plans show one existing 24" spruce tree, one new 8'-10' tall spruce tree, two new 2.5" cottonwood trees and one new 2.5" spring snow crab apple tree in the front yard (South High Street.). Additionally, the plan proposes three, 8'-10' tall spruce trees and nine, 2.5" aspen trees that are planted around the perimeter of the property which gives the plan a solid landscaping plan worth of positive two (+2) points.
- **Drainage (27/A & 27/R):** Engineering staff reviewed the project for access and drainage and had no concerns with the plan.
- **Utilities Infrastructure (26/A & 26/R; 28/A):** All necessary utilities are located in the adjacent ROWs.
- **Energy Conservation (33/R):** The applicants propose to obtain a HERS rating and therefore are eligible for one positive (+1) point under Policy 33/R. Staff has no concerns.

Historic Standards (24/R)

- **Priority Design Standard 4:** The design respects the Town's settlement pattern.
- **Priority Design Standard 5:** The design matches the Town grid.
- **Priority Design Standard 8:** The design reinforces the visual unity of the block.
- **Priority Design Standard 80:** The design of the house has 2,035 sq. ft. of above ground density, which is within the range of surviving structures in Character Area 1 and is at 8.9 UPA, below the allowed 9 UPA. The home is broken up into modules. The above ground density in the front module totals 1,461 sq. ft. with the rear module totaling 630 sq. ft.
- **Priority Design Standard 81:** The tallest point of the home is a height similar to what is found historically, 23'.
- **Priority Design Standard 82:** The rear module has the same ridge height as the front module.
- **Priority Design Standard 86:** The design is below the allowed mass of the historic character area.
- **Priority Design Standard 88:** At 41' wide, this project is in the middle range of width of historic projects approved.
- **Priority Design Standard 90:** The rustic materials, stained a single, darker color, proposed on the rear module are appropriate.

- **Design Standards 116:** The parking is located at the rear of the lot and minimizes the visual impact of parking as seen from the street.
- **Design Standards 117:** The parking is located at the rear of the lot and minimizes the visual impact of parking as seen from the street and preserves the front yard through the use of paving strips located along the south side of the lot.
- **Priority Design Standard 118:** The home is in scale with existing historic and supporting buildings in the area and is below 9 UPA.
- **Design Standard 119:** The design breaks up the above ground density into multiple modules.
- **Priority Design Standard 120:** – The rear angled entryway and wall plane are not visible and therefore complies with the simple rectangular shape requirement.
- **Design Standard 121:** The simplified roof design features one north/south primary gable with two dormers. The second story deck design feature a railing with solid wood siding to match garage doors below and blend in better with the structure.
- **Priority Design Standard 122:** The height for the front third of the main house is kept below 1 ½ stories at 16’ and then steps back to 23’, between 1 ½ and 2 stories. This design is permissible since the home starts out below 1 ½ stories and then steps back to the recommended 23’ in the center portion of the home.
- **Priority Design Standard 124:** The front facade uses 16’ of lot frontage and then increases to 29’ further back from the front yard and thereby does not exceed the recommended 30’.
- **Priority Design Standard 125:** The proposed front module is sided primarily with 4-1/2” Dutch Lap wood siding, 1” x 6” reverse board on board wood siding accents and natural stone wainscoting. The connector features 1” x 6” reverse board on board wood siding and weathered, thin ribbed corrugated metal siding. The rear module features a more rustic appearance that was common for outbuildings. The rear structure features dark oiled 1 x random width, rough sawn board siding, natural cut stone veneer along the foundation and 1” x 6” reverse board on board wood siding cladding over the garage doors.
- **Priority Design Standard 126:** The proposed roofing materials consist of asphalt shingles and non-reflective corrugated metal on the front house roof elements and non-reflective, low profile, standing seam metal corrugated metal on the connector and rear house roofs, all of which are acceptable roofing materials.
- **Design Standard 130:** The project has very modest detailing with a limited amount of wooden brackets, decorative wooden posts and a wooden gable truss.
- **Design Standard 131:** The project features two spruce trees in the front yard.
- **Design Standard 132:** The project features two narrow leaf cottonwood trees in the front yard.
- **Design Standard 133:** The proposal features a solid landscaping plan showing four 8’-10’ spruce trees and two 2.5” narrow leaf cottonwood trees in the front yard (South High). Further, the plan proposes a total of nine 2.5” aspen trees that are planted around the perimeter of the property.

Staff Comments

This application was submitted prior to the Handbook of Design Standards amendments adopted by the Town Council on August 13, 2019 and Development code update. As such, this application is subject to the previous version of the Handbook of Design Standards and Development code.

At this final review, staff would like to review the remaining issues identified by the Commission at the previous preliminary hearings.

Windows: At the third preliminary hearing the Commission expressed concern to the applicants about the appropriateness of the French doors on the connector.

Priority Design Standard 95 states, *“The proportions of window and door openings should be similar to historic buildings in the area”* and that *“this is an important design standard.”* Priority Design Standard 96 further emphasizes the importance of window proportions, *“Use a ratio of solid to void that is similar to those found on historic and supporting buildings.”* Priority Design Standard 91 again reinforces the use of windows that are in a similar size and shape found historically, *“Use building components that are similar in size and shape to those found historically along the street”* and specifically states, *“these include windows, doors and porches.”*

In response to the comments, the previously proposed French Doors were replaced with a single 2/3rds light door, flanked by double hung windows. Staff appreciates the changes to the project and believes the design now complies with Priority Design Standards 95 and 96 and Design Standard 91. Does the Commission concur?

The Commission previously found the French doors on the rear module abided with the same policies due to the solid railing design that screened the lower half of the doors.

Connector: At the third preliminary hearing, the Commission determined the design features a connector since it is linking two modules together. Policy 80A states, *“Use a connector to link smaller modules...”*. The Commission also believed the French Doors on the connector needed to be simplified and the angled wall plane needed to be squared up to maintain the minimum 2’ offset and to not exceed two-thirds the façade of the smaller of the two modules to be connected. Connector design is reviewed under Priority Design Standard 80/A:

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

- 1. The connector and addition should 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. The width of the connector shall not exceed two-thirds the width of the facade of the smaller of the two modules that are to be linked.*
- 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.*
- 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.)*
- 5. The height of the connector should be clearly lower than that of the masses to be linked. The connector shall not exceed one story in height and be two feet lower than the ridgeline of the modules to be connected.*
- 6. 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.*
- 7. 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)*

The front module is 45' long and the rear module is the same height as the front portion of the structure. Based on these figures the recommended connector length is 22.5' long. The proposed connector is 14.5' long, and based on recent feedback that connectors have gotten excessively long, the Commission was supportive of the proposed shortened length. The Commission found that providing a connector of 22.5' would produce an elongated building sidewall. In some cases in which a connector would appear too long in relation to the structures and site, such as the Casey Residence PL-2018-0262 and the Noble House, PL-2018-0069, staff has prepared a finding that states a shorter design meets the intent of Priority Design Standard 80A which has been included in the findings for this project.

Although the project is not above the maximum module size as a whole, the project does feature two modules that are separated by a connector. With regard to height and width, the connector is 3.25' below the adjacent ridge of the front module and 9.6' lower than the ridge of the rear module of the home. With the squaring up of the front module's wall plane, the connector is now recessed at least 2' from the wall planes of the two modules. The width of the connector is 10.5', compared to the adjacent front module's width of 16', which is below the required 2/3rds the width of the smaller of the two modules.

Finally, staff appreciates the replacement of the connector's French doors with a single door as stipulated under Design Standard 80A. Staff believes the revised design follows the width, setback and simple design standards of Policy 80A. Does the Commission concur?

Point Analysis (Section: 9-1-17-3): At this final review staff believes that all Absolute Policies and Priority Design Standards have been met, and that the proposal warrants the following points for a total passing point analysis score of zero (0) points.

From the Development Code:

Negative Points recommended:

- Policy 9/R Placement of Structures: Negative three (-3) points for not meeting the recommended 5' side yard setback but complying with the absolute 3' north side setback.

Positive Points recommended:

- Policy 22/R Plant Material and Landscaping: Positive two (+2) points for above average landscaping.
- Policy 33/R Energy Conservation: Positive one (+1) point for obtaining a HERS rating.

Total (0)

Questions for the Planning Commission

Based on staff's review, we have the following questions for the Commission:

1. **Windows and Doors** - Staff believes with the elimination of the French Doors in favor of a single door on the connector the design now complies with Priority Design Standards 95 and 96 and Design Standard 91. Does the Commission agree?
2. **Connector** - Staff believes the revised connector design follows the width, setback and simple design standards of Policy 80A. Does the Commission concur?

3. Does the Commission support the recommended point analysis?

Staff Recommendation

The Planning Department recommends approval of the Collins Residence, PL-2019-0068, located on Lot 4, Block 10, Yingling and Mickels Subdivision, 106 South High Street with the proposed Findings and Conditions and the attached point analysis indicating zero (0) points.

| Final Hearing Impact Analysis | | | | |
|--|--|--------------------------|---------------|---|
| Project: | Collins Residence | Positive Points | +3 | |
| PC#: | PL-2019-0068 | | | |
| Date: | 4/7/2020 | Negative Points | - 3 | |
| Staff: | Chris Kulick, AICP | | | |
| | | Total Allocation: | 0 | |
| Items left blank are either not applicable or have no comment! | | | | |
| Sect. | Policy | Range | Points | Comments |
| 1/A | Codes, Correlative Documents & Plat Notes | Complies | | |
| 2/A | Land Use Guidelines | Complies | | |
| 2/R | Land Use Guidelines - Uses | 4x(-3/+2) | | single family residence |
| 2/R | Land Use Guidelines - Relationship To Other Districts | 2x(-2/0) | | |
| 2/R | Land Use Guidelines - Nuisances | 3x(-2/0) | | |
| 3/A | Density/Intensity | Complies | | The design of the house has 2,519 sq. ft. of total density which is below the allowed 2,524 sq. ft., and 2,041 sq. ft. of above ground density, which is within the range of surviving structures in Character Area 1 and is at 8.9 UPA, below the allowed 9 UPA. The home is broken up into modules. The above ground density in the front module totals 1,467 sq. ft. with the rear module totaling 630 sq. ft. |
| 3/R | Density/ Intensity Guidelines | 5x (-2>-20) | | |
| 4/R | Mass | 5x (-2>-20) | | Mass is 2,440 sq. ft. which is below the allowed 2,378 sq. ft. |
| 5/A | Architectural Compatibility / Historic Priority Policies | Complies | | |
| 5/R | Architectural Compatibility - Aesthetics | 3x(-2/+2) | | |
| 5/R | Architectural Compatibility / Conservation District | 5x(-5/0) | | |
| 5/R | Architectural Compatibility H.D. / Above Ground Density 12 UPA | (-3>-18) | | |
| 5/R | Architectural Compatibility H.D. / Above Ground Density 10 UPA | (-3>-6) | | |
| 6/A | Building Height | Complies | | |
| 6/R | Relative Building Height - General Provisions | 1X(-2,+2) | | |
| | For all structures except Single Family and Duplex Units outside the Historic District | | | |
| 6/R | Building Height Inside H.D. - 23 feet | (-1>-3) | | Building Height is 23' to the mean. |
| 6/R | Building Height Inside H.D. - 25 feet | (-1>-5) | | |
| 6/R | Building Height Outside H.D. / Stories | (-5>-20) | | |
| 6/R | Density in roof structure | 1x(+1/-1) | | |
| 6/R | Broken, interesting roof forms that step down at the edges | 1x(+1/-1) | | |
| | For all Single Family and Duplex Units outside the Conservation District | | | |
| 6/R | Density in roof structure | 1x(+1/-1) | | |
| 6/R | Broken, interesting roof forms that step down at the edges | 1x(+1/-1) | | |
| 6/R | Minimum pitch of eight in twelve (8:12) | 1x(0/+1) | | |
| 7/R | Site and Environmental Design - General Provisions | 2X(-2/+2) | | Project is located on previously developed site. |
| 7/R | Site and Environmental Design / Site Design and Grading | 2X(-2/+2) | | |
| 7/R | Site and Environmental Design / Site Buffering | 4X(-2/+2) | | Landscaping plan provides adequate buffering. |
| 7/R | Site and Environmental Design / Retaining Walls | 2X(-2/+2) | | |
| 7/R | Site and Environmental Design / Driveways and Site Circulation Systems | 4X(-2/+2) | | |
| 7/R | Site and Environmental Design / Site Privacy | 2X(-1/+1) | | |
| 7/R | Site and Environmental Design / Wetlands | 2X(0/+2) | | |
| 7/R | Site and Environmental Design / Significant Natural Features | 2X(-2/+2) | | |
| 8/A | Ridgeline and Hillside Development | Complies | | N/A |
| 9/A | Placement of Structures | Complies | | |
| 9/R | Placement of Structures - Public Safety | 2x(-2/+2) | | |
| 9/R | Placement of Structures - Adverse Effects | 3x(-2/0) | | |
| 9/R | Placement of Structures - Public Snow Storage | 4x(-2/0) | | |
| 9/R | Placement of Structures - Setbacks | 3x(0/-3) | - 3 | 3' north side setback |
| 12/A | Signs | Complies | | |
| 13/A | Snow Removal/Storage | Complies | | |

| | | | | |
|------|---|-------------|----|---|
| 13/R | Snow Removal/Storage - Snow Storage Area | 4x(-2/+2) | | 29% of snowstacking for hard surfaces is provided. |
| 14/A | Storage | Complies | | |
| 14/R | Storage | 2x(-2/0) | | |
| 15/A | Refuse | Complies | | |
| 15/R | Refuse - Dumpster enclosure incorporated in principal structure | 1x(+1) | | |
| 15/R | Refuse - Rehabilitated historic shed as trash enclosure | 1x(+2) | | |
| 15/R | Refuse - Dumpster sharing with neighboring property (on site) | 1x(+2) | | |
| 16/A | Internal Circulation | Complies | | |
| 16/R | Internal Circulation / Accessibility | 3x(-2/+2) | | |
| 16/R | Internal Circulation - Drive Through Operations | 3x(-2/0) | | |
| 17/A | External Circulation | Complies | | Vehicular and pedestrian access from S. High Street |
| 18/A | Parking | Complies | | |
| 18/R | Parking - General Requirements | 1x(-2/+2) | | 4 spaces proposed, 3 spaces required. |
| 18/R | Parking-Public View/Usage | 2x(-2/+2) | | |
| 18/R | Parking - Joint Parking Facilities | 1x(+1) | | |
| 18/R | Parking - Common Driveways | 1x(+1) | | |
| 18/R | Parking - Downtown Service Area | 2x(-2/+2) | | |
| 19/A | Loading | Complies | | |
| 20/R | Recreation Facilities | 3x(-2/+2) | | |
| 21/R | Open Space - Private Open Space | 3x(-2/+2) | | 49% of site is open space. |
| 21/R | Open Space - Public Open Space | 3x(0/+2) | | |
| 22/A | Landscaping | Complies | | |
| 22/R | Landscaping | 2x(-1/+3) | +2 | The plans show one existing 24" spruce tree, one new 8'-10' tall spruce tree, two new 2.5" cottonwood trees and one new 2.5" spring snow crab apple tree in the front yard (South High Street.). Additionally, the plan proposes three, 8'-10' tall spruce trees and nine, 2.5" aspen trees that are planted around the perimeter of the property |
| 24/A | Social Community | Complies | 0 | Project complies with all Priority and Relative Design Standards of the Handbook of Design Standards. Refer to staff report for a synopsis of these policies. |
| 24/R | Social Community - Employee Housing | 1x(-10/+10) | | |
| 24/R | Social Community - Community Need | 3x(0/+2) | | |
| 24/R | Social Community - Social Services | 4x(-2/+2) | | |
| 24/R | Social Community - Meeting and Conference Rooms | 3x(0/+2) | | |
| 24/R | Social Community - Historic Preservation | 3x(0/+5) | | |
| 24/R | Social Community - Historic Preservation/Restoration - Benefit | +1/3/6/9/12 | | |
| 25/R | Transit | 4x(-2/+2) | | |
| 26/A | Infrastructure | Complies | | |
| 26/R | Infrastructure - Capital Improvements | 4x(-2/+2) | | |
| 27/A | Drainage | Complies | | Engineering staff reviewed the project for access and drainage and had no concerns with the plan. |
| 27/R | Drainage - Municipal Drainage System | 3x(0/+2) | | |
| 28/A | Utilities - Power lines | Complies | | All necessary utilities are located in the adjacent ROWs. |
| 29/A | Construction Activities | Complies | | |
| 30/A | Air Quality | Complies | | |
| 30/R | Air Quality - wood-burning appliance in restaurant/bar | -2 | | |
| 30/R | Beyond the provisions of Policy 30/A | 2x(0/+2) | | |
| 31/A | Water Quality | Complies | | |
| 31/R | Water Quality - Water Criteria | 3x(0/+2) | | |
| 32/A | Water Conservation | Complies | | |
| 33/R | Energy Conservation - Renewable Energy Sources | 3x(0/+2) | | |
| 33/R | Energy Conservation - Energy Conservation | 3x(-2/+2) | | |
| | HERS index for Residential Buildings | | | |
| 33/R | Obtaining a HERS index | +1 | +1 | The applicants will obtain a HERS rating prior to receiving a certificate of occupancy. |
| 33/R | HERS rating = 61-80 | +2 | | |
| 33/R | HERS rating = 41-60 | +3 | | |
| 33/R | HERS rating = 19-40 | +4 | | |
| 33/R | HERS rating = 1-20 | +5 | | |

| | | | | |
|------|--|-----------|--|---|
| 33/R | HERS rating = 0 | +6 | | |
| | Commercial Buildings - % energy saved beyond the IECC minimum standards | | | |
| 33/R | Savings of 10%-19% | +1 | | |
| 33/R | Savings of 20%-29% | +3 | | |
| 33/R | Savings of 30%-39% | +4 | | |
| 33/R | Savings of 40%-49% | +5 | | |
| 33/R | Savings of 50%-59% | +6 | | |
| 33/R | Savings of 60%-69% | +7 | | |
| 33/R | Savings of 70%-79% | +8 | | |
| 33/R | Savings of 80% + | +9 | | |
| 33/R | Heated driveway, sidewalk, plaza, etc. | 1X(-3/0) | | |
| 33/R | Outdoor commercial or common space residential gas fireplace (per fireplace) | 1X(-1/0) | | |
| 33/R | Large Outdoor Water Feature | 1X(-1/0) | | |
| | Other Design Feature | 1X(-2/+2) | | |
| 34/A | Hazardous Conditions | Complies | | |
| 34/R | Hazardous Conditions - Floodway Improvements | 3x(0/+2) | | |
| 35/A | Subdivision | Complies | | |
| 36/A | Temporary Structures | Complies | | |
| 37/A | Special Areas | Complies | | |
| 37/R | Community Entrance | 4x(-2/0) | | |
| 37/R | Individual Sites | 3x(-2/+2) | | |
| 37/R | Blue River | 2x(0/+2) | | |
| 37R | Cucumber Gulch/Setbacks | 2x(0/+2) | | |
| 37R | Cucumber Gulch/Impervious Surfaces | 1x(0/-2) | | |
| 38/A | Home Occupation | Complies | | |
| 39/A | Master Plan | Complies | | |
| 40/A | Chalet House | Complies | | |
| 41/A | Satellite Earth Station Antennas | Complies | | |
| 42/A | Exterior Loudspeakers | Complies | | |
| 43/A | Public Art | Complies | | |
| 43/R | Public Art | 1x(0/+1) | | |
| 44/A | Radio Broadcasts | Complies | | |
| 45/A | Special Commercial Events | Complies | | |
| 46/A | Exterior Lighting | Complies | | All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks or 10' in eave overhangs, plus 1' for every 5' from edge of eave. |
| 47/A | Fences, Gates And Gateway Entrance Monuments | Complies | | |
| 48/A | Voluntary Defensible Space | Complies | | |
| 49/A | Vendor Carts | Complies | | |

TOWN OF BRECKENRIDGE

Collins Residence
Lot 4, Block 10 Yingling and Mickels
106 South High Street
PL-2019-0068

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **April 2, 2020**, and findings made by Community Development with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **April 7, 2020** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. **The connector is 14.5' long, which is below the recommended 22.5', in length. The Commission believed this design meets the intent of Priority Design Standard 80/A. The Commission found that providing a connector of 22.5' would produce an elongated building sidewall and would make the connector appear too long in relation to the structures and site.**

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three (3) years from date of issuance, on **April 14, 2023**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

7. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall, and the height of the building's ridges must be submitted and approved by the Town during the various phases of construction. The final mean building height shall not exceed 23' to the mean at any location.
10. At no time shall site disturbance extend beyond the limits of the area of work shown, including building excavation, and access for equipment necessary to construct the residence.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit proof of ownership of the project site.
12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
14. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
15. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
16. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
17. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade, 7' above upper decks or 10' in eave overhangs, plus 1' for every 5' from edge of eave.
18. **Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.**

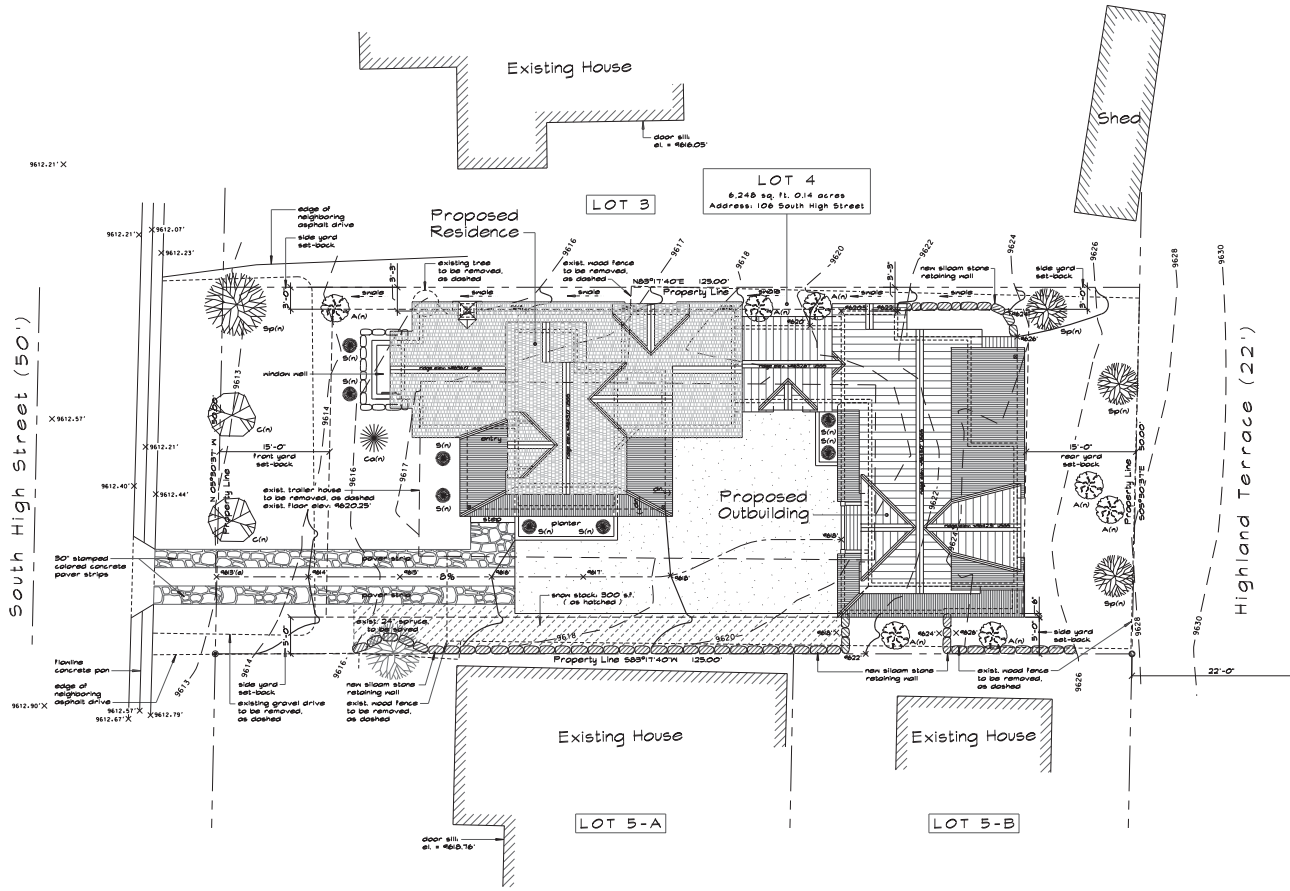
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

19. **The applicant shall record with Clerk and Recorder of Summit County a Landscape covenant in a form acceptable by the Town Attorney for the positive two (+2) points.**

20. Applicant shall submit a HERS Index report showing potential energy saving methods.
21. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
22. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
23. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
24. Applicant shall paint all metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
25. Applicant shall screen all utilities.
26. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks or 10' in eave overhangs, plus 1' for every 5' from edge of eave.
27. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
28. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
29. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
30. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

31. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)



Site Calculations

| | |
|--|---------------|
| Building footprint: | 1,461 Sq. Ft. |
| Driveway: | 1,048 Sq. Ft. |
| Deck, Porch and steps: | 19 Sq. Ft. |
| Total non-permeable lot coverage (50.1%) | 2,528 Sq. Ft. |
| Lot site: | 6,240 Sq. Ft. |
| Open space (44.9%) | 2,782 Sq. Ft. |
| (includes window well) | 52 Sq. Ft. |
| Snow stock provided: | 500 Sq. Ft. |
| Required 1.0x Sq. Ft. x 25% | 125 Sq. Ft. |

Collins Residence

Lot 4, Block 10, 14M Addition
Address: 106 South High Street
Lot = 6,240 Sq. Ft. / 0.14 Acres

| | |
|-----------------------------------|-----------------|
| Lower Level USGS, 9608.50' | = Arch. 90'-0" |
| Garage Level USGS, 9608.00' | = Arch. 99'-6" |
| Main Level USGS, 9608.50' | = Arch. 100'-0" |
| Upper Level - East USGS, 9628.00' | = Arch. 109'-6" |
| Upper Level - West USGS, 9628.50' | = Arch. 10'-0" |

Landscape - Symbols Legend

| | |
|--|--|
| (4) native englemann spruce 8' to 10' | (8) 5 gal. mixed shrubs |
| (7) multi-stem aspen 2 1/2" caliper | (1) spring snow crab apple 2 1/2" caliper |
| (2) cottonwood 2 1/2" caliper | silliam stone walls |

(n) = new tree or shrub
(e) = existing tree or shrub

Site Plan, Landscape Plan
Scale 1/8" = 1'-0"

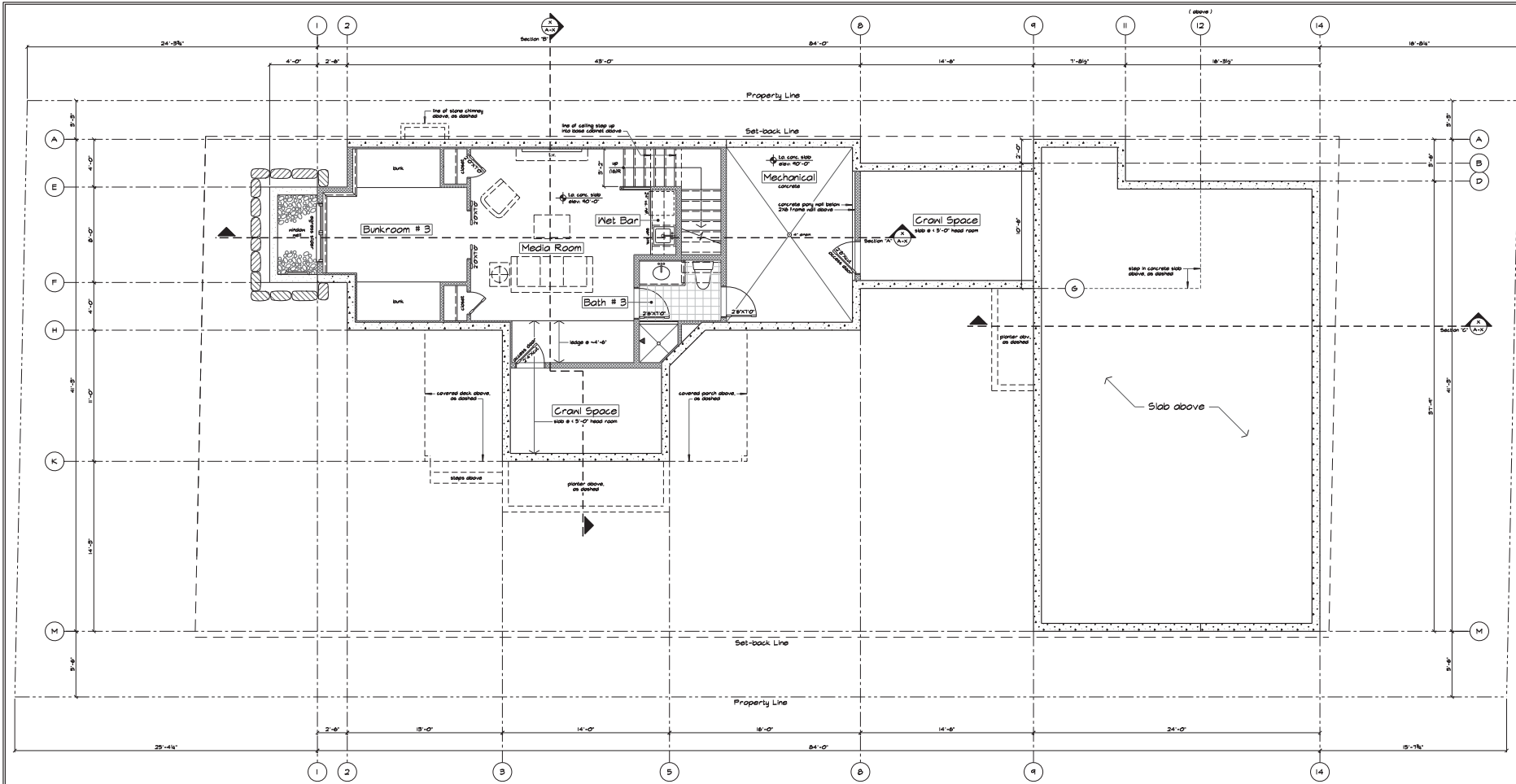
COLLINS RESIDENCE
LOT 4, BLOCK 10
YINGLING AND MICKLES ADDITION
TOWN OF BRECKENRIDGE, COLORADO

Site Plan, Landscape Plan
Scale: 1/8" = 1'-0"
Date: 03-12-2020

architectural consultation
(877) 455-5755

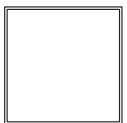
JILL SUTTERLY ARCHITECT
BRECKENRIDGE, CO 80424
p.o. box 3816

A-1



COLLINS RESIDENCE
 LOT 4, BLOCK 10
 YINGLING AND MICKLES ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Floor Plans:
 Lower Level
 Scale: 1/8" = 1'-0"
 Date: 02-22-2020



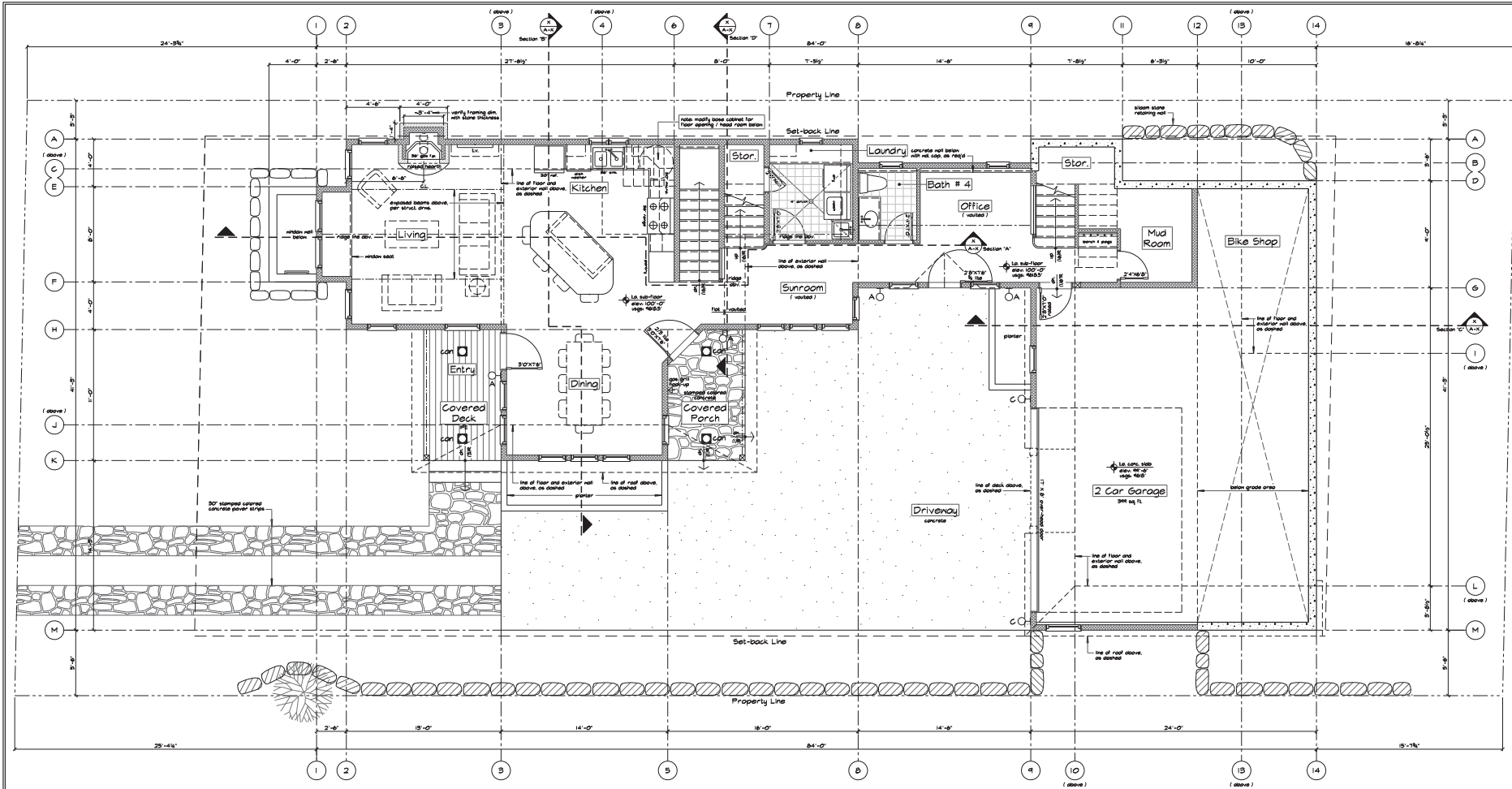
architectural
 consultation

J.L. SUTTERLY ARCHITECT
 1000 S. 10th Street, Suite 100
 Breckenridge, CO 80424
 P.O. Box 8888
 Breckenridge, CO 80424
 (970) 455-3728

1
 A-2

**Lower Level
 Floor Plan**
 Scale: 1/8" = 1'-0"
 Total Lower Living Sq. Ft. = 476





Main Level Floor Plan
 Scale: 1/4" = 1'-0"

Main Living Sq. Ft. Summary:

- Above ground density = 1112
- Mud Room (below ground) = 56
- Total Main Level Density = 1168
- Garage Sq. Ft. (Mass) = 344

COLLINS RESIDENCE
 LOT 4, BLOCK 10
 YINGLING AND MICKLES ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Floor Plans:
 Main Level

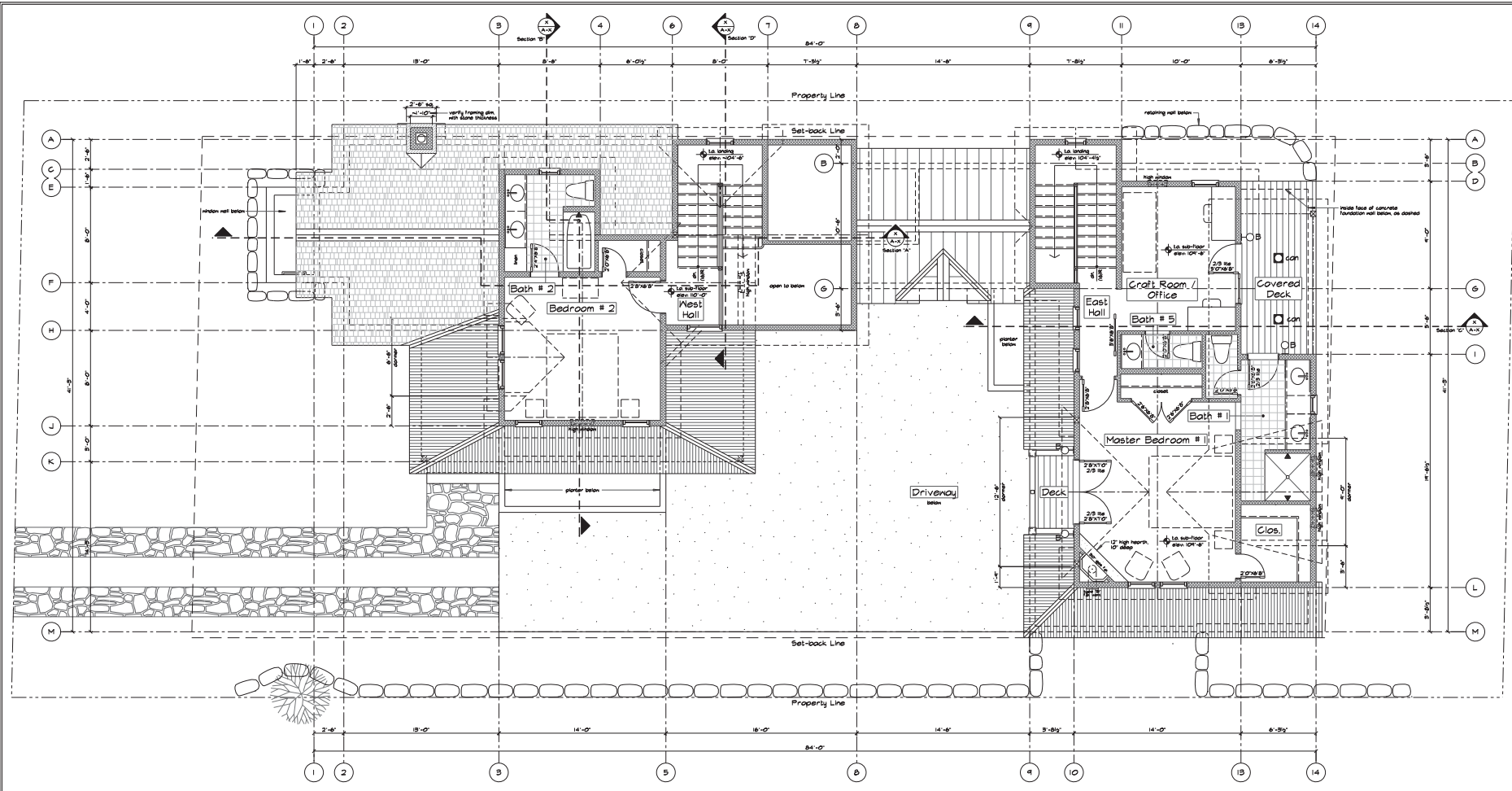
Scale: 1/4" = 1'-0"
 Date: 02-12-2020



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 consultation

JL SUTTERLY ARCHITECT
 1000 S. 10th Street, Suite 100
 Breckenridge, CO 80424
 p.o. box 9889 (870) 455-3728






Upper Level Floor Plan
 Scale: 1/4" = 1'-0"
 Upper Living Sq. Ft. Summary:
 West Wing = 248
 East Wing = 374
 Total above ground density = 622

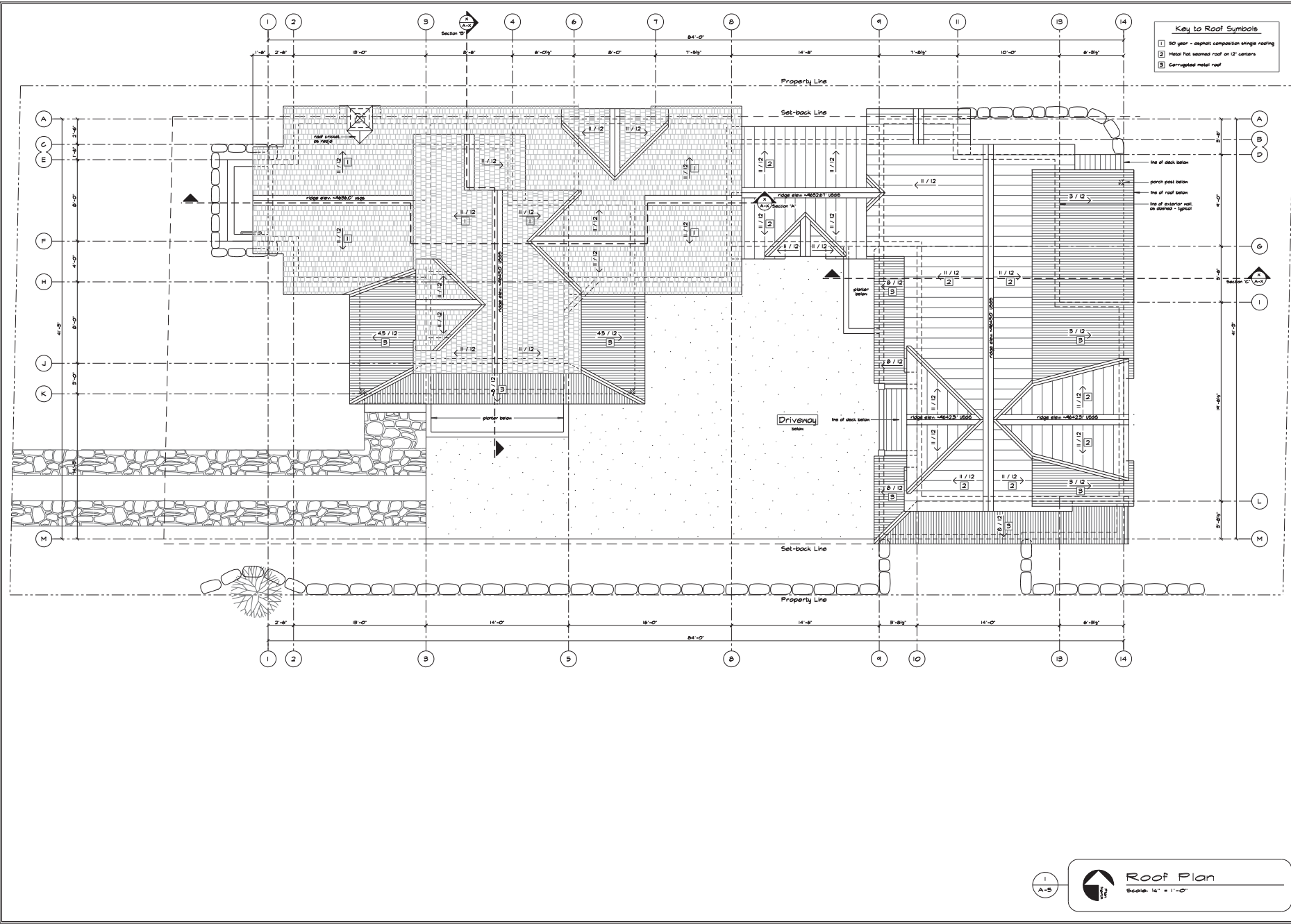
COLLINS RESIDENCE
 LOT 4, BLOCK 10
 YINGLING AND MICKLES ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Floor Plans
 Upper Levels
 Scale: 1/4" = 1'-0"
 Date: 02-22-2020

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JL SUTTERLY ARCHITECT
 1000 S. 10th Street, Suite 100
 Breckenridge, CO 80424
 P.O. Box 9889 Breckenridge, CO 80424
 (970) 455-3728





Key to Roof Symbols

- [Symbol 1] 40 year - asphalt composition single roofing
- [Symbol 2] Metal flat sloped roof on 12" centers
- [Symbol 3] Corrugated metal roof

COLLINS RESIDENCE
 LOT 4, BLOCK 10
 YINGLING AND MICKLES ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Roof Plan
 Scale: 1/4" = 1'-0"
 Date: 02-12-2020



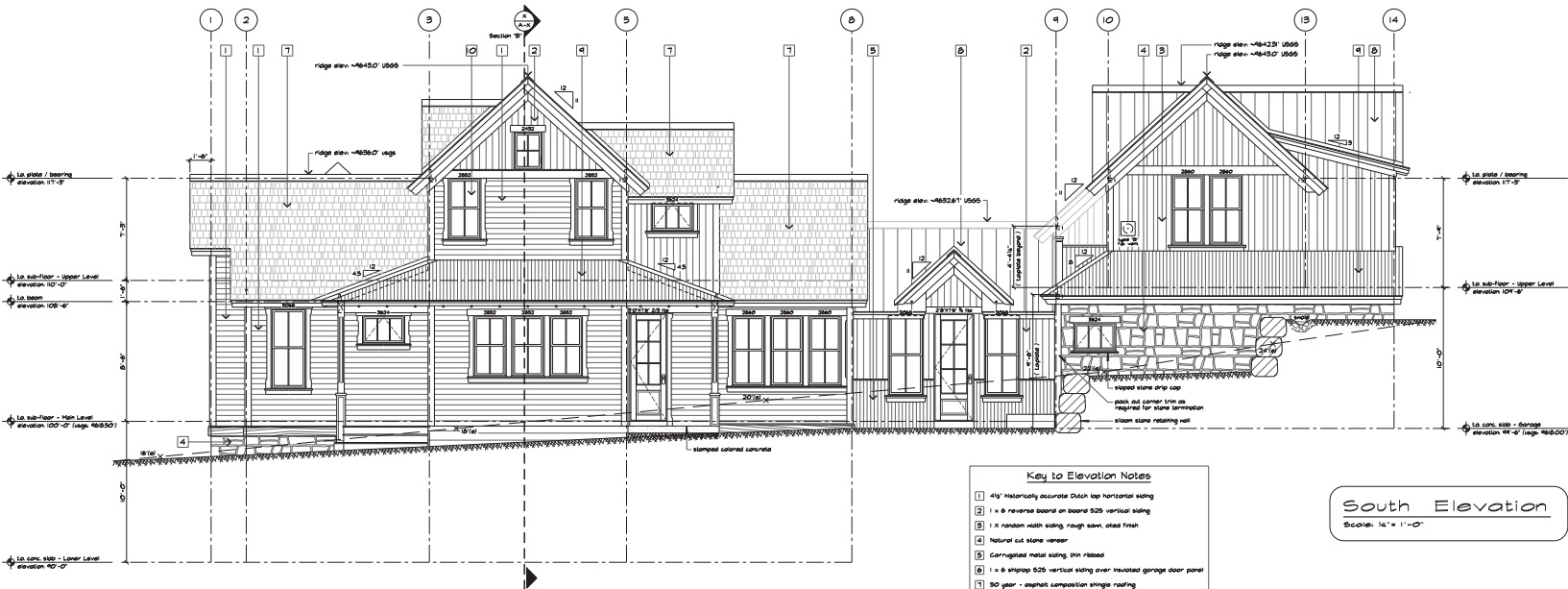
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 1000 S. 10th Street, Suite 100
 Breckenridge, CO 80424
 p.o. box 9889
 (970) 455-3728



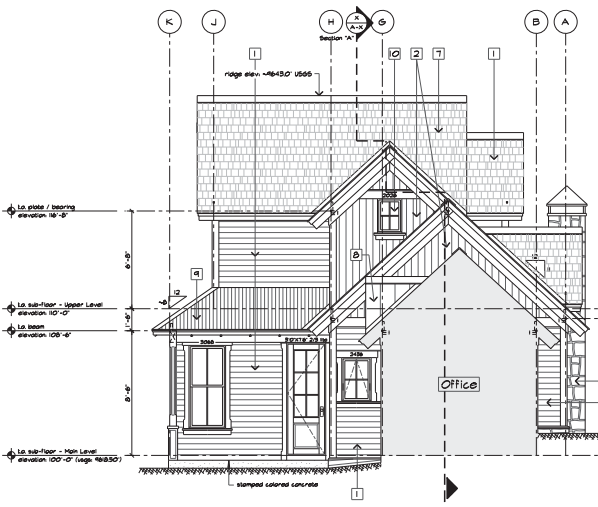
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Roof Plan
 Scale: 1/4" = 1'-0"

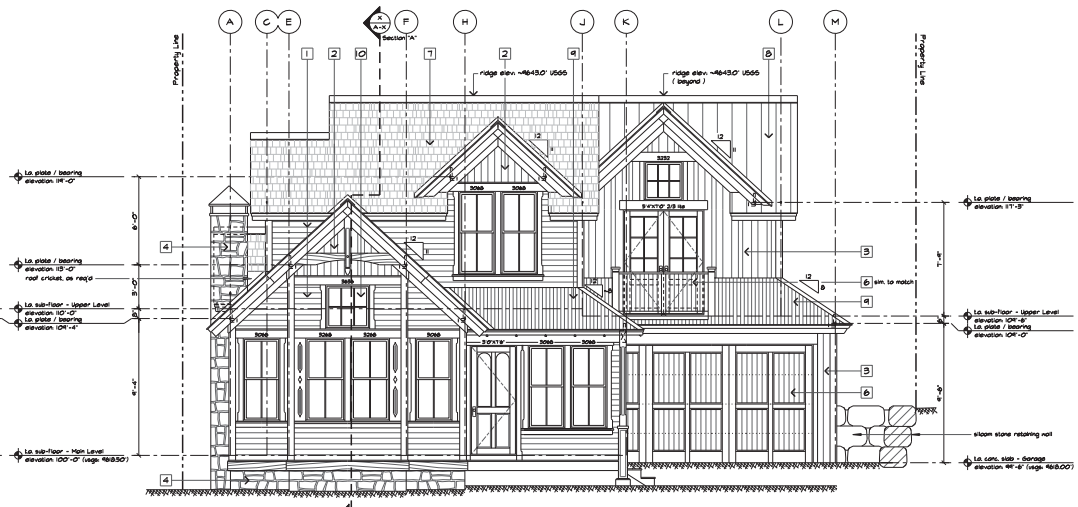


- Key to Elevation Notes**
- 1) 4" Historically accurate Dutch lap horizontal siding
 - 2) 1 x 6 reverse board on board S2S vertical siding
 - 3) X Random math siding, rough sawn, oiled finish
 - 4) Natural cut stone veneer
 - 5) Corrugated metal siding, thin ribbed
 - 6) 1 x 6 shiplap S2S vertical siding over insulated garage door panel
 - 7) 50 year - asphalt composition shingle roofing
 - 8) Metal tin seamless roof on 12 centers
 - 9) Corrugated metal roof
 - 10) Hand cut windows

South Elevation
Scale: 1/4" = 1'-0"



East Elevation: Main House
Scale: 1/4" = 1'-0"



West Elevation
Scale: 1/4" = 1'-0"

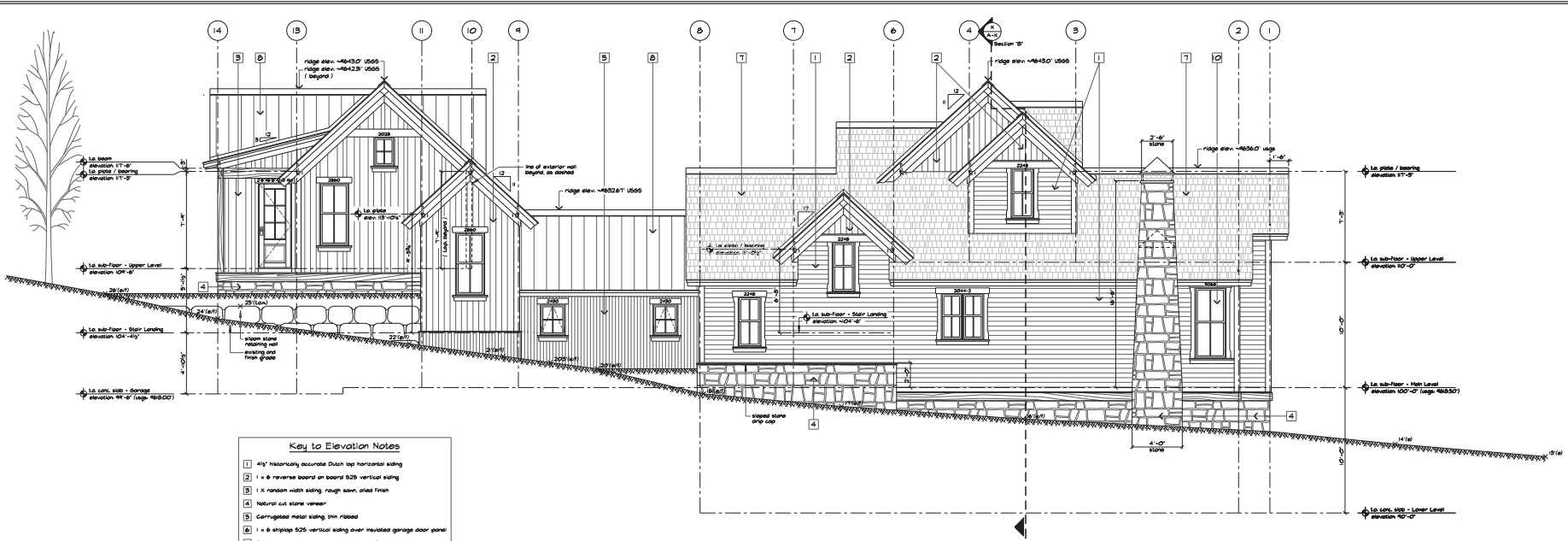
COLLINS RESIDENCE
LOT 4, BLOCK 10
YINGLING AND MICKLES ADDITION
TOWN OF BRECKENRIDGE, COLORADO

Exterior Elevations
Scale: 1/4" = 1'-0"
Date: 02-12-2020



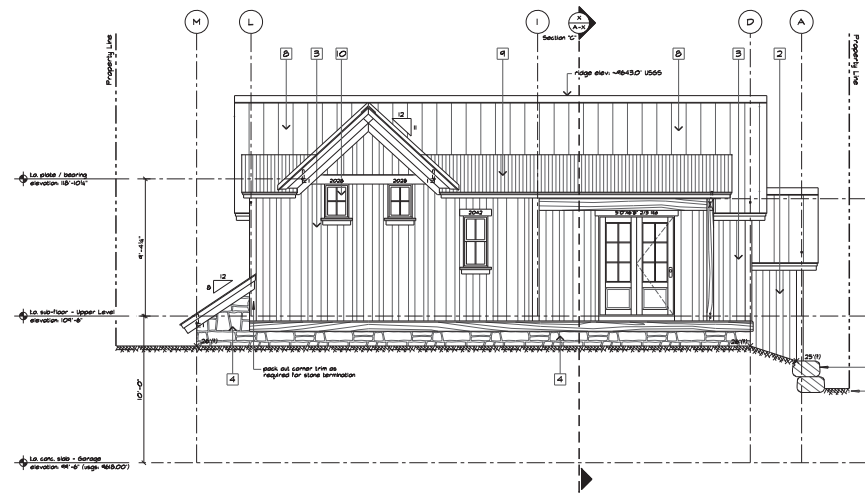
architectural
consultation
JL SUTTERLY ARCHITECT
1000 14th Street, Suite 100
Breckenridge, CO 80424
p.o. box 9849
(970) 459-3729



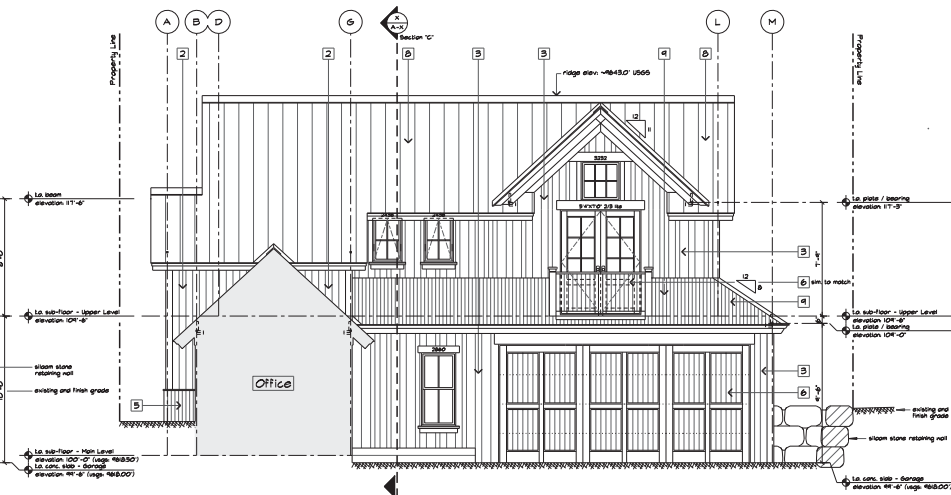


- Key to Elevation Notes**
- 1 4 1/2" historically accurate Dutch lap horizontal siding
 - 2 1 x 6 reverse board on board S2S vertical siding
 - 3 1 x 6 random width siding rough sawn, ciled finish
 - 4 Natural cut stone veneer
 - 5 Corrugated metal siding, tin ribbed
 - 6 1 x 6 shiplap S2S vertical siding over insulated garage door panel
 - 7 30 year - impact composition shingle roofing
 - 8 Metal tin beamed roof on 12" centers
 - 9 Corrugated metal roof
 - 10 Flood clad windows

North Elevation
Scale: 1/4" = 1'-0"



East Elevation: Outbuilding
Scale: 1/4" = 1'-0"



West Elevation: Outbuilding
Scale: 1/4" = 1'-0"

COLLINS RESIDENCE

LOT 4, BLOCK 10
YINGLING AND MICKLES ADDITION
TOWN OF BRECKENRIDGE, COLORADO

Exterior Elevations

Scale: 1/4" = 1'-0"

Date: 02-12-2020

architectural
consultation

JL SUTTERLY ARCHITECT
Architectural Firm
1000 North 1st Street, Suite 100
Breckenridge, CO 80424
p.o. box 9849 Breckenridge, CO 80424
(970) 455-3719



Planning Commission Staff Report

Subject: Milne/McNamara House and Eberlein House Restoration, Relocation and Site Modifications Town Project (PL-2020-0037) *Continued from March 17 meeting*

Proposal: The Breckenridge Heritage Alliance (BHA) proposes restoration of the historic Milne House which includes a new foundation and installation of a basement, relocation and restoration of the historic Eberlein House which includes a new foundation, outhouse relocation and restoration, installation of parking along the rear alley, new concrete steps and walkways, ADA accessibility, tree removal, landscaping, drainage modifications, and utility installations.

Date: April 2, 2020 (For meeting of April 7, 2020)

Project Manager: Chapin LaChance, AICP – Planner II

Architect: J.L. Sutterley, Architect

Applicant: Larrisa O’Neil, Breckenridge Heritage Alliance

Owner: Town of Breckenridge

Address: 102 N. Harris St.

Legal Description: Yingling & Mickles Addition Subdivision, Block 8, Lot 3 & 4

Lot size: 0.29 AC (12,497 sq. ft.)

Land Use District: #17, Residential: 11 UPA

Historic District: #1: East Side Residential Character Area, 9 UPA above ground, 10 UPA above ground for projects which involve "preserving", "restoring", or "rehabilitating" a "landmark structure", "contributing building", or "contributing building with qualifications."

Site Conditions: Known as Alice G. Milne Memorial Park, this property is located at the northeast corner of Harris Street and Lincoln Avenue. There are three (3) existing historic structures located on the eastern half of the lot, which include the Milne House, the Eberlein House, and an outhouse. Concrete and wooden walkways with benches exist between the houses and the adjacent streets. A black wrought iron fence parallels the south and west property lines. The property is well-maintained, with a planted grass lawn, native trees, and low native plants.

Adjacent Uses: North: Briggles House Museum, Single Family Residential
South: Lincoln Ave. right-of-way, Single Family Residential
East: Single Family Residential
West: N. Harris St. right-of-way, Single Family Residential

Density:
Max. recommended per LUGs: Nonresidential use: 3,190 sq. ft. total (11 UPA)

| | |
|-----------|--|
| Existing: | 339 sq. ft. (Eberlein House) |
| | 985 sq. ft. (Milne House) |
| | 30 sq. ft. (outhouse) |
| | 1,354 sq. ft. total (4.6 UPA) |
| Proposed: | 339 sq. ft. (Eberlein House) |
| | 1,970 sq. ft. (Milne House) |
| | 30 sq. ft. (outhouse) |
| | 2,339 sq. ft. total (8.15 UPA) |
| | 1,354 sq. ft. total counted for a Local Landmark (4.6 UPA) |

Aboveground Density:

| | |
|---|--|
| Max. recommended per Character Area #1: | 4,176 sq. ft. (9 UPA) |
| Max. allowed per Character Area #1: | 4,640 sq. ft. above ground (10 UPA with historic preservation) |
| Existing: | 339 sq. ft. (Eberlein House) |
| | 985 sq. ft. (Milne House) |
| | 30 sq. ft. (outhouse) |
| | 1,354 sq. ft. total (2.95 UPA) |
| Proposed: | no change |

Mass:

| | |
|-----------|---|
| Allowed: | Nonresidential use: 3,190 sq. ft. total (no mass bonus) |
| Existing: | 339 sq. ft. (Eberlein House) |
| | 985 sq. ft. (Milne House) |
| | 30 sq. ft. (outhouse) |
| | 1,354 sq. ft. total |
| Proposed: | no change |

Height:

| | |
|----------------------|-------------------|
| Recommended by LUGs: | two stories (23') |
|----------------------|-------------------|

Existing: 1 story
Proposed: no change

Lot Coverage:

Building / non-permeable: 1,380 sq. ft. (11% of site)
Hard surface / non-permeable: 2,637 sq. ft. (21% of site)
Open space: 8,480 sq. ft. (68% of site)

Parking:

Required: 6 spaces
Proposed: 6 spaces

Snow Storage:

Required: 659 sq. ft. (25% of hardscape)
Proposed: 752 sq. ft. (29% of hardscape)

Setbacks:

Required (Absolute) for non-residential use:

Front: 1 ft.
Side: 1 ft.
Rear: 1 ft.

Existing:

Front: 53 ft.
Side: 8.5 ft. to north (outhouse), 20 ft. to south
Rear: 21 ft.

Proposed:

Front: 53.5 ft.
Side: 13.5 ft. to north, 21' to south
Rear: 21 ft.

History

The Commission reviewed the project at a Work Session on February 18, 2020 and at a Town Project Hearing on March 17, 2020. At the March 17 meeting, the Commission continued the Town Project Hearing to the meeting of April 7, 2020.

March 17, 2020 Town Project Hearing:

The Commission expressed concerns for the following:

- Removal of interior material in the Eberlein House, which members of the Commission believed could cause the property to receive a reduction in rating from contributing to non-contributing, resulting in the project failing Priority Design Standard #20,
- Removal of an exterior door and two (2) windows on the south elevation of the Eberlein House,
- The project was not referred to the State Historic Preservation Office (SHPO) as requested by the Commission at the February 18, 2020 Work Session, and
- Outhouse floor area should be included in the staff report.

CONSENSUS ITEMS:

For more detail on compliance with these consensus items, please see the March 17, 2020 Planning Commission meeting staff report.

Land Use (2/A & 2/R): Complies. The Commission supported the proposed continuation of institutional use.

Social Community (24/A): Complies. The Commission found a Class A or B Development Permit is not required, due to this project being classified as a Town Project, which also requires a public hearing. An additional cultural resource survey is not required because there is one on file from 2010.

Social Community (24/R):

E. Conservation District

Handbook of Design Standards

(1) Restoration of Primary Structures: Positive six (+6) points for the combined restoration of the Milne and Eberlein Houses, with the attached Finding regarding the +6 points ineligibility provision (for *projects that involve moving historic primary structures*) being non-applicable due to the 1989 relocation of the Eberlein House.

(2) Restoration of Secondary Structures: Positive one (+1) point for onsite restoration of minimal public benefit for the outhouse.

F. Moving Historic Structures

(1) Moving Primary Structures: Due to its 1989 relocation to this site and the proposed structural stabilization and concrete foundation, no negative points are warranted for the relocation of the Eberlein House 7.5 ft. to the west.

(2) Moving Secondary Structures:

Negative points should not be assigned for the relocation of the outhouse due to its 1989 relocation, consistent with the analysis provided above regarding the relocation of the Eberlein House.

The Commission agreed that both the Eberlein House and the outhouse are being fully restored as required by this Policy, considering their proposed relocations. Because negative points are not being

assigned by the Commission for their relocation due to their prior 1989 relocation, the Commission supported positive points for the proposed full restoration of the structures as stated above.

E. Conservation District

Handbook of Design Standards

General Design Principles for All Projects:

- Priority Design Standard #11: *Maintain established native planting on site. Established trees must be preserved on site...Replace damaged, aged, or diseased trees.* Complies. The Commission supported staff working with the BHA to ensure a letter from a Colorado licensed arborist is received stating that the six (6) trees proposed to be removed are damaged, aged, or diseased in order to comply with the Priority Design Standard.
- Design Standard #14: *Maintain the alignment and spacing pattern of street trees in the area.* Complies. Two (2) new cottonwood trees area proposed along the Lincoln Avenue right-of-way, which is encouraged by this Standard.

Design Standards for the Rehabilitation of Existing Buildings in the Historic District

- Design Standard #18 and 19: *Seek uses that are compatible with the historic character of the building. New uses that require minimal change to the existing structures are preferred.* Complies as a continuation of the institutional use.

Standards for the Rehabilitation of Residential-Type Buildings

- Priority Design Standard #58: *Maintain original door proportions.* The Commission found the proposed widening of the door opening on the east elevation of the Milne House to accommodate ADA accessibility is the least intrusive method of providing required ADA accessibility to the building, and is preferred over a modification to a historic opening on the primary (west) façade. The widening of the door is required in order for the entire path of entry to meet ADA accessibility requirements.
- Priority Design Standard #59: *When replacing doors, use designs similar to those found historically on comparable buildings in the Breckenridge.* Both houses comply. The proposed designs are compatible with the examples in the Handbook.
- Design Standard #70: *Preserve the original roof materials where feasible.* Both houses comply. This Standard encourages sawn wood shingles as a roofing material. Wood shingles are proposed on the Eberlein and Milne House, and are specified as “smooth-sawn” on the attached restoration outline.
- Priority Design Standard #72: *If portions of wood siding must be replaced, be sure to match the lap dimensions of the original.* Both houses comply. On the Eberlein House, the existing deteriorated horizontal wood lap siding on the lower portions of the north and south elevations is proposed to be replaced to match the existing.
- Priority Design Standard #77: *Maintain original window proportions.* Both houses comply. All window restoration on the Milne and Eberlein Houses is proposed to maintain original window proportions.

Design Standards for the Historic District Character Area #1: East Side Residential

- Design Standard 116 and 117: *Minimize the visual impact of parking as seen from the street. Develop parking such that the front edge of the site is retained as yard.* Complies. Six (6) parking spaces are

proposed in the rear yard along the alley, which maintains the front of the property as yard. This is encouraged by this Standard.

- **Priority Design Standard 118:** *New buildings should be in scale with existing historic and supporting buildings in the area. Development densities of less than nine units per acre [9 UPA] are recommended. Locating some building area below grade to minimize the mass of the structures is encouraged.* Complies at 2.95 UPA for both houses.
- **Priority Design Standard 126:** *Use roofing materials similar to those found historically. Smooth-sawn wood shingles and rolled seam sheet metal are appropriate materials. Matte finishes are required to minimize glare from roofs.* Both houses comply. Smooth sawn wood shingles are proposed on the Eberlein House per the submitted restoration outline. The eastern side (rear) of the Milne House is proposed to receive acid stained (rusting) corrugated metal roofing, which has a low profile.
- **Design Standard #132:** *Reinforce the alignment of street trees along property lines.* Complies. Two (2) new cottonwood trees area proposed along the Lincoln Avenue right-of-way, which is encouraged by this Standard.

Architectural Compatibility (5/A & 5/R): Complies for both houses. The submitted color and material board proposes three (3) colors on both the Milne and Eberlein houses, which complies with the maximum color and maximum chroma requirements of this Policy.

Parking (18/A and 18/R): Complies. Six (6) spaces are required, and six (6) spaces are proposed.

Landscaping (22/A & 22/R): Complies. The Commission supported the attached special Finding regarding this proposed project's noncompliance with the minimum 5 ft. landscaping area requirement between the parking lot and the alley.

Exterior Lighting (46/A): Complies. The submitted lighting fixture specifications, locations, and heights meet the requirements of this Policy.

Fences, Gates, and Gateway Entrance Monuments (47/A): Complies. The existing 2.5 ft. tall wrought iron fence is proposed to remain.

Changes since the Town Project Hearing:

- Walkways:
 - Some outdoor walkways are proposed to be heated, and walkway widths have been reduced.
- Outhouse: Floor area has been included in this staff report.
- Eberlein House:
 - Portions of the existing double hung window on the south elevation are proposed to remain.
 - A courtesy list of interior scope of work has been submitted by the architect and is attached.
 - The 2016 Historic Structure Assessment completed by Stewart Architecture and Planning has been submitted to the Town by the BHA, and reviewed by staff.
 - A letter from a historic door and window restoration professional (Spectrum General Contractors) is attached, which specifically evaluates the door and windows on the south elevation.
 - A letter from Stewart Architecture and Planning agreeing with Spectrum Contractor's evaluation is attached.
 - The plans, list of interior work, HSA, Spectrum letter, and site photos/video were referred to the State Historic Preservation Office for comment.

Staff Comments

Social Community (24/R):

E. Conservation District

Handbook of Design Standards

Design Standards for the Rehabilitation of Existing Buildings in the Historic District

- Priority Design Standard #20: *Respect the historic design character of the building. Any alteration that would cause a reduction in a buildings rating is not allowed.*
 - Per the 2010 Cultural Resource Survey, both houses are considered contributing structures to the Historic District, even though the Eberlien House was moved to this site in 1989. At the Work Session and the initial Hearing, some Commissioners expressed concern that they did not know if the Eberlein House’s contributing rating would be reduced due to the proposed modifications. The project plans, list of scope of interior work, Historic Structure Assessment (HSA), Spectrum’s letter, Stewart’s letter, and photos and video of interior have been provided to SHPO for comment. At the time of this report, staff has not received a comment letter from SHPO but will present it at the Continuance Hearing if received.
 - For the following reasons, staff continues to find that no portion of the proposed project, including exterior door and window replacement and interior work, will cause a reduction in the Eberlein House’s rating:
 - Per the Town’s definition of Development, “*nonstructural interior improvements when it has no effect on the square footage of the use types within the project*” are not development activities per Code and therefore not regulated by the Development Code. The Town Attorney was re-consulted after the last Hearing, and he continues to agree with staff’s analysis in regards to this matter. The Town Attorney will be available at the Hearing.
 - Sample of precedent with interior work not considered:
 - King House Relocation, Addition, Restoration, Garage, Accessory Apartment and Local Landmarking, 300 N. French St., PL-2019-0034.
 - 319 North French Street Restoration, Addition and Landmarking, PL-2018-0367
 - Casey Residence, 112 N. French St., PL-2018-0262
 - Noble House Restoration, Addition, Change of Use, and Landmarking, 213 S. Ridge St., PL-2018-0069
 - Searle House Restoration, Landmarking and Addition, 300 E. Washington, PL-2017-0070
 - Hilliard House Restoration, Addition and Landmarking, 110 S. Ridge St., PL-2017-0297
 - Old Masonic Hall Restoration and Rehabilitation, 136 S. Main St., PC#2014011: Removal of historic fabric on north wall for ADA access
 - The Brown Hotel and Stable Restoration and Renovation, 208 N. Ridge St., PC 2012005
 - Breckenridge Arts District Town Project, 127 S. Ridge St., (No Plan Case #)
 - Harris Street Community Building Restoration, Rehabilitation, Addition and Landmarking, 103 S. Harris St., PC2012096
 - All additions are below grade and building relocation does not affect context or orientation. The paved parking is located to the rear and the front yard is proposed to be predominantly plant material as required by Priority Design Standard 115. The

relocation of the Eberlein house is not a concern for a reduced rating because the house was moved to this location in 1989 and is not in its original location.

- The Town cannot condition its approval of a Development Permit upon another agency's approval, unless another agency's approval is specifically required in the Development Code.

Design Standard #23: Avoid removing or altering any historic material or significant features. At the previous Hearing, the Commission was supportive of negative three (-3) points for the removal of historic material on the east elevation of the Eberlein House for a 3 ft. wide door ADA opening. Members of the Commission also expressed concern regarding the proposed replacement of the door and windows on the south elevation of the Eberlein House. The HSA and the Spectrum letter contain conflicting information, but the author of the HSA has since submitted a letter agreeing with Spectrum's evaluation. For the benefit of the Commission, staff has provided a video tour of the Eberlein House interior, available here: <https://youtu.be/EvfuKqwV0Zk>.



Regarding the door (photo on left above), Spectrum's letter explains that it is not original because of its plywood panels which are typical of recent construction and interior use. Staff agrees with Spectrum's evaluation of the door, and does not find the door on the south elevation of the Eberlein House to be historic or to have gained significance.

Regarding the double hung window (middle photo above), Spectrum's letter states that the lower sash may be original or date to the period of significance, but that both sashes "*appear to be installed backwards and/or upside down*" and the upper sash "*has received previous, inappropriate repair and/or is not original.*" Staff agrees with Spectrum's evaluation of the double hung window and acknowledges that the upper sash could have gained significance, although its date of installation is unknown. The architect has revised the plans to propose restoration of the original lower sash and replacement of the upper sash only.

It is important to note that the easternmost portion of the Eberlein House is a historic shed. Regarding the sash window on the shed (photo on right above), Spectrum's letter states the window is a salvaged unit in a non-original opening (as evidenced by the lack of frame and its installation cut into the visible original

vertical board sheathing). Staff finds the window is likely not original since it is in a non-original opening, but that the window could have gained significance. Its date of installation is unknown.

For the proposed removal of historic material and material that may have gained significance on both the east and south elevation, staff continues to recommend negative three (-3) points, consistent with the precedent listed below. Staff reviewed past precedent on negative points assignments for removal of historic material, but there is not precedent for any additional negative points.

Past Precedent for negative three (-3) points:

(-3) Old Masonic Hall Restoration and Rehabilitation, 136 S. Main St., PC#2014011: Removal of historic material on north wall for ADA access.

(-3) Yankee Peddler (Sayres House) Building Change of Use and Remodel, 400 S. Main St., PL-2018-0099: Removal of historic fabric for the addition of the two new doors, a new gabled roof, and new staircase on the southern elevation.

(-3) King House Relocation, Addition, Restoration, Garage, Acc. Apt., and Landmarking, 300 N. French St., PL-2019-0034: Removal of approximately 20 linear feet of historic wall on the primary structure.

Policy 33 (Relative) Energy Conservation

Since the last Hearing, the architect has revised the plans to propose 497 sq. ft. of outdoor heated walkways. These walkways provide the ADA accessible pathway from the parking area to the rear ADA accessible doors on both houses. Staff recommends negative one (-1) point for 500 sq. ft. or less of heated sidewalk. At the Hearing, the Commission discussed whether or not heating of these walkways are required for the health, safety, and welfare of the general public, and therefore subject to zero (0) points per this Policy. The example listed in this Policy is high traffic pedestrian areas. Staff does not find the proposed project to be a high traffic pedestrian area, and also does not find that the proposed project is consistent with past precedent for zero (0) points.

Past precedent for zero (0) points:

Breckenridge Arts District Town Project, 127 S. Ridge St.: 4,220 sq. ft. heated walkways

Point Analysis

Staff has evaluated this application for compliance with all Absolute and Relative Polices. Staff finds that all Absolute Policies are being met or are recommended to be found not applicable. Under the Relative Policies, staff recommends points as follows:

-3: Policy 24/R, for the removal of historic material, which does not comply with Design Standard #23,

-1: Policy 33/R, for 500 sq. ft. or less of outdoor heated sidewalk,

+6: Policy 24/R, for the combined scope of on-site historic preservation/restoration effort of above average public benefit on the two primary structures, and

+1: Policy 24/R, for on-site restoration of minimal public benefit to a secondary structure (outhouse).

Total: Passing score of positive three (+3) points.

Recommendation

Per [Town Code 9-14](#), the Development Code and Land Use Guidelines do not apply to Town Projects, but the Town Council is required to consult the Planning Commission for a recommendation on a point analysis. The point analysis is required to be prepared by staff in the same manner as for a Final Hearing for a Class A Development. This is for the Council's information only. The Planning Commission must "*submit its advice and recommendation to the Town Council within sixty (60) days after the submission to it of the proposed town project*". Per the Town Attorney, if the Commission supports the point analysis but has concerns with the scope of work for the project, the Commission may make a motion to recommend a passing point analysis to the Town Council, but also make a second motion to advise the Council of any additional concerns. These additional concerns could include the proposed scope of work that does not fall within the purview of the Development Code.

Staff recommends the Planning Commission recommend approval to the Town Council of the Milne/McNamara House and Eberlein House Restoration, Relocation and Site Modifications Town Project, PL-2020-0037, located at 102 N. Harris St. with a passing point analysis of positive three (+3) points, along with the attached Findings.

| Town Project Hearing Point Analysis | | | | |
|---|--|-------------|--------------------------|--|
| Project: | Milne/McNamara House and Eberlein House Restoration, Relocation and Site Modifications Town Project (<i>Continued from March 17, 2020 meeting</i>) | | Positive Points | +7 |
| PC#: | PL-2020-0037 | | | |
| Date: | 4/2/2020 | | Negative Points | - 4 |
| Staff: | Chapin LaChance, AICP - Planner II | | | |
| | | | Total Allocation: | +3 |
| Items left blank are either not applicable or have no comment | | | | |
| Sect. | Policy | Range | Points | Comments |
| 1/A | Codes, Correlative Documents & Plat Notes | Complies | | |
| 2/A | Land Use Guidelines | Complies | | |
| | Land Use Guidelines - Uses | 4x(-3/+2) | 0 | The Guidelines for Land Use District #17 recommend residential use. Because the BHA is a nonprofit organization, the property is owned by the Town of Breckenridge, and the land has been and is proposed to be used for a public purpose, staff finds the proposed use will be a continuation of the existing institutional use of the property, and not a change of use. Staff met with the Town Attorney, and the Town Attorney supports this as a continued institutional use. |
| 2/R | | | | |
| 2/R | Land Use Guidelines - Relationship To Other Districts | 2x(-2/0) | | |
| 2/R | Land Use Guidelines - Nuisances | 3x(-2/0) | | |
| 3/A | Density/Intensity | Complies | | |
| | Density/ Intensity Guidelines | 5x (-2>-20) | 0 | <u>Max. recommended per LUGs:</u> Nonresidential use: 3,190 sq. ft. total (11 UPA) <u>Existing:</u> 339 sq. ft. (Eberlein House) 985 sq. ft. (Milne House) 30 sq. ft. (outhouse) 1,354 sq. ft. total (4.6 UPA) <u>Proposed:</u> 339 sq. ft. (Eberlein House) 1,970 sq. ft. (Milne House) 30 sq. ft. (outhouse) 2,339 sq. ft. total (8.15 UPA) 1,354 sq. ft. total counted with Local Landmarking (4.6 UPA) |
| 3/R | | | | |
| | Mass | 5x (-2>-20) | 0 | <u>Allowed:</u> Nonresidential use: 3,190 sq. ft. total (no mass bonus) <u>Existing:</u> 339 sq. ft. (Eberlein House) 985 sq. ft. (Milne House) 30 sq. ft. (outhouse) 1,354 sq. ft. total <u>Proposed:</u> no change |
| 4/R | | | | |
| 5/A | Architectural Compatibility | Complies | | |
| 5/R | Architectural Compatibility - Aesthetics | 3x(-2/+2) | | |
| 5/R | Architectural Compatibility / Conservation District | 5x(-5/0) | | |
| 6/A | Building Height | Complies | | No change. |
| 6/R | Relative Building Height - General Provisions | 1X(-2,+2) | | |
| | For all structures except Single Family and Duplex Units outside the Historic District | | | |
| 6/R | Building Height Inside H.D. - 23 feet | (-1>-3) | | |
| 6/R | Building Height Inside H.D. - 25 feet | (-1>-5) | | |
| 6/R | Building Height Outside H.D. / Stories | (-5>-20) | | |
| 6/R | Density in roof structure | 1x(+1/-1) | | |
| 6/R | Broken, interesting roof forms that step down at the edges | 1x(+1/-1) | | |
| | For all Single Family and Duplex Units outside the Conservation District | | | |
| 6/R | Density in roof structure | 1x(+1/-1) | | |

| | | | | |
|------|--|-----------|-----|--|
| 6/R | Broken, interesting roof forms that step down at the edges | 1x(+1/-1) | | |
| 6/R | Minimum pitch of eight in twelve (8:12) | 1x(0/+1) | | |
| 7/R | Site and Environmental Design - General Provisions | 2X(-2/+2) | | |
| 7/R | Site and Environmental Design / Site Design and Grading | 2X(-2/+2) | | |
| 7/R | Site and Environmental Design / Site Buffering | 4X(-2/+2) | | |
| 7/R | Site and Environmental Design / Retaining Walls | 2X(-2/+2) | | |
| 7/R | Site and Environmental Design / Driveways and Site Circulation Systems | 4X(-2/+2) | | |
| 7/R | Site and Environmental Design / Site Privacy | 2X(-1/+1) | | |
| 7/R | Site and Environmental Design / Wetlands | 2X(0/+2) | | |
| 7/R | Site and Environmental Design / Significant Natural Features | 2X(-2/+2) | | |
| 8/A | Ridgeline and Hillside Development | Complies | | |
| 9/A | Placement of Structures | Complies | | |
| 9/R | Placement of Structures - Public Safety | 2x(-2/+2) | | |
| 9/R | Placement of Structures - Adverse Effects | 3x(-2/0) | | |
| 9/R | Placement of Structures - Public Snow Storage | 4x(-2/0) | | |
| 9/R | Placement of Structures - Setbacks | 3x(0/-3) | 0 | <p>Required (Absolute) for non-residential use: Front: 1 ft. Side: 1 ft. Rear: 1 ft.</p> <p>Existing: Front: 53 ft. Side: 8.5 ft. to north (outhouse), 20 ft. to south Rear: 21 ft.</p> <p>Proposed: Front: 53.5 ft. Side: 13.5 ft. to north, 21' to south Rear: 21 ft.</p> |
| 12/A | Signs | Complies | | |
| 13/A | Snow Removal/Storage | Complies | | |
| 13/R | Snow Removal/Storage - Snow Storage Area | 4x(-2/+2) | 0 | Snow storage is provided, which exceeds the recommended 25%. |
| 14/A | Storage | Complies | | |
| 14/R | Storage | 2x(-2/0) | | |
| 15/A | Refuse | Complies | | |
| 15/R | Refuse - Dumpster enclosure incorporated in principal structure | 1x(+1) | | |
| 15/R | Refuse - Rehabilitated historic shed as trash enclosure | 1x(+2) | | |
| 15/R | Refuse - Dumpster sharing with neighboring property (on site) | 1x(+2) | | |
| 16/A | Internal Circulation | Complies | | |
| 16/R | Internal Circulation / Accessibility | 3x(-2/+2) | | |
| 16/R | Internal Circulation - Drive Through Operations | 3x(-2/0) | | |
| 17/A | External Circulation | Complies | | |
| 18/A | Parking | Complies | | Required: 6 spaces Proposed: 7 spaces |
| 18/R | Parking - General Requirements | 1x(-2/+2) | | |
| 18/R | Parking - Public View/Usage | 2x(-2/+2) | | |
| 18/R | Parking - Joint Parking Facilities | 1x(+1) | | |
| 18/R | Parking - Common Driveways | 1x(+1) | | |
| 18/R | Parking - Downtown Service Area | 2x(-2/+2) | | |
| 19/A | Loading | Complies | | |
| 20/R | Recreation Facilities | 3x(-2/+2) | | |
| 21/R | Open Space - Private Open Space | 3x(-2/+2) | | |
| 21/R | Open Space - Public Open Space | 3x(0/+2) | | |
| 22/A | Landscaping | Complies | | Eight (8) additional trees are proposed, including one (1) 6 ft. to 8 ft. tall Spruce, five (5) 1.5 inch. caliper Aspen, and two (2) 2.5 inch caliper Cottonwood trees. |
| 22/R | Landscaping | 2x(-1/+3) | | |
| 24/A | Social Community | Complies | - 3 | (-3) Removal of historic material and material that has gained significance on both the east and south elevation, which does not comply with Design Standard #23. |

| | | | | |
|------|---|--------------|----|--|
| | Social Community / Above Ground Density 12 UPA | (-3>-18) | | No additional aboveground density is proposed, as the 985 sq. ft. addition to the Milne House is all in the basement, as encouraged by this Standard. |
| 24/A | | | | |
| 24/A | Social Community / Above Ground Density 10 UPA | (-3>-6) | | |
| 24/R | Social Community - Employee Housing | 1x(-10/+10) | | |
| 24/R | Social Community - Community Need | 3x(0/+2) | | |
| 24/R | Social Community - Social Services | 4x(-2/+2) | | |
| 24/R | Social Community - Meeting and Conference Rooms | 3x(0/+2) | | |
| | | | | |
| 5/R | Social Community - Conservation District | 3x(-5/0) | | |
| 24/R | Social Community - Historic Preservation | 3x(0/+5) | | |
| | | | | |
| | Social Community - Historic Preservation/Restoration - Benefit | +3/6/9/12/15 | +7 | (+6) for combined scope of on-site historic preservation/restoration effort of above average public benefit on the two primary structures (+1) for on site restoration of minimal public benefit to a secondary structure (outhouse). The following Finding has been added: "The Eberlein House was moved to this site previously, and therefore the Town finds the following ineligibility provision from Town Code 9-1-19-24R: POLICY 24 (RELATIVE) SOCIAL COMMUNITY: E. (1) to be non-applicable: 'Projects that involve moving historic primary structures are not eligible for this +6 point assignment.' " |
| 24/R | | | | |
| 25/R | Transit | 4x(-2/+2) | | |
| 26/A | Infrastructure | Complies | | |
| 26/R | Infrastructure - Capital Improvements | 4x(-2/+2) | | |
| 27/A | Drainage | Complies | | |
| 27/R | Drainage - Municipal Drainage System | 3x(0/+2) | | |
| 28/A | Utilities - Power lines | Complies | | |
| 29/A | Construction Activities | Complies | | |
| 30/A | Air Quality | Complies | | |
| 30/R | Air Quality - wood-burning appliance in restaurant/bar | -2 | | |
| 30/R | Beyond the provisions of Policy 30/A | 2x(0/+2) | | |
| 31/A | Water Quality | Complies | | |
| 31/R | Water Quality - Water Criteria | 3x(0/+2) | | |
| 32/A | Water Conservation | Complies | | |
| 33/R | Energy Conservation - Renewable Energy Sources | 3x(0/+2) | | |
| 33/R | Energy Conservation - Energy Conservation | 3x(-2/+2) | | |
| | HERS index for Residential Buildings | | | |
| 33/R | Obtaining a HERS index | +1 | | |
| 33/R | HERS rating = 61-80 | +2 | | |
| 33/R | HERS rating = 41-60 | +3 | | |
| 33/R | HERS rating = 19-40 | +4 | | |
| 33/R | HERS rating = 1-20 | +5 | | |
| 33/R | HERS rating = 0 | +6 | | |
| | Commercial Buildings - % energy saved beyond the IECC minimum standards | | | |
| 33/R | Savings of 10%-19% | +1 | | |
| 33/R | Savings of 20%-29% | +3 | | |
| 33/R | Savings of 30%-39% | +4 | | |
| 33/R | Savings of 40%-49% | +5 | | |
| 33/R | Savings of 50%-59% | +6 | | |
| 33/R | Savings of 60%-69% | +7 | | |
| 33/R | Savings of 70%-79% | +8 | | |
| 33/R | Savings of 80% + | +9 | | |

| | | | | |
|------|--|-----------|-----|--|
| 33/R | Heated driveway, sidewalk, plaza, etc. | 1X(-3/0) | - 1 | 497 sq. ft. of outdoor heated walkways are proposed. These walkways provide the ADA accessible pathway from the parking area to the rear ADA accessible doors on both houses. Staff recommends negative one (-1) point for 500 sq. ft. or less of heated sidewalk. |
| 33/R | Outdoor commercial or common space residential gas fireplace (per fireplace) | 1X(-1/0) | | |
| 33/R | Large Outdoor Water Feature | 1X(-1/0) | | |
| | Other Design Feature | 1X(-2/+2) | | |
| 34/A | Hazardous Conditions | Complies | | |
| 34/R | Hazardous Conditions - Floodway Improvements | 3x(0/+2) | | |
| 35/A | Subdivision | Complies | | |
| 36/A | Temporary Structures | Complies | | |
| 37/A | Special Areas | Complies | | |
| 37/R | Community Entrance | 4x(-2/0) | | |
| 37/R | Individual Sites | 3x(-2/+2) | | |
| 37/R | Blue River | 2x(0/+2) | | |
| 37/R | Cucumber Gulch/Setbacks | 2x(0/+2) | | |
| 37/R | Cucumber Gulch/Impervious Surfaces | 1x(0/-2) | | |
| 38/A | Home Occupation | Complies | | |
| 39/A | Master Plan | Complies | | |
| 40/A | Chalet House | Complies | | |
| 41/A | Satellite Earth Station Antennas | Complies | | |
| 42/A | Exterior Loudspeakers | Complies | | |
| 43/A | Public Art | Complies | | |
| 43/R | Public Art | 1x(0/+1) | | |
| 44/A | Radio Broadcasts | Complies | | |
| 45/A | Special Commercial Events | Complies | | |
| 46/A | Exterior Lighting | Complies | | Proposed exterior light fixtures are fully shielded, downcast, with no portion of bulb visible, and is proposed to be installed less than 15' above grade. |
| 47/A | Fences, Gates And Gateway Entrance Monuments | Complies | | The existing 2.5 ft. tall wrought iron fence is proposed to remain. |
| 48/A | Voluntary Defensible Space | Complies | | |
| 49/A | Vendor Carts | Complies | | |
| 50/A | Wireless Communication Facilities | Complies | | |

TOWN OF BRECKENRIDGE

Milne/McNamara House and Eberlein House Restoration,
Relocation and Site Modifications Town Project
Yingling & Mickles Addition Subdivision, Block 8, Lot 3 & 4
102 N. Harris St.
PL-2020-0037

FINDINGS

1. This project is a “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project on **March 17, 2020** and **April 7, 2020**. In connection with its review of this Town Project, the Planning Commission scheduled and held public hearings on **March 17, 2020** and **April 7, 2020**, notice of which was published on the Town’s website for at least five (5) days prior to each of the hearings as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of its final public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on **April 28, 2020**. This Town Project was listed on the Town Council’s agenda for the **April 28, 2020** agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A Development Permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.
7. **The Eberlein House was moved to this site previously, and therefore the Town finds the following ineligibility provision from Town Code 9-1-19-24R: POLICY 24 (RELATIVE) SOCIAL COMMUNITY: E. (1) to be non-applicable: “Projects that involve moving historic primary structures are not eligible for this +6 point assignment.”**
8. **The parking lot location proposed with this project shall not be used as future precedent for non-compliance with 9-1-19-22A: POLICY 22 (ABSOLUTE) LANDSCAPING: B. (3), which requires: “When a parking lot and a public right-of-way are contiguous, a landscaped area a minimum of five feet (5') in width separating the parking lot from the right-of-way shall be provided to effectively screen the parking lot.”** Locating the required parking lot any further towards the interior of the lot to accommodate this 5 ft. landscaping requirement would require a drive aisle ranging from 12 ft. to 24 ft. in width, resulting in additional hardscaped area and would require both the Milne and Eberlein Houses to be moved further towards the interior of the lot. For these reasons, and the fact that this property is not located in the Parking Service Area, the project is not required to comply with this section of the Absolute Policy.

MILNE PARK RESTORATION

Breckenridge Heritage Alliance Historic Park

Architect:

J.L. Sutterley, Architect, P.C.
Janet L. Sutterley
100 S. Harris Street
P.O. Box 3636
Breckenridge, CO. 80424
(970) 453-1718

Civil Engineer:

Theobald Engineering
and Construction Services
Rob Theobald
1000 Airport Road
Breckenridge, CO. 80424
(970) 404-7478

Landscape Architect:

Mary Hart Design
Mary Hart
P.O. Box 8258
Breckenridge, CO. 80424
(970) 389-3583

Structural Engineer:

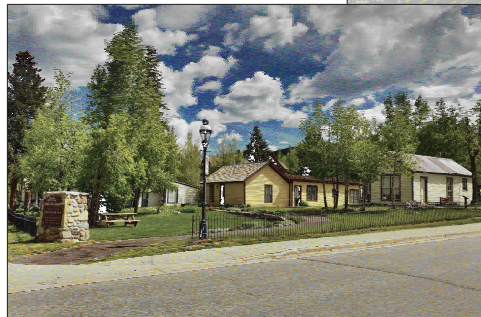
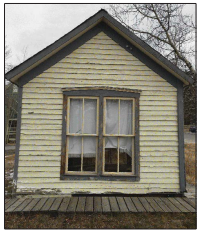
Kingdom Engineering, LLC.
Thomas Kingdom
5034 E. Cherry Creek South Drive
Denver, CO. 80246
(303) 741-4196

Mechanical Engineer:

Belfay Engineering
David Bellefeuille
2811 W. 9th Ave.
Denver, CO. 80204
(303) 892-5980

Electrical Engineer:

Architectural Engineering Design Group, Inc.
Bryan Jones
1900 Wazee Street, Suite #350
Denver, CO. 80202
(303) 296-3034



Owner:

Town of Breckenridge
Breckenridge Heritage Alliance
309 S. Main Street
Breckenridge, CO. 80424
(970) 453-4767

Drawing Index:

Architectural:

- A-0 Cover Sheet
- A-1 Site Plan
- L-1 Landscape Plan / Exterior Lighting
- A-2 Eberlein House Floor Plan, Building Sections
- A-3 Eberlein House Exterior Elevations
- A-4 Eberlein House Interior Elevations
- A-5 Mine House Floor Plans
- A-6 Mine House Ext. Elevations
- A-7 Mine House Building Sections & Details
- A-8 New Outhouse / Old Outhouse
- AB-1 Eberlein House As-Builts
- AB-2 Mine House As-Builts

Civil:

- C-1 Drainage and Utility Plan
- C-2 Details

Structural:

- S-1 Eberlein House
Foundation Plan, Framing Plan, Details
- S-2 Mine House, Plans
- S-3 Mine House, Details

Mechanical:

Electrical:

- E-1 Eberlein House
- E-2 Mine House

MILNE PARK RESTORATION
MASTER PLAN
 TOWN OF BRECKENRIDGE, COLORADO

Progress Set:
 Town of Breckenridge Submission
 Scale as noted
 Date: 03-10-2020



architectural
 consultation

J.L. SUTTERLEY ARCHITECT
 P.O. Box 3818 Breckenridge, CO. 80424 (970) 453-1718



**MILNE PARK RESTORATION
MASTER PLAN**
TOWN OF BRECKENRIDGE, COLORADO

Scale: 1" = 10'-0"
Date: 03-21-2020

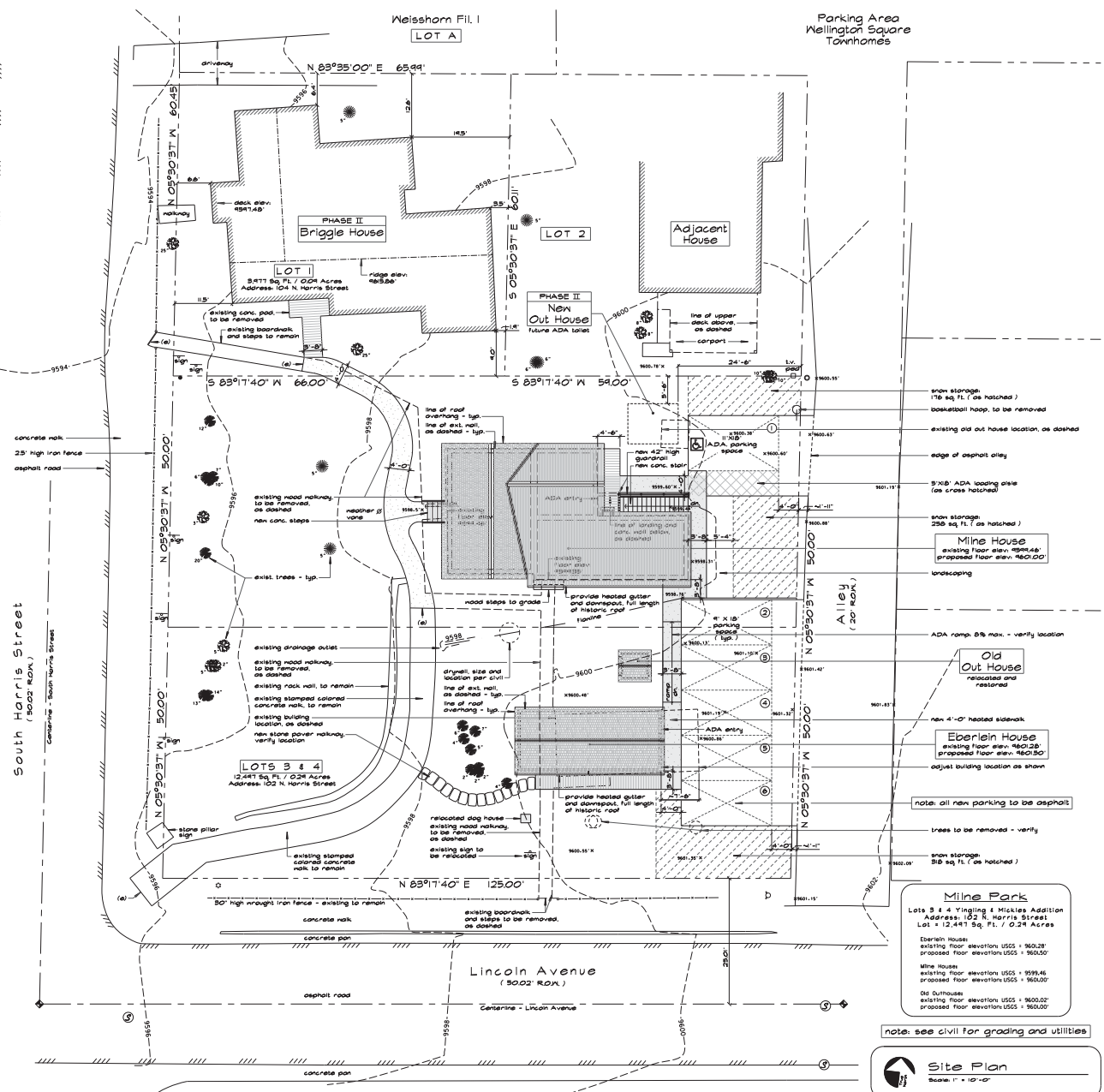
Site Plan

architectural
consultation
JL SUTTERLY ARCHITECT
1000 E. 10th Street, Suite 100
Breckenridge, CO 80424
(970) 455-5715
p.o. box 3816

Milne Park
Lots 3 & 4 Yungling & Mickles Addition
Address: 102 N. Harris Street
Lot = 12,447 Sq. Ft. / 0.24 Acres
Eberlein House
existing floor elevation: 960.28'
proposed floor elevation: 960.00'
Milne House
existing floor elevation: 955.14'
proposed floor elevation: 960.00'
Old Outhouses
existing floor elevation: 955.14'
proposed floor elevation: 960.00'



Parking Area
Wellington Square
Townhomes



note: see civil for grading and utilities

Site Plan
Scale: 1" = 10'-0"

Project General Notes

- General Contractor shall be responsible for all existing conditions. It phases, detailing and overall project coordination.
- The Architect has made every effort to set forth in the Contract Documents the complete scope of the work. Due to the complexity of the design and construction, omissions and discrepancies may arise. Any such conflicts must be brought to the attention of the Architect prior to commencement of construction, or the Architect shall be relieved of responsibility for the consequences. Such omissions and discrepancies shall not excuse the General Contractor from providing a complete project in accordance with the intent of these documents.
- Changes or deviations from the plans made without the consent of the Architect are unauthorized and shall relieve the Architect of responsibility for all consequences arising out of such changes.
- Construction and construction methods are to be in accordance with all applicable codes, including the current code. 2019 International Building Code & 2019 ICC Code.
- All construction including lighting, landscaping and signage to be in conformance with all applicable local codes and agencies.
- General Contractor shall verify all dimensions, conditions and utility locations on the job site prior to the beginning of any work or ordering of any materials.
- Written dimensions prevail over scaled dimensions; do not scale drawings. Notify Architect of any conflicts or discrepancies in the drawings immediately.
- Due to the severe weather conditions in Summit County, the Owners must be aware of their responsibility to reasonably maintain all roof and deck surfaces as required to avoid potential ice and water damage.

Site Plan General Notes

- Retain sloping areas, dirt storage areas, trees and areas to be protected. Trees to be removed are construction fence locations, prior to commencing construction.
- Site plan information based on topographic map by: Range West, Inc. #102-188-828 Date of Survey: 12/14/2017
- S.C. shall verify existing grade, drainage and final grading requirements with civil engineer when conditions permit.
- Verify dry well locations with Town of Breckenridge Engineering.
- Provide drainage swales to accommodate existing natural drainage as well as any drainage increases created by new grade changes.
- S.C. to have verify all utility locations and connections prior to construction. Verify existing meter locations and capacity with local energy.

Plan Certification

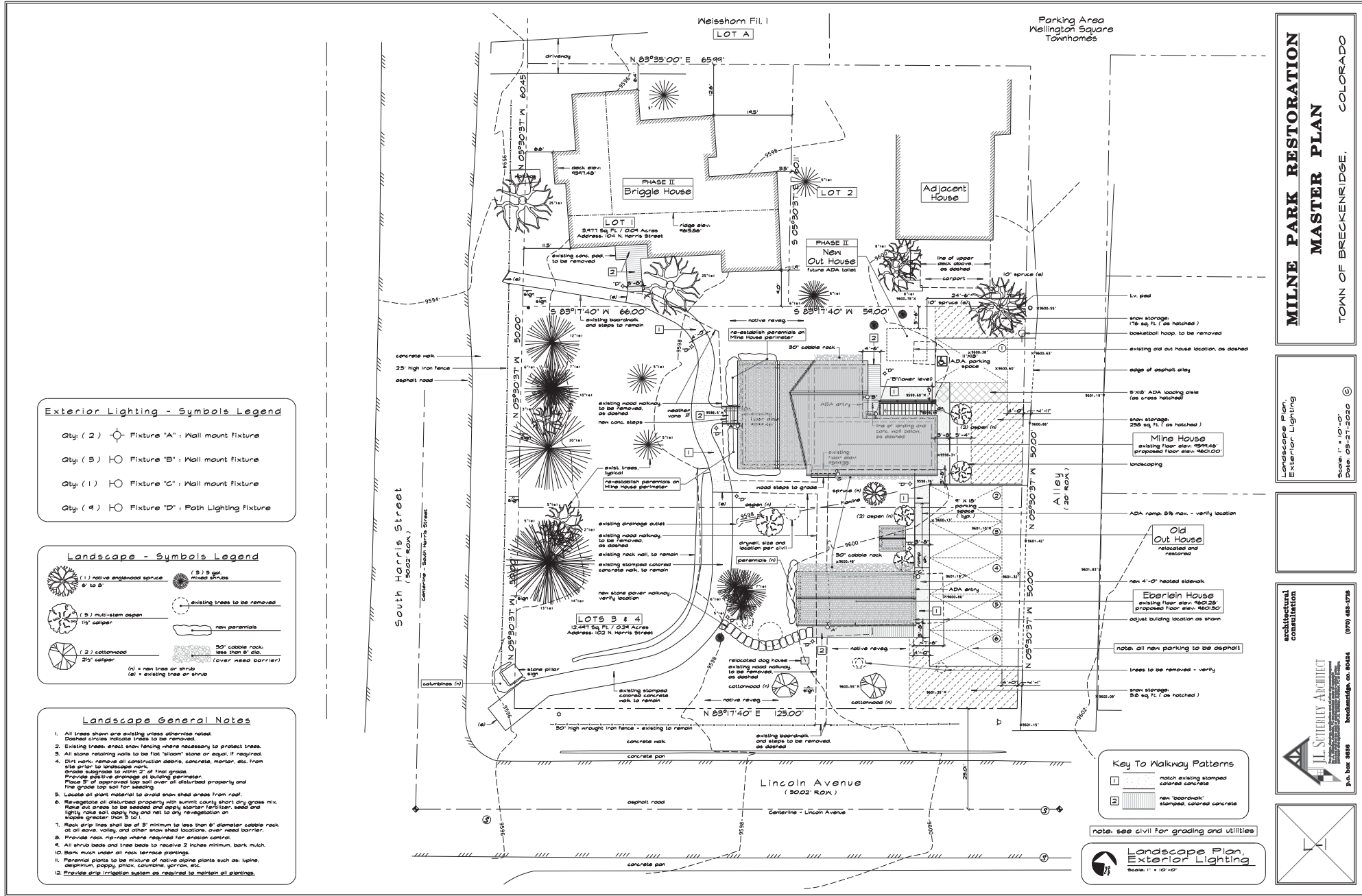
Project Name: Milne Park Restoration
Legal Description: Lots 3 & 4 Yungling & Mickles Addition, Town of Breckenridge, CO
Upon the issuance of a development permit by the Town of Breckenridge, this site plan shall be binding upon the applicant, and the applicant's successors and assigns, with such time as the Town has issued a final certificate of occupancy or certificate of completion. Prior to the issuance of a final certificate of occupancy or certificate of completion, this plan shall not control the siting, construction, use, occupancy and operation of all land and structures within the plan to all conditions, requirements, conditions and limitations set forth herein or in the development permit for this site. Applicant, without an order or amendment of this plan may be permitted only in accordance with the Breckenridge Development Code. This document represents the entire understanding between the applicant and the Town of Breckenridge with regard to development rights and density remaining on this site.

Owner's Signature: _____
Over Seal: _____
Architect's Signature: _____
Community Development Director Signature: _____

LOTS 3 & 4

Site Calculations

| | |
|---|----------------|
| Building Footprints: | 1,860 Sq. Ft. |
| Future Outhouse, PHASE 2 (80 Sq. Ft. not included): | 1,210 Sq. Ft. |
| Landscaping, decks, steps and stairs: | 1,367 Sq. Ft. |
| Parking: | 1,367 Sq. Ft. |
| Total Lot Coverage (32%): | 4,011 Sq. Ft. |
| Lot 3 & 4 Size: | 12,447 Sq. Ft. |
| Open Space (87%): | 8,430 Sq. Ft. |
| Snow stock provided: | 752 Sq. Ft. |
| Required: 1,367 Sq. Ft. X 25%: | 342 Sq. Ft. |
| Heated concrete walkways: | 447 Sq. Ft. |



Exterior Lighting - Symbols Legend

- Qty: (2) Fixture "A": Wall mount fixture
- Qty: (3) Fixture "B": Wall mount fixture
- Qty: (1) Fixture "C": Wall mount fixture
- Qty: (4) Fixture "D": Path Lighting fixture

Landscape - Symbols Legend

- (1) native Engelwood spruce
- (2) cottonwood
- (3) multi-stem aspen
- (4) native tree or shrub
- (5) gal. mixed shrubs
- (6) 5' gal. mixed shrubs
- (7) existing trees to be removed
- (8) non-panels
- (9) 30' cobble rock, less than 8' dia.
- (10) cover weed barrier

Landscape General Notes

1. All trees shown are existing unless otherwise noted. Dashed circles indicate trees to be removed.
2. Existing trees: erect and fence where necessary to protect trees.
3. All stone retaining walls to be flat "slalom" stone or equal, if required.
4. Dirt work: remove all construction debris, concrete, mortar, etc. from site prior to landscape work. Grade substrate to within 2" of final grade. Provide positive drainage at building perimeter. Place 3" of approved top soil over all disturbed property and fine grade top soil for seeding.
5. Locate all plant material to avoid snow shed areas from roof.
6. Re-vegetate all disturbed property with summit county short dry grass mix. Re-vegetate areas to be seeded and apply starter fertilizer, seeds and lightly rake soil, covering and roll to any re-vegetation on slopes greater than 3 to 1.
7. Rock drip lines shall be at 3' minimum to less than 6" diameter cobble rock at all above, valley, and other snow shed locations, over weed barrier.
8. Provide rock rip-rap where required for erosion control.
9. All shrub beds and tree beds to receive 2 inches minimum, bark mulch.
10. Bark mulch under all rock terraced plantings.
11. Perennial plants to be mixture of native alpine plants such as, lupine, delphinium, poppy, phlox, columbine, yarrow, etc.
12. Provide drip irrigation system as required to maintain all plantings.

Key To Walkway Patterns

- match existing stamped concrete
- new "boardwalk": stamped, colored concrete

note: see civil for grading and utilities

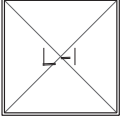
Landscape Plan, Exterior Lighting
Scale: 1" = 10'-0"

MILNE PARK RESTORATION MASTER PLAN
TOWN OF BRECKENRIDGE, COLORADO

Landscape Plan, Exterior Lighting
Scale: 1" = 10'-0"
Date: 03-21-2020

architectural consultation
(877) 455-5715

JL SUTTERLY ARCHITECT
1000 W. 10th Street, Suite 100
Breckenridge, CO 80424
p.o. box 3816

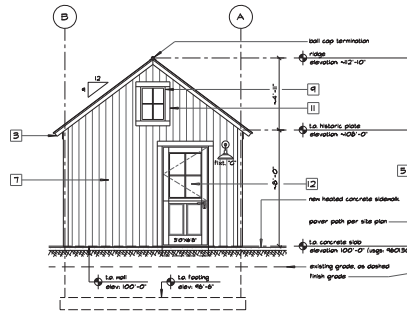


General Notes - Elevations

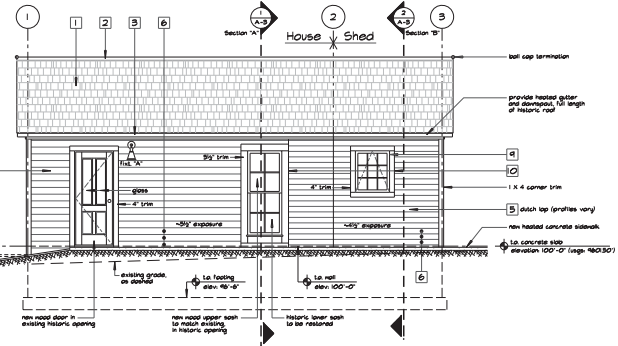
1. All existing conditions, dimensions and elevations are to be field verified prior to construction.
2. All construction materials & details noted are typical for all elevations.
3. See construction details for roof overhang information - typical.
4. Provide heated gutter and downspouts as indicated on the plans.
5. All horizontal siding, trim and fascia boards, doors and windows to be painted.
6. All rear shed vertical siding door and window trim to be stained.

Key to Elevation Notes

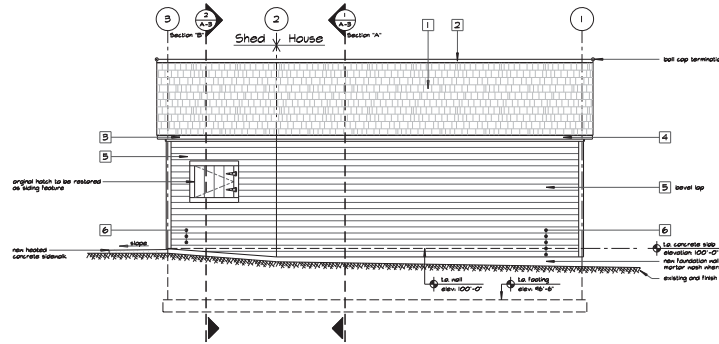
- 1 existing corrugated metal roof to be removed and replaced with 22GAL. STEEL, CLASS B fire rated treatment
- 2 new metal ridge cap as required
- 3 existing fascia to be removed and replaced per detail, as required
- 4 existing fascia to be restored as required
- 5 existing siding to be restored as required
- 6 existing siding to be removed and replaced match historic profile
- 7 existing siding to remain, restore as required
- 8 existing historic windows to be fully restored, including operating functions
- 9 new wood awning window in existing historic opening
- 10 existing window and door trim to be restored as required with 1/2" trim conditions to be restored, typical
- 11 new trim to match existing profiles
- 12 new wood shut door in new opening, to be stained or painted all hardware to be ADA compliant



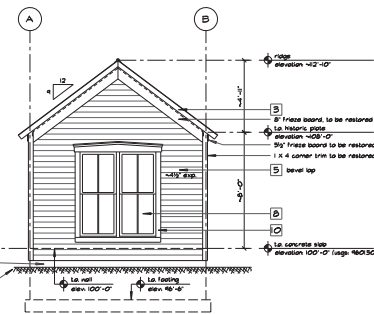
2 East Elevation
Scale: 1/4" = 1'-0"



1 South Elevation
Scale: 1/4" = 1'-0"



4 North Elevation
Scale: 1/4" = 1'-0"



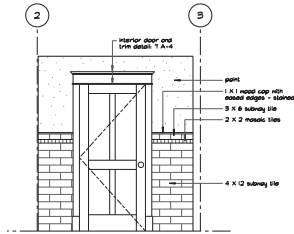
3 West Elevation
Scale: 1/4" = 1'-0"

MILNE PARK RESTORATION
EBERLEIN HOUSE
TOWN OF BRECKENRIDGE, COLORADO

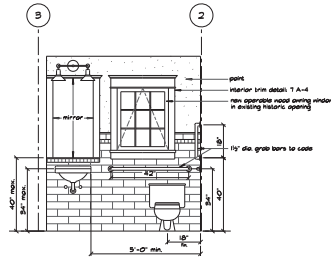
Exterior Elevations
Scale: 1/4" = 1'-0"
Date: 03-31-2020

architectural
consultation
JL SUTTERLY ARCHITECT
1000 14th Street, Suite 100
Breckenridge, CO 80424
p.o. box 9849
(970) 455-3719

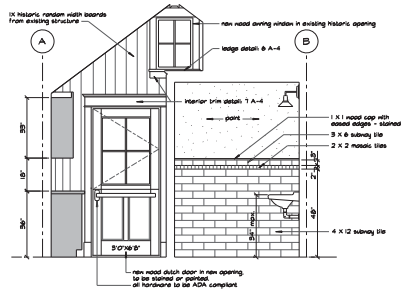




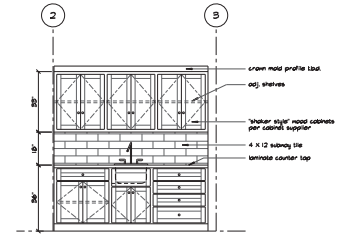
4 Interior Elevation: 4
Scale: 3/4" = 1'-0"



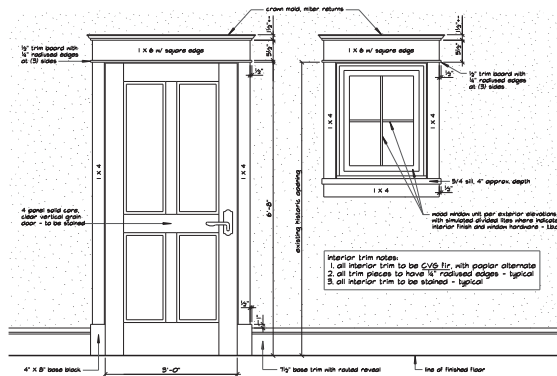
3 Interior Elevation: 3
Scale: 3/4" = 1'-0"



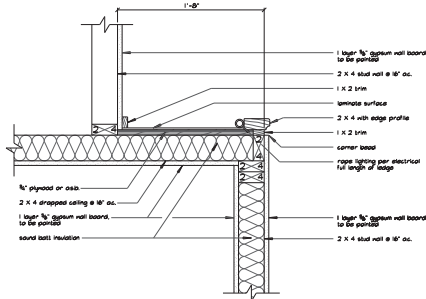
2 Interior Elevation: 2
Scale: 3/4" = 1'-0"



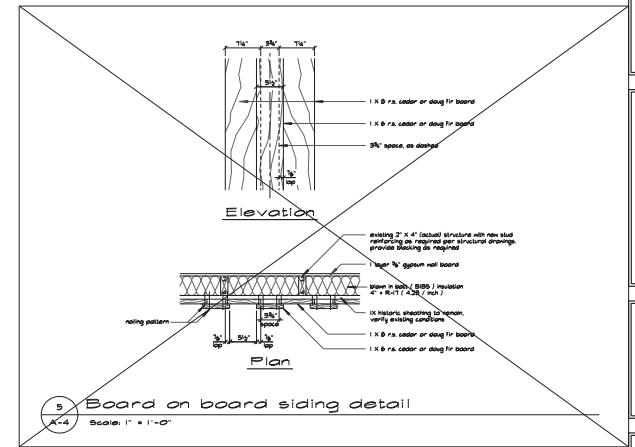
1 Interior Elevation: 1
Scale: 3/4" = 1'-0"



7 Interior door elevation & interior trim detail
Scale: 3/4" = 1'-0"



6 Ledge detail
Scale: 1/2" = 1'-0"



5 Board on board siding detail
Scale: 1" = 1'-0"

MILNE PARK RESTORATION
EBERLEIN HOUSE
TOWN OF BRECKENRIDGE, COLORADO

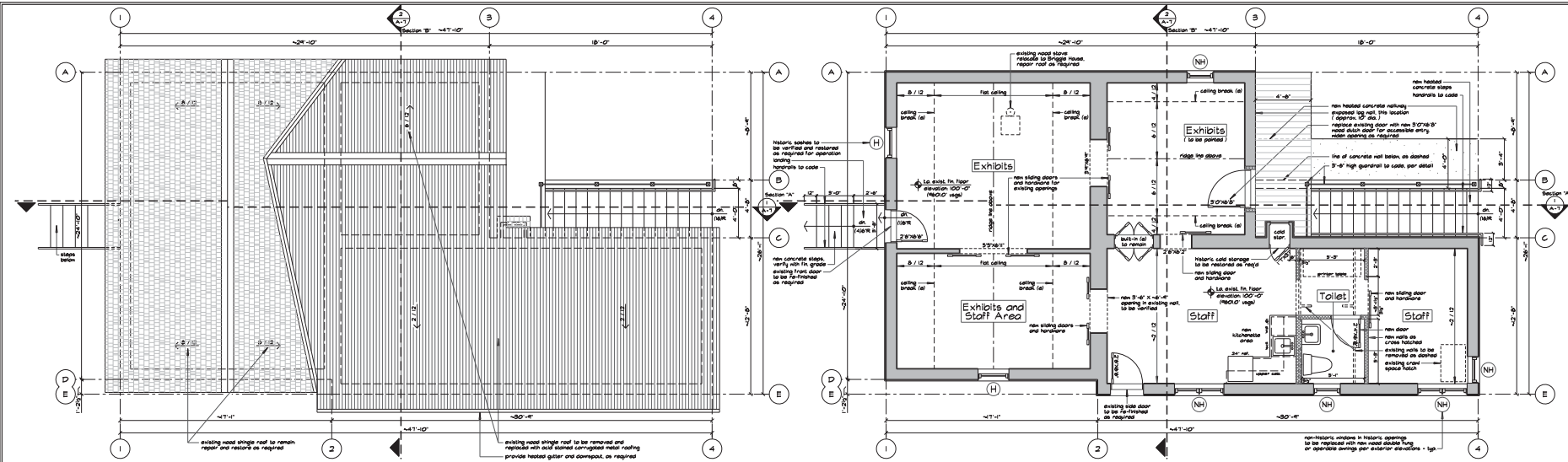
Interior Elevations,
Construction Details

Scale: As Noted
Date: 05-10-2020

architectural
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1000 14th Street, Suite 100, Breckenridge, CO 80424
p.o. box 8889 Breckenridge, CO 80424 (970) 455-3729

A-4



Roof Plan
Scale: 1/4" = 1'-0"

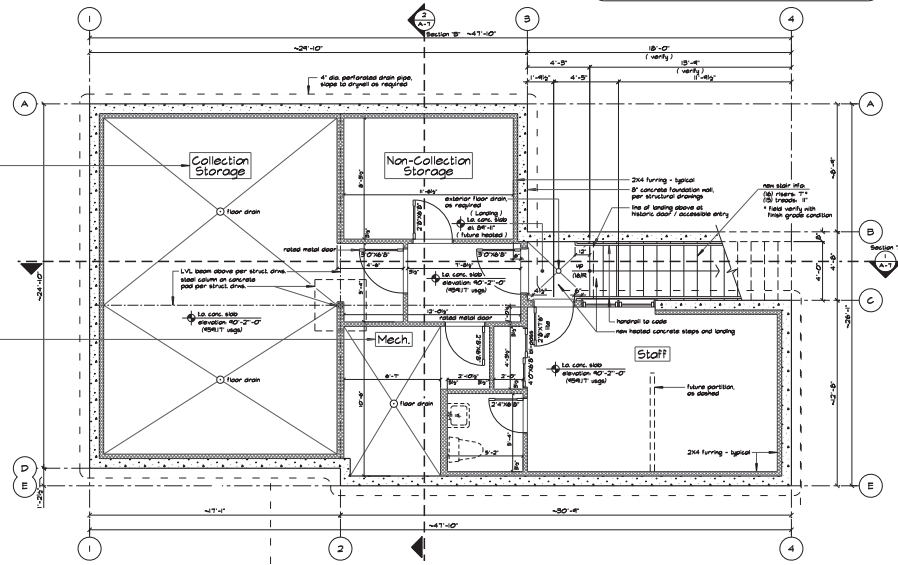
Drawing Legend

| | |
|--|--|
| | existing historic wall (unless noted otherwise) |
| | existing wall to be removed - typical (unless noted otherwise) |
| | new wall construction - typical (as cross hatched) |

- Collection Storage Notes**
1. Condition space and finish as required for archives storage.
 2. Provide (2) layers of 3/4" Type "X" gypsum wall board on all walls and ceilings.

- Mechanical Notes**
1. Mechanical area designated in the Milne House Supplement is to serve all buildings in Milne Park. System engineering to be done by - build.
 2. Verify mechanical room size, equipment and utility requirements with mechanical contractor and EIC, prior to starting work.
 3. Provide one-hour construction in Mechanical per code.

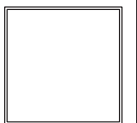
Main Level Floor Plan
Scale: 1/4" = 1'-0"
Historic Gross Sq. Ft. = 485
Total Gross Sq. Ft. = 485
Note: All dimensions indicated are approximate and require field verification.



Basement Floor Plan
Scale: 1/4" = 1'-0"
Total Gross Sq. Ft. = 485

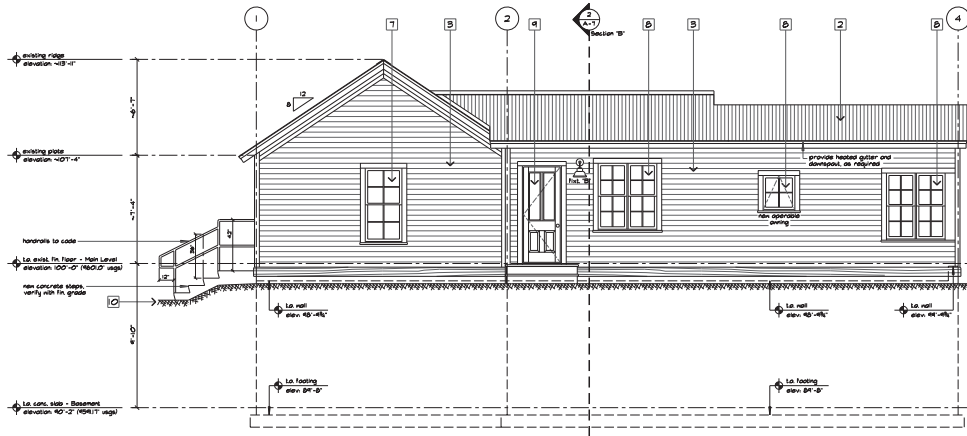
MILNE PARK RESTORATION
MILNE HOUSE
TOWN OF BRECKENRIDGE, COLORADO

Floor Plans
Basement Plan
Main Level Plan
Roof Plan
Scale: 1/4" = 1'-0"
Date: 03.27.2020

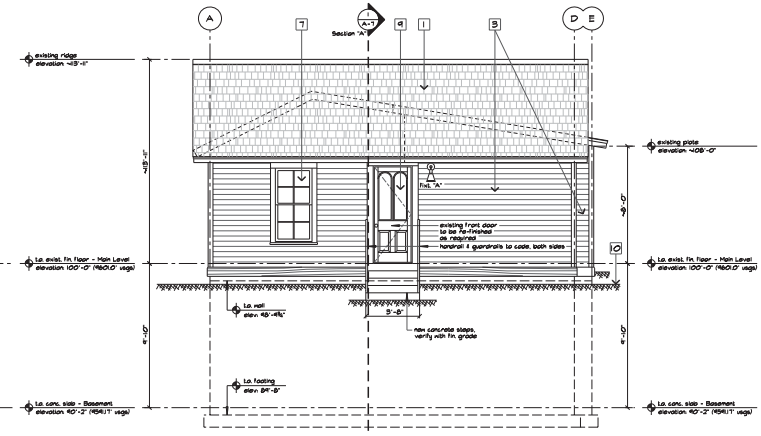


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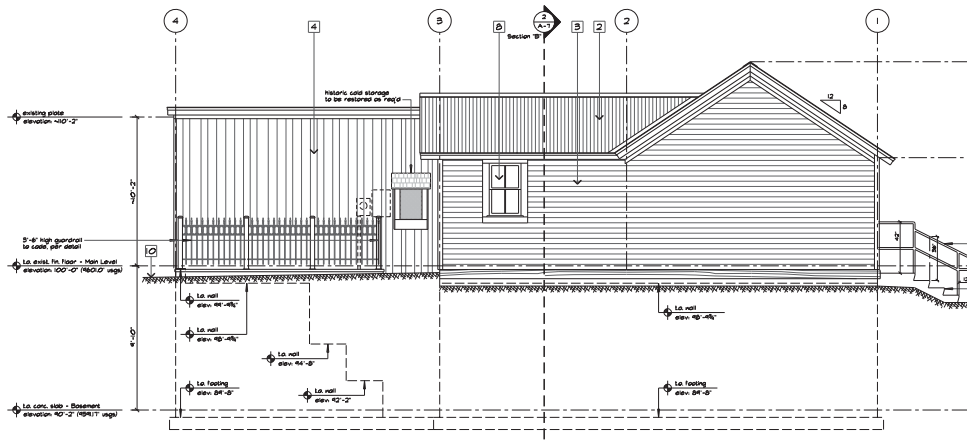


South Elevation
Scale: 1/4" = 1'-0"

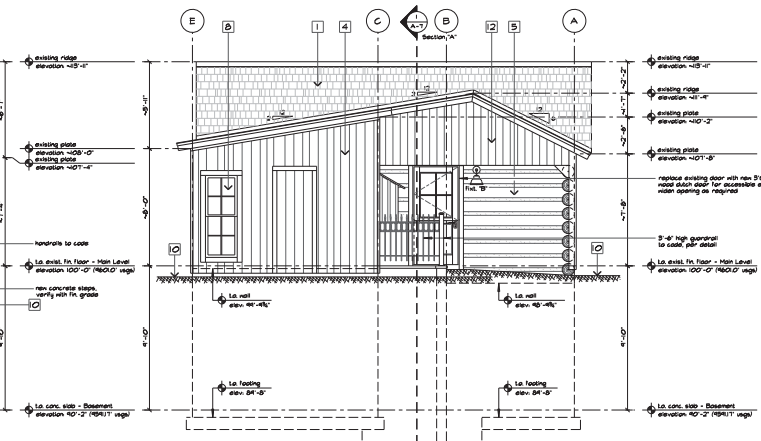


West Elevation
Scale: 1/4" = 1'-0"

- Key to Elevation Notes**
- 1 existing wood shingle roof to remain, repair, and restore as required
 - 2 existing wood shingle roof to be removed and replaced with steel stained corrugated metal roofing
 - 3 existing wood lateral lap siding to be restored as required
 - 4 existing boards and batten siding to remain, repair as required
 - 5 original logs to be restored and re-attached as required
 - 6 existing exterior window, door and corner trim, repair and restore as required
 - 7 historic window sashes in original openings, to be restored as required for full operation
 - 8 non-historic window in historic opening, to be removed and replaced with new wood windows, to be painted
 - 9 existing doors to be re-used and restored as required
 - 10 finish grade
 - 11 existing grade
 - 12 vertical log siding to remain, repair as required
 - 13 all exterior wall and mechanical vents and exposed flues are to be painted to match adjacent surface.



North Elevation
Scale: 1/4" = 1'-0"



East Elevation
Scale: 1/4" = 1'-0"

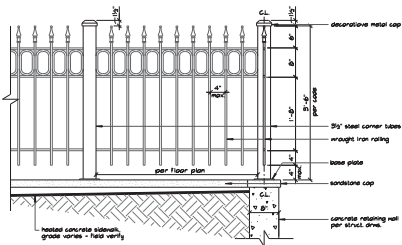
MILNE PARK RESTORATION
MILNE HOUSE
TOWN OF BRECKENRIDGE, COLORADO

Exterior Elevations
Scale: 1/4" = 1'-0"
Date: 03-10-2020

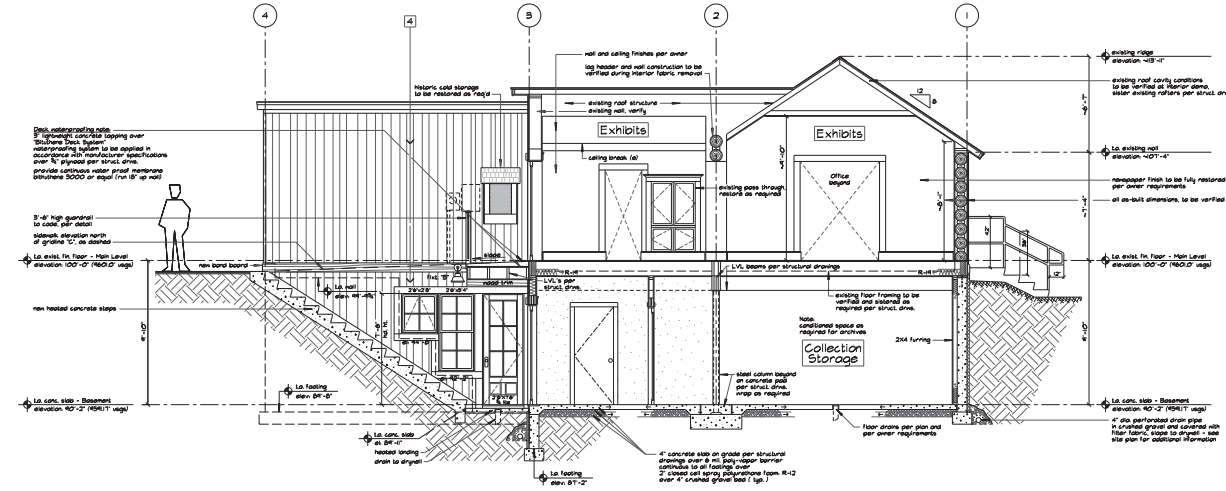


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p.o. box 9889 (870) 455-3729

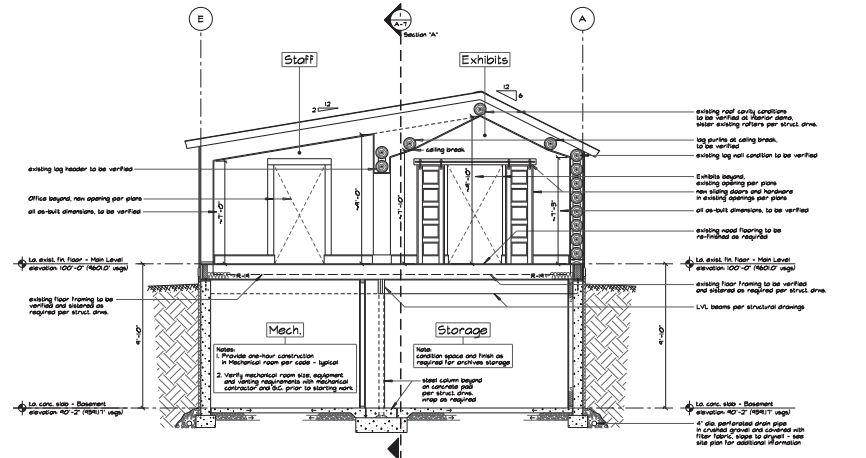




3 Guardrail Elevation / Section
 Scale: 3/4" = 1'-0"



1 Building Section "A"
 Scale: 1/4" = 1'-0"



2 Building Section "B"
 Scale: 1/4" = 1'-0"

MILNE PARK RESTORATION
MILNE HOUSE
 TOWN OF BRECKENRIDGE, COLORADO

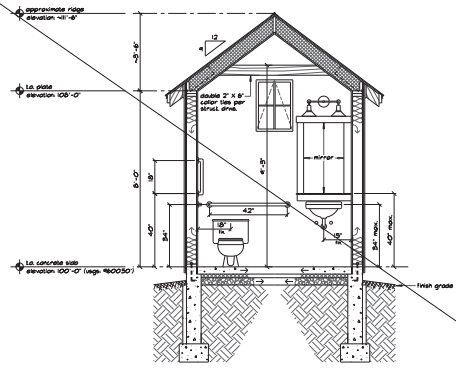
Building Section "A"
 Building Section "B"
 Guardrail Detail
 Scale as noted
 Date: 03.27.2020



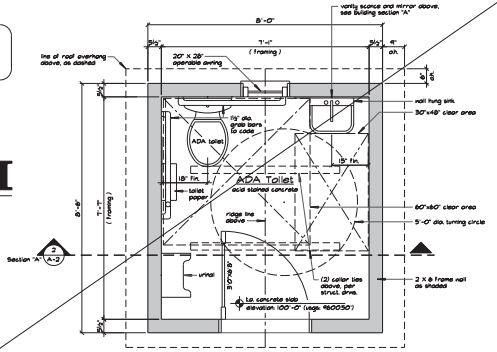
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2
A-B
Building Section "A"
Scale: 3/8" = 1'-0"
New Outhouse



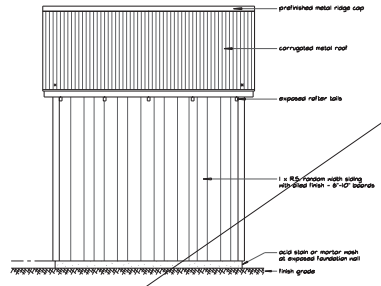
1
A-B
New Outhouse Floor Plan
Scale: 1/8" = 1'-0"



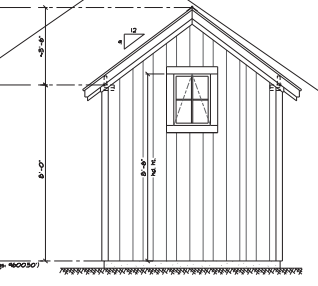
PHASE II

General Notes:
All interior finishes and fixtures to be selected by owner. Items to be provided and located to code per GC.
1. Toilet, paper dispenser.
2. Hand towel dispenser.
3. Soap dispenser.
4. Waste receptacle.

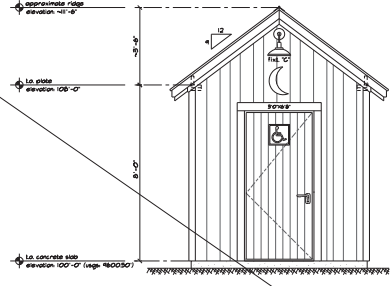
- Key to Old Outhouse Notes**
- 1 new foundation to consist of (3) courses of 8" treated road ties with 12" minimum crawl space below floor framing.
 - 2 existing floor framing to be verified and reinforced as required with new treated framing members.
 - 3 existing wall and roof framing to be reinforced as required.
 - 4 existing roof to be replaced with new plywood sheathing, waterproof membrane and new smooth term wood shingles, class B fire rated.
 - 5 all existing siding and trim details to remain and be restored and or replaced only as required.
 - 6 existing road plank flooring to remain.



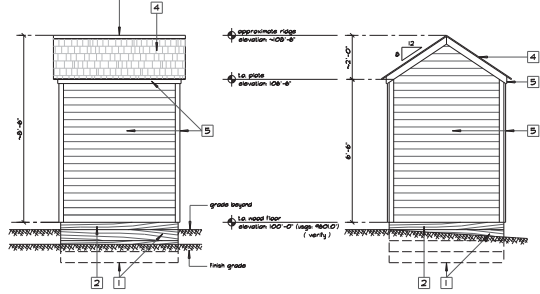
5
A-B
North & South Elevations
Scale: 3/8" = 1'-0"
New Outhouse



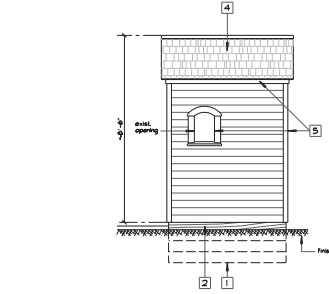
4
A-B
East Elevation
Scale: 3/8" = 1'-0"
New Outhouse



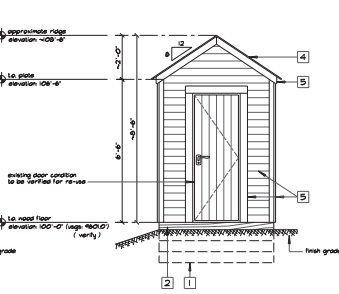
3
A-B
West Elevation
Scale: 3/8" = 1'-0"
New Outhouse



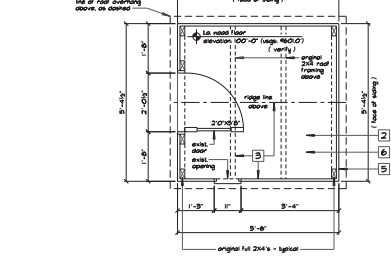
10
A-B
North Elevation
Scale: 3/8" = 1'-0"
Old Outhouse



9
A-B
East Elevation
Scale: 3/8" = 1'-0"
Old Outhouse



8
A-B
South Elevation
Scale: 3/8" = 1'-0"
Old Outhouse



7
A-B
West Elevation
Scale: 3/8" = 1'-0"
Old Outhouse

6
A-B
Old Outhouse Floor Plan
Scale: 1/8" = 1'-0"

MILNE PARK RESTORATION
OUTHOUSE PLANS
TOWN OF BRECKENRIDGE, COLORADO

Outhouse Plans:
New Outhouse (Phase 2)
Old Outhouse
Scale: As Noted
Date: 03-10-2020

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1000 14th Street, Suite 100
Breckenridge, CO 80424
p.o. box 9889 (870) 455-3728



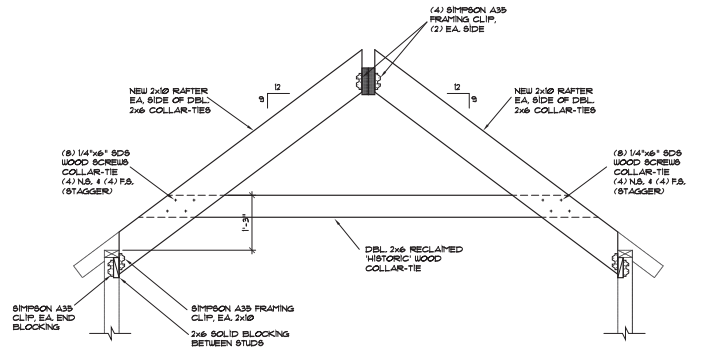
GENERAL NOTES

1. Structural Design is based on the following:
 - A. 2012 International Building Code
 - B. AISC Building Code (ACI 318)
 - C. AISC Steel Construction, latest Edition
 - D. AISC Timber Construction Manual, latest Edition
2. Live Loads used in Design:

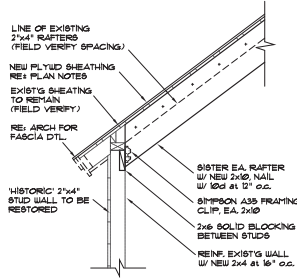
| | |
|--------------------------------|----------------|
| A. Roof (snow) | 90 psf |
| B. Floor | 100 psf |
| C. Wind (3 Second Gust Method) | 90 mph, Exp. B |
| D. Seismic | Zone B |
3. Foundations:
 - A. The structure is to be founded on a spread footing foundation system designed in conformance with the following:
 - a. Maximum Allowable Bearing Capacity 2500 psf
 - b. Minimum Dead Load Pressure not required
 - B. All Footings are to bear on undisturbed natural soil. All footing bearing elevations are assumed based on topographical information available and shall be verified in the field with actual conditions by the Contractor. Bottom of footings are to bear a minimum of 40 inches below finished adjacent grade. Notify the Structural Engineer of any discrepancies before proceeding with construction.
 - C. Foundation design is based on assumed conditions. A qualified soils engineer shall verify the suitability of the foundation type and maximum allowable bearing capacity prior to the start of construction.
 - D. A representative of the soils engineer should observe all foundation excavations prior to placement of any concrete or fill.
4. Concrete:
 - A. Compressive strength: 3000 psi at 28 days
 - B. Cement Type: Type I
 - C. Concrete has been designed and shall be constructed in accordance with American Institute of Concrete Building Code (ACI 318).
 - D. Mechanically Vibrate all concrete when placed except slab-on-grade.
5. Reinforcement:
 - A. All reinforcing shall conform to ASTM A615, grade 60 except ties, stirrups, and bars to be welded which shall conform to ASTM A615 grade 40.
 - B. Welded wire fabric shall conform to ASTM A185. Lap one full mesh at side and end splices and wire together.
 - C. No splices of reinforcement shall be permitted except as detailed or as authorized by the Structural Engineer. Lap splices where permitted shall be 48 bar diameters. Provide corner bars to match all horizontal reinforcing.
 - D. Provide (2) #5 bars at all sides of openings in walls, beams and slabs. Project a minimum of 2"-0" past edges of openings.
 - E. Provide all accessories necessary to support reinforcing at positions shown on the drawings. Provide the following minimum clearances unless noted otherwise:

| | |
|---|----------|
| Concrete poured against earth (exposed to weather or earth) | 3 inches |
| | 2 inches |
6. Structural Wood Framing:
 - A. All wood for structural framing shall be kiln dried, graded in conformance with the latest edition of the "National Design Specification for Wood Construction".

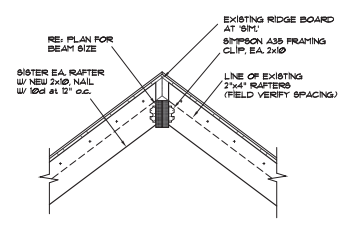
| | | | |
|--|---------------|---------------|-------------------|
| Structural Joists - Hem-Fir (No. 2 and better) | Fb = 1005 psi | Fv = 75 psi | E = 1,300,000 psi |
| Light Framing Studs - Hem-Fir (stud grade) | Fb = 865 psi | Fc = 800 psi | E = 1,200,000 psi |
| Framing Studs 2x6 - Hem-Fir (No. 2 and better) | Fb = 1270 psi | Fc = 1300 psi | E = 1,300,000 psi |
| Beams - Douglas Fir/Larch (No. 1 and better) | Fb = 1350 psi | Fv = 85 psi | E = 1,600,000 psi |
 - B. All nailing not noted shall be in conformance with the International Building Code.
 - C. Laminated Vener Lumber (LVL) shall have the following allowable stress capacities: Fb = 2800 psi E = 1,900,000 psi Fv = 285 psi
Built-up members shall be connected in accordance with manufacturer's recommendations.



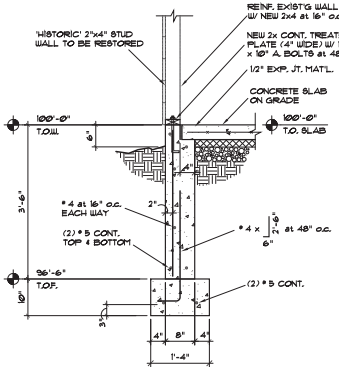
1 TYPICAL COLLAR-TIE
3/4" x 1'-0"



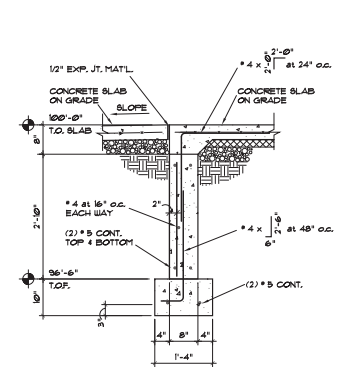
2 FRAMING DETAIL
3/4" x 1'-0"



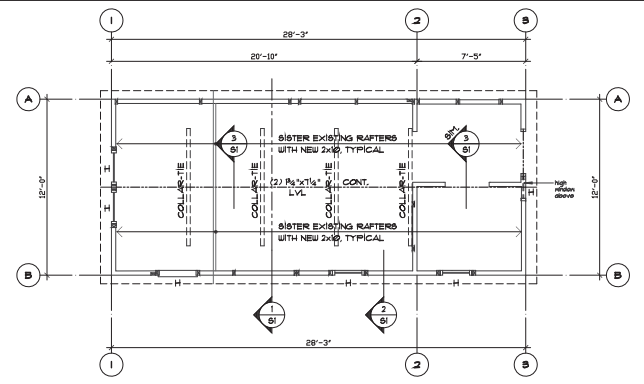
3 FRAMING DETAIL
3/4" x 1'-0"



4 FOUNDATION DETAIL
3/4" x 1'-0"



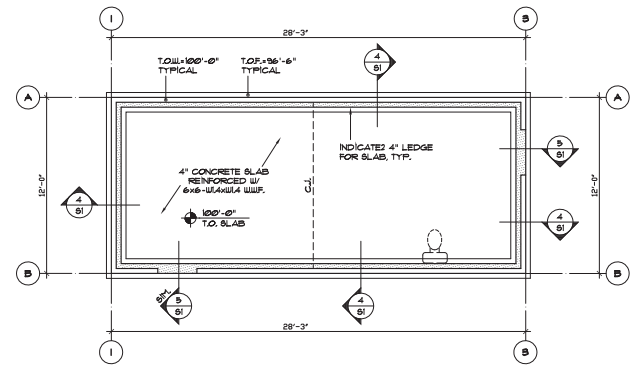
5 FOUNDATION DETAIL
3/4" x 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

"HISTORIC" STRUCTURE FRAMING NOTES

1. EXISTING "HISTORIC" WALLS TO BE STABILIZED AND RESTORED. FIELD VERIFY EXISTING CONDITIONS AND CONTACT STRUCTURAL ENGINEER FOR FURTHER DIRECTION.
2. EXISTING "HISTORIC" ROOF STRUCTURE IS TO BE REINFORCED WITH 2x6 RAFTERS "HISTORIC" TO EACH EXISTING RAFTER AS INDICATED BY THE FRAMING DETAILS SHOWN. PROVIDE ADDITIONAL NEW 2x6 RAFTER FRAMING AS REQUIRED TO ACHIEVE A TYPICAL SPACING OF 24" o.c. OR AS SPECIFICALLY NOTED OTHERWISE.
3. CONTRACTOR IS RESPONSIBLE FOR STABILIZATION AND SHORING OF EXISTING "HISTORIC" STRUCTURE TO ALLOW FOR THE EXCAVATION AND CONSTRUCTION OF THE NEW FOUNDATION SYSTEM SHOWN.
4. IF CONDITIONS ENCOUNTERED DURING CONSTRUCTION APPEAR DIFFERENT THAN THOSE DESCRIBED, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED SO THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION WALL, TYPICAL THIS SHEET.
2. T.O.W. INDICATES TOP OF WALL ELEVATION.
3. T.O.F. INDICATES TOP OF FOOTING ELEVATION.
4. ALL FOOTINGS ARE TO BEAR A MINIMUM OF 40" BELOW ADJACENT GRADES.
5. FOOTINGS ARE TO BEAR ON UNDISTURBED NATURAL SOILS. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION.
6. ALL FOUNDATION WALLS ARE 8" WIDE UNLESS NOTED OTHERWISE.
7. ALL CONTINUOUS FOOTINGS ARE 1'-4" WIDE X 10" THICK UNLESS NOTED OTHERWISE.

EBERLEIN HOUSE

MILNE HISTORIC PARK
TOWN OF BRECKENRIDGE, COLORADO

STRUCTURAL PLANS

SCALE: AS NOTED
DATE: 08-15-2018

KINGDOM ENGINEERING, LLC
Consulting Structural Engineers
2021 E. Cherry Creek South Dr., Denver, CO 80226 • 303-741-4188

S-1

GENERAL NOTES

- Structural Design is based on the following:
 - 2012 International Building Code
 - ACI Building Code (ACI 318)
 - ASD Steel Construction, latest Edition
 - AISC Timber Construction Manual, latest Edition
- Live Loads used in Design:

| | |
|--------------------------------|----------------|
| A. Roof (snow) | 90 psf |
| B. Floors | 100 psf |
| C. Wind (3 Second Gust Method) | 90 mph, Exp. B |
| D. Seismic | Zone B |
- Foundations:
 - The structure is to be founded on a spread footing foundation system designed in conformance with the following:
 - Maximum Allowable Bearing Capacity 2500 psf
 - Minimum Dead Load Pressure not required
 - All Footings are to bear on undisturbed natural soil. All footing bearing elevations are assumed based on topographical information available and shall be verified in the field with actual conditions by the Contractor. Bottom of footings are to bear a minimum of 40 inches below finished adjacent grade. Notify the Structural Engineer of any discrepancies before proceeding with construction.
 - Foundation design is based on assumed conditions. A qualified soils engineer shall verify the suitability of the foundation type and maximum allowable bearing capacity prior to the start of construction.
 - A representative of the soils engineer should observe all foundation excavations prior to placement of any concrete or fill.
- Concrete:
 - Compressive strength: 3000 psi at 28 days
 - Cement Type: Type I
 - Concrete has been designed and shall be constructed in accordance with American Institute of Concrete Building Code (ACI 318).
 - Mechanically Vibrate all concrete when placed except slab-on-grade.

- Reinforcement:
 - All reinforcing shall conform to ASTM A615, grade 60 except ties, stirrups, and bars to be welded which shall conform to ASTM A615 grade 40.
 - Welded wire fabric shall conform to ASTM A185. Lap one full mesh at side and end splices and wired together.
 - No splices of reinforcement shall be permitted except as detailed or as authorized by the Structural Engineer. Lap splices where permitted shall be 48 bar diameters. Provide corner bars to match all horizontal reinforcing.
 - Provide (2) #5 bars at all sides of openings in walls, beams and slabs. Project a minimum of 2'-0" past edges of openings.
 - Provide all accessories necessary to support reinforcing at positions shown on the drawings. Provide the following minimum clearances unless noted otherwise:

| | |
|---|----------|
| Concrete poured against earth: | 3 inches |
| Concrete poured against forms (exposed to weather or earth) | 2 inches |
- Structural Wood Framing:
 - All wood for structural framing shall be kiln dried, graded in conformance with the latest edition of the "National Design Specification for Wood Construction".
 - Structural Joists - Hem-Fir (No. 2 and better)

| | | |
|---------------|-------------|-------------------|
| Fb = 1005 psi | Fv = 75 psi | E = 1,300,000 psi |
|---------------|-------------|-------------------|
 - Light Framing Studs - Hem-Fir (stud grade)

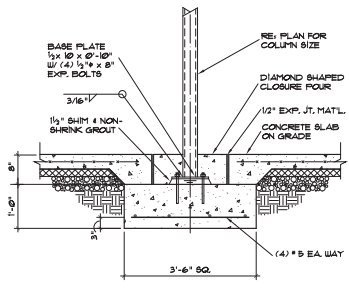
| | | |
|--------------|--------------|-------------------|
| Fb = 885 psi | Fc = 800 psi | E = 1,200,000 psi |
|--------------|--------------|-------------------|
 - Framing Studs 2x6 - Hem-Fir (No. 2 and better)

| | | |
|---------------|---------------|-------------------|
| Fb = 1270 psi | Fc = 1300 psi | E = 1,300,000 psi |
|---------------|---------------|-------------------|
 - Beams - Douglas Fir/Larch (No. 1 and better)

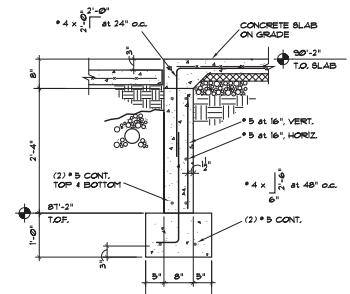
| | | |
|---------------|-------------|-------------------|
| Fb = 1350 psi | Fv = 85 psi | E = 1,600,000 psi |
|---------------|-------------|-------------------|
 - Laminated Veneer Lumber (LVL) shall have the following allowable stress capacities:

| | | |
|---------------|-------------------|--------------|
| Fb = 2800 psi | E = 1,900,000 psi | Fv = 285 psi |
|---------------|-------------------|--------------|

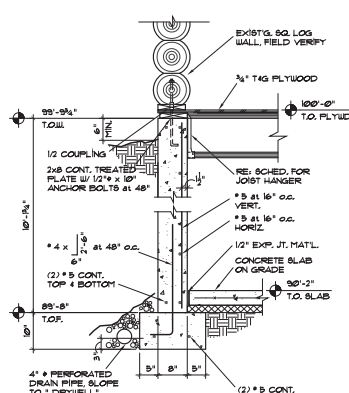
 Built-up members shall be connected in accordance with manufacturer's recommendations.



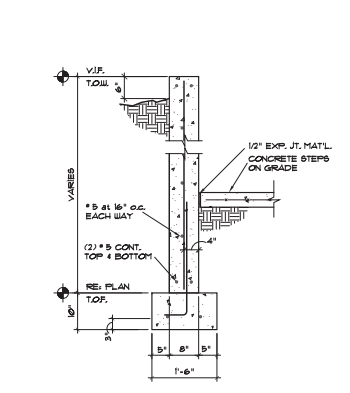
1 FOUNDATION DETAIL
3/4"x1'-0"



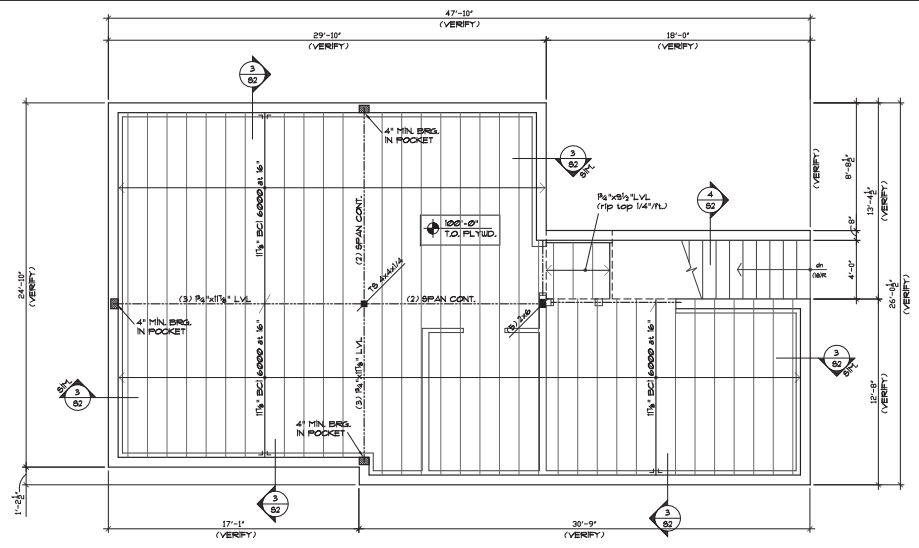
2 FOUNDATION DETAIL
3/4"x1'-0"



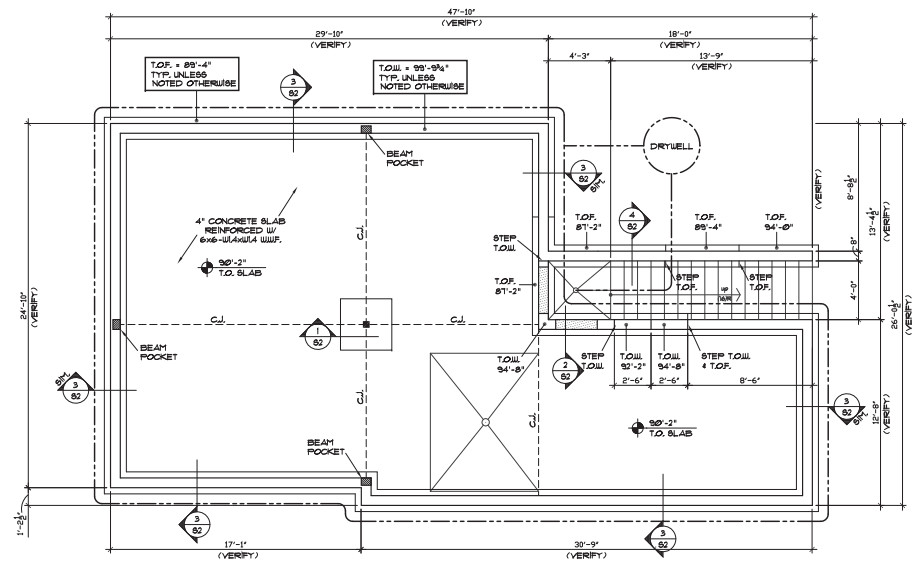
3 FOUNDATION DETAIL
3/4"x1'-0"



4 FOUNDATION DETAIL
3/4"x1'-0"



MAIN LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"



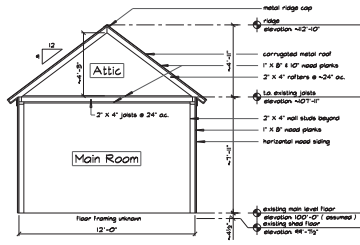
- FOUNDATION NOTES**
- ALL FOOTINGS ARE TO BEAR A MINIMUM OF 40" BELOW ADJACENT GRADES.
 - FOOTINGS ARE TO BEAR ON UNDISTURBED NATURAL SOILS. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION.
 - ALL FOUNDATION WALLS ARE 8" WIDE UNLESS NOTED OTHERWISE.
 - ALL CONTINUOUS FOOTINGS ARE 1'-6" WIDE X 10" THICK UNLESS NOTED OTHERWISE.

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

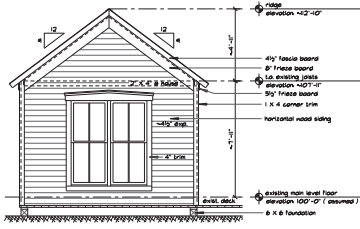
MILNE HOUSE
MILNE HISTORIC PARK
TOWN OF BRECKENRIDGE, COLORADO

STRUCTURAL PLANS
SCALE, AS NOTED
DATE: 07-18-2014

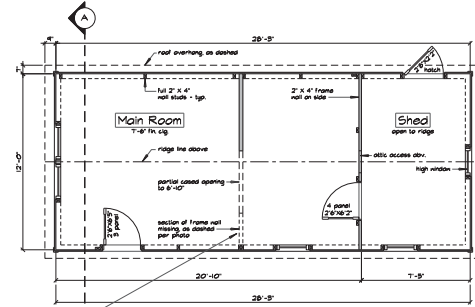
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Consulting Structural Engineers
2021 E. Cherry Creek South Dr., Denver, CO 80238 • 303-741-4188



Building Section "A"
Scale: 1/4" = 1'-0"
As-Built



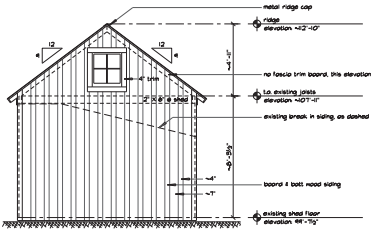
West Elevation
Scale: 1/4" = 1'-0"
As-Built



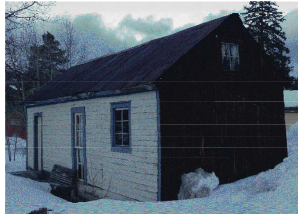
Main Level Floor Plan
Scale: 1/4" = 1'-0"
House = 250 sq. ft.
Shed = 84 sq. ft.
Total gross sq. ft. = 334 sq. ft.



partial cased opening



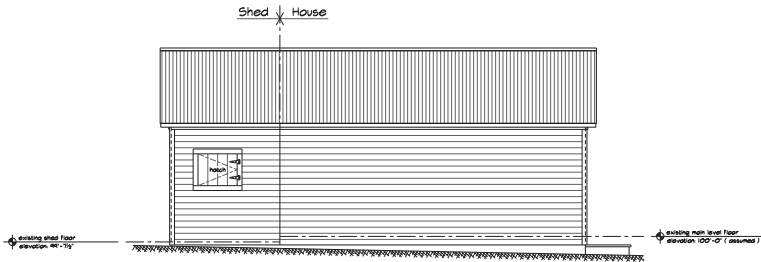
East Elevation
Scale: 1/4" = 1'-0"
As-Built



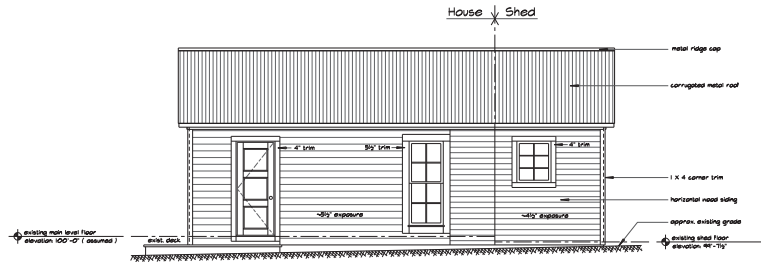
South-East Elevation
No Scale
As-Built



South-West Elevation
No Scale
As-Built



North Elevation
Scale: 1/4" = 1'-0"
As-Built



South Elevation
Scale: 1/4" = 1'-0"
As-Built

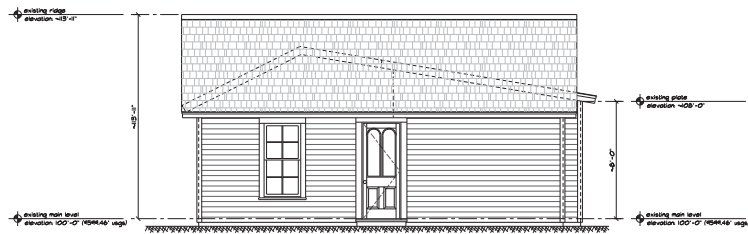
MILNE PARK RESTORATION
EBERLEIN HOUSE
TOWN OF BRECKENRIDGE, COLORADO

As-Built: Exist. Conditions
Main Level Floor Plan
Building Section "A"
Scale: 1/4" = 1'-0"
Date: 12-11-2015

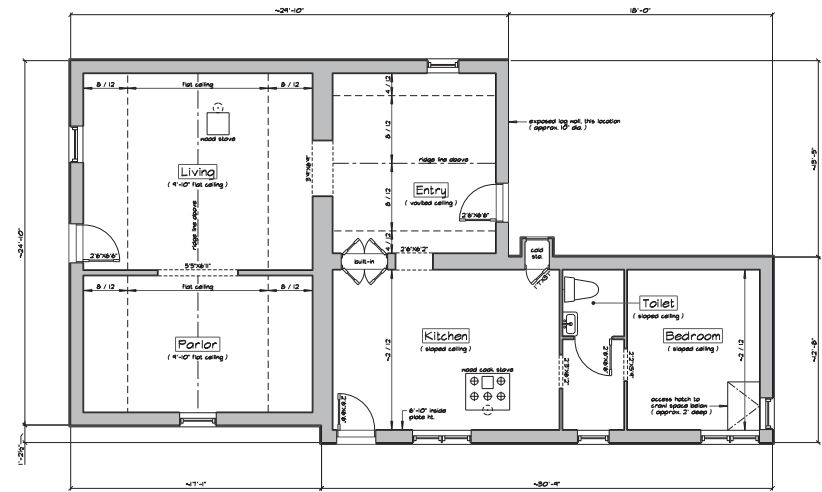


architectural
consultation
JL SUTTERLY ARCHITECT
1000 14th Street, Suite 100
Breckenridge, CO 80424
p.o. box 9889 (970) 455-3729





2
AB-2
West Elevation
Scale: 1/4" = 1'-0"
As-Built



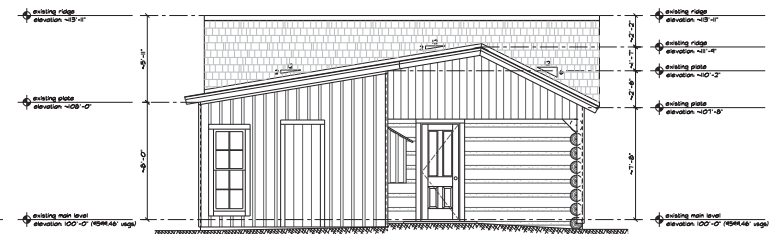
1
AB-2
Main Level Floor Plan
Scale: 1/4" = 1'-0"
Historic Gross Sq. Ft. = 485
Total Gross Sq. Ft. = 485
Note: All dimensions indicated are approximate and require field verification.



3
AB-2
North Elevation
Scale: 1/4" = 1'-0"
As-Built



5
AB-2
South Elevation
Scale: 1/4" = 1'-0"
As-Built



4
AB-2
East Elevation
Scale: 1/4" = 1'-0"
As-Built

MILNE PARK RESTORATION
MILNE HOUSE
TOWN OF BRECKENRIDGE, COLORADO

As-Built Conditions:
Floor Plan
Exterior Elevations
Scale: 1/4" = 1'-0"
Date: 01-28-2018

architectural
consultation
JL SUTTERLY ARCHITECT
1000 14th Street, Suite 100
Breckenridge, CO 80424
p.o. box 8889
(970) 455-3728

AB-2









J.L. SUTTERLEY ARCHITECT

Milne House Restoration

102 N. Harris Street
Breckenridge, CO. 80424

MATERIAL / COLOR BOARD

08-22-2019

| Location / Item: | Manufacturer Description: | Color: |
|---|---|---|
| 1. Horizontal bevel lap siding | SW2824: Renwick Golden Oak www.sherwin-williams.com |  |
| 2. Window, door, corner trim and fascia | SW2815: Renwick Olive www.sherwin-williams.com |  |
| 3. Wood windows and doors | SW2808: Rookwood Dark Brown www.sherwin-williams.com |  |
| 4. Roof Pressure treated cedar Fire rated | Wood shingles Natural finish www.firesmartroofing.com |  |
| 5. Log walls (East side) | "Old oil finish" |  |
| 6. Chinking | "Buff" www.sashco.com |  |

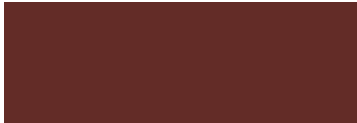



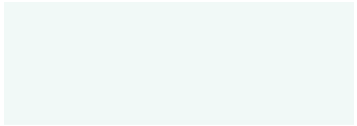



Eberlein House Restoration

102 N. Harris Street
Breckenridge, CO. 80424

MATERIAL / COLOR BOARD

08-22-2019

| Location / Item: | Manufacturer Description: | Color: |
|---|---|---|
| 1. Horizontal siding | "Cottage Red" PM-15 www.benjaminmoore.com |  |
| 2. Vertical siding (East side) Trim and window | "Old oil finish" |  |
| 3. Doors | "Oxford Brown" www.messmers.com |  |
| 4. Window, door, corner trim and fascia | "Kingsport Gray" HC-86 www.benjaminmoore.com |  |
| 5. Wood windows | "Bone White" www.jeld-wen.com |  |
| 6. Roof Pressure treated cedar Fire rated | Wood shingles Natural finish www.firesmartroofing.com |  |



J.L. SUTTERLEY ARCHITECT

Milne Park Restoration

102 N. Harris Street
Breckenridge, CO. 80424

EXTERIOR LIGHTING

08-21-2019

Fixture:

Manufacturer & Description:

Photo:

Fixture "A"

"Liberty" B2361 CR

Dark sky compliant
Width / Diameter: 7.00"
Height: 11.50"
Extension: 7.75"



Fixture "B"

"Bayport Collection" M5911

Dark sky compliant
Width / Diameter: 7.00"
Height: 7.75"
Extension: 8.00"



Fixture "C"

"Baytree Lane" 9G365

Dark sky compliant
Width / Diameter: 8.50"
Height: 8.50"
Extension: 11.50"





J.L. SUTTERLEY ARCHITECT

Milne Park Restoration

102 N. Harris Street
Breckenridge, CO. 80424

EXTERIOR LIGHTING

08-21-2019

Fixture:

Manufacturer & Description:

Photo:

Fixture "D"

"Ellipse Path Light" UU362262

Hinkley Lighting

Dark sky compliant

Diameter: 5.75"

Height: Adj. from 14.5" to 20.5"





Milne Park: Restoration Outline

2.20.20

Old Outhouse:

1. New structural foundation to consist of 3 rows of treated wood ties
2. Reinforced treated floor structure
3. Maintain & repair existing wood plank floor
4. Wall framing to be stabilized and reinforced as required
5. Roof framing to be stabilized and reinforced as required
6. Existing exterior historic siding, trim and openings to be maintained and repaired only where necessary
7. New roof to include new sheathing, membrane and smooth sawn wood shingles

Eberlein House:

1. New concrete foundation and floor slab
2. Wall framing to be stabilized and reinforced as required
3. Roof framing to be stabilized and reinforced as required
4. Existing exterior historic siding, trim and openings to be maintained and restored as required. Replace boards only where necessary
5. New mechanical and electrical systems/ full insulation to code
6. New roof to include new sheathing, water proof membrane and smooth sawn wood shingles- see exterior elevations
7. New fascia and soffit to replace existing non-historic and damaged historic areas
8. Hatch on north wall to be restored and maintained as siding feature
9. West historic windows to be restored

Milne House:

1. New concrete foundation and slab for full basement
2. Wall framing to be stabilized and reinforced as required
3. Roof framing to be stabilized and reinforced as required
4. Existing exterior historic siding, trim and openings to be maintained and restored as required. Replace boards only where necessary
5. New mechanical and electrical systems
6. Exposed log walls to be restored and re-chinked as required
7. Door opening on east wall to be restored and maintained as siding feature
8. Interior restoration to include newspaper removal, restoration and re-installation
9. West historic window and south window to be restored- see exterior elevations

Eberlein Interiors:

Floor boards: will be carefully removed and re-used on the walls

Structure below is both deteriorated in places and not structurally sound

Any boards that can be repurposed, which appears now to be all of them, can and will be re-used on the walls/ceiling

The floor in the rear shed is non-historic plywood and will be removed

Walls:

Remaining wall between front spaces will be carefully removed. All 1x boards will be re-used on the walls/ceiling. The small amount of millwork will be carefully removed and used appropriately elsewhere in the building. This was previously destroyed as clearly indicated in the picture (see photo)

The old window boards (trim) could be re-installed and will be evaluated at the construction stage

No other interior millwork exists so need to worry about that being “demolished”

Wallpaper exists on the inside face of the original exterior sheathing and will be left in place as is. New insulation (not spray foam) will be added into reinforced wall cavity so this action is completely reversible.

Ceiling:

Ceiling wallpaper has been subject to moisture, from lack of restoration work (see photo) and cannot be restored. Ceiling boards under the wallpaper will be carefully removed and re-used on the walls.

2 x framing above will be re-used as collar ties in nearly the same location and the ceiling will be vaulted.

Little gable area between house and shed will be evaluated at the time of construction and possibly left in place. At a minimum, the little hatch door will be re-used in the structure.

Rear shed: is being left as is with new structural sistering as required per code

Walls are to be insulated per note above.

Some small sections of wall in both the house and shed can be left without insulation and covered in plexiglass for viewing. This would be similar to the Fuqua which also has an elaborate forced air system to compensate for no insulation or operable windows.

ADA bathroom:

Much of the existing wall will be retained, as the new plan was laid out with that in mind.

Building code requires an ADA bathroom and other options have been studied ad-nauseum, including multiple meetings on site with the building department.

A new opening will be required to accomplish this, as was done on the Old Masonic Hall

The library is not an option, per both code and common sense.

It is our intention to evaluate all existing conditions, like we always do, during the actual work.

This project will without question experience the least amount of removal of interior fabric possible, other than house museums (Barney Ford, Briggles, Carter, Milne, etc.)

The GC selected for this project was determined based on experience on historic restoration projects statewide. Hopefully there will be some element of trust involved here. I am sorry that after the number of correctly executed projects completed by this team, that such “demolition” is anticipated. As a town project and as with all historic properties, it is our intention to make this an exemplary restoration.

Eberlein House

100 N. Harris Street, Breckenridge, Colorado
Site Number: 5ST.130.161

Historic Structure Assessment



Prepared by:
Stewart Architecture & Planning
1132 Jefferson Avenue
Louisville, CO 80027
(303) 665-6668

Prepared for:
Breckenridge Heritage Alliance

State Historical Fund Project #2015-HA-019
September, 2016

3.6 Windows and Doors

Doors

Description:

There is one exterior entry door and one door leading into the Shed. In the Shed there is one exterior hatch door and an attic access hatch.

The entry door is a painted 3-panel rail and stile wood door. The interior door to the shed is similar but is a 4-panel door. Both are missing latch set hardware but do have hinges. Both doors appear to be original to the building.

The Shed hatch door and attic access door are both constructed of simple rough sawn 1x wood planks, like the wall sheathing. They are set in a framed 2x opening and have steel strap hinges.

Condition Evaluation:

The 3-panel entry door's rail and stile joints are secure, its bottom flat panel is delaminating due to water shedding from the roof and splashing onto the door. Its hinges are painted over but are in working condition. This door is in poor condition.

The interior 4-panel door joints are secure and panels are flat and secure. The paint is failing, more on the Shed side. Its hinges are also painted over yet are in good working condition. This door is in fair condition.

The wood planks of the Shed's two hatches are weathered but the wood is solid and the assembly is stable. The surface mount strap hinges are rusted at the attic hatch, and painted over on the exterior of the Shed hatch. These doors are in fair condition.

Recommendations:

- Door panels should be repaired and the panel doors repainted.
- Remove paint and clean hinges. Repair latch sets and replace missing hardware with parts compatible with the existing.



Figure 18: 3-panel main entry door.



Figure 19: 4-panel door between Room 2 and the Shed.



Figure 20: Plank attic access door at the Shed.

Windows

Description:

On the west and south façade there are tall 2 over 2 wood double hung windows. Also on the south façade there is a fixed square shaped sash containing 6 lites. The west façade's pair of windows are cased on the interior and exterior with 1x wood trim. The exterior head casing features a Greek inspired detail of sloped top and decorative crown mold. The windows on the south façade have a simpler square casing on the exterior and neither has interior trim. All of the window openings appear to be original to the structure. The west window frames are original but the sashes appear newer and are likely replacements. The south double hung window frame and sashes have been replaced in recent years.

The fixed sash in the Shed area is installed in the framing – has no window frame.

Condition Evaluation:

The west window sashes are in good condition with tight secure joints, glazing, and glazing compound. The window frames and trim show more evidence of age such as rough surfaces and peeling paint. These windows lack weather stripping and hardware and do not operate smoothly. Overall the windows and trim are in fair condition.

The south double hung window is a recently constructed unit (sash and frame) set in a dimensional 2 x 4 framing. It is in good condition. The exterior trim is much older with rough surfaces and peeling paint and is in poor condition.

The fixed sash in the Shed has no frame and its bottom rail is damaged.

Recommendations:

- Historic windows should be repaired rather than replaced with new “replacement” windows. Repairs should include stripping the paint to the next sound layer and filling small deteriorated or cracked areas of wood with epoxy. Sashes should be weather stripped and adjusted for smooth operation. The glazing, if properly air sealed, will provide adequate performance. If additional energy performance is desired, however, interior storm windows may be added. Interior storm windows should be of a type that maximizes glazing and minimizes sash and frame in order to not visually obscure the original windows.
- Existing hardware that can be reused should be reused.
- For more information, see *Preservation Brief #9 The Repair of Historic Wooden Windows*.



Figure 21: Pair of double hung windows in the west façade.



Figure 22: South façade, fixed sash in the Shed room.



Figure 23: Recently installed sashes in Room 2 (casing appears original).



Figure 24: Interior of the Room 2 sashes.

3.7 Interior Finishes

Walls & Ceilings:

Description:

The interior wall finishes are applied directly over the exterior wall sheathing. Typical of this construction period the first layers are newsprint glued to the sheathing, then muslin, then finished with wallpaper having a decorative Victorian print/pattern. This assembly provided a decorative finished surface on the interior but also served as an air barrier to the exterior. It has little to no insulation value but did keep the wind out and kept the heat in to some extent.

A portion of interior wall between Rooms 1 & 2 has been removed to widen the cased opening.

The Shed walls and ceilings are exposed framing and sheathing. See Section 3.3.

Condition Evaluation:

The outer patterned wallpaper is wrinkled, delaminating, damaged from water, and is missing in some areas. This finish is in poor condition.

Recommendations:

- First reconstruct the missing portion of the wall between Rooms 1 & 2.



26 March 2020

TO: Larissa O'Neil
Breckenridge Heritage Alliance
309 N. Main St.
Breckenridge, Co 80424

FROM: Graham Johnson
Spectrum General Contractors
5135 E. 38th Ave
Denver, CO 80207

RE: Eberline House Windows and Doors

Hello Larissa,

Per our conversation and review of detailed photos provided by Janet Sutterley of the Eberline House windows and doors I'd like to offer the following opinions for consideration during the planning review of the project:

The south elevation includes windows consisting of one double hung, divided lite opening and one single, divided lite sash. The single lite sash (currently 6 lites) appears to have been cut into the building envelope after original construction as evidenced by vertical board sheathing that is visible at the top and bottom of the opening. In traditional construction this opening would have had a sill and jamb to carry the sash, instead it is attached directly to the back side of the sheathing. The sash, while still exhibiting single pane, putty glazed detailing also appears to be of later construction based on differing stile/rail and muntin dimensions and its installation at 90 degrees to the originally intended orientation. It is typical for divided lite windows to be oriented such that the lite dimensions are longer in the vertical direction or symmetrical but not longer in the horizontal direction as seen in this window. Further, joinery details at the stile and rail connections show a mortise joint with the vertical stile interrupted by a horizontal rail. This is opposite of traditional window building techniques and leads me to believe that the sash is a salvaged unit that has been rotated and installed in a non-original opening.

The double hung sash exhibit more traditional details and it appears that at least one may be original or at least dating to the period of significance for the building pre-1942. The lower sash has a traditional interior profile and single glazed lites typical of a window for the period of significance. In the opening, both sash appear to be installed backwards and/or upside down as shown by the reversed taper visible on the lower rail of each sash as currently installed. Traditionally these tapered cuts would come together at the center of the opening and the tapered faces meet to create a tight air seal between upper and lower units. As currently installed they do not meet where originally intended. Additionally, the upper sash has wood glass stop instead of traditional glazing putty. While the muntin, stile and rail dimensions appear consistent with the lower sash wood



glass stop is traditionally used as an interior treatment because it doesn't weather as well in exterior environments. This is another clue that this window has received previous, inappropriate repair and/or is not original. Confirming all other construction details in these two sash match (including interior profiles, lite sizes etc) may lead to the conclusion that the upper sash matches the lower but was inappropriately re-glazed at a previous time. The final curious detail of this window is the added 2x4 frame at the interior which appears to sit on the original sill but not be integral to the sash and frame as a unit. Extension of this frame to the ceiling might indicate that additional structure or bearing over the window head was deemed necessary at some point in the past.

Finally, photos of both doors show stile and rail wood doors with plywood insert panels typical of interior door construction from a period much later than original construction of the building. The thin veneer panels showing significant deterioration were never intended to be exposed to exterior elements. One of the doors also appears to be installed upside down with original hinge mortises visible in the historic jamb unused by the newer surface mounted hinges that are currently in place. These doors, similar to the single lite sash, are likely salvaged units installed at a later date.

Please don't hesitate to be in touch if I can provide any further clarification of these observations and thank you for the opportunity to help with your project!

Sincerely,

Graham Johnson
Project Manager
Spectrum General Contractors
303 981 8280

Chapin LaChance

From: Larissa O'Neil <larissa@breckheritage.com>
Sent: Tuesday, March 31, 2020 9:37 AM
To: Chapin LaChance
Subject: Fwd: Eberlein House

Chapin,

See below from Peter Stewart who wrote the Eberlein HSA. He concurs with Graham's assessment. Feel free to include in the packet

Begin forwarded message:

From: Peter Stewart <Peter@stewart-architecture.com>
Date: March 30, 2020 at 6:21:33 PM MDT
To: Larissa O'Neil <larissa@breckheritage.com>
Subject: Re: Eberlein House
Reply-To: "Peter Stewart" <Peter@Stewart-architecture.com>

Hi Larissa,

Good to hear from you and exciting to hear work on Eberlein may proceed. I'm good thanks.

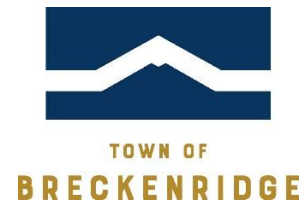
I looked back at the HSA and didn't find I had identified the front door as "original". There is a description of the existing door, and outlined treatments to that door (page 27). I agree with Graham that this door and other windows were cobbled together in somewhat of a haphazard way at some date unknown. The report does not directly address this haphazardness and if that is part of its significance. The lack of historic record or photos did not help either. Additionally it does not specifically a period of significance to which the cabin would be restored or altered to (i.e. identifying elements altered or added to after its period of significance). The report rather just deals with existing conditions and recommends repair of its elements. From a standards perspective its hard to speculate what the original door was without any record or evidence. Generally the rule of thumb is to keep what's there unless there is evidence to support a replacement. One can also make an argument for replacement with element typical of a particular era and place.

Graham's assessment aligns with my memory of the building and it appears to be a detailed and accurate. As far as a proposed period of significance and associated modifications and replacements you may consider running by your local or state preservation offices.

Feel free to follow up with any questions or clarifications.

Best,

Peter Stewart



Memo

To: Breckenridge Planning Commission
From: Julia Puester, Assistant Director
Date: April 1, 2020 (For April 7, 2020 Meeting)
Subject: Approved Class D Majors Quarterly Report (Q1 2020)

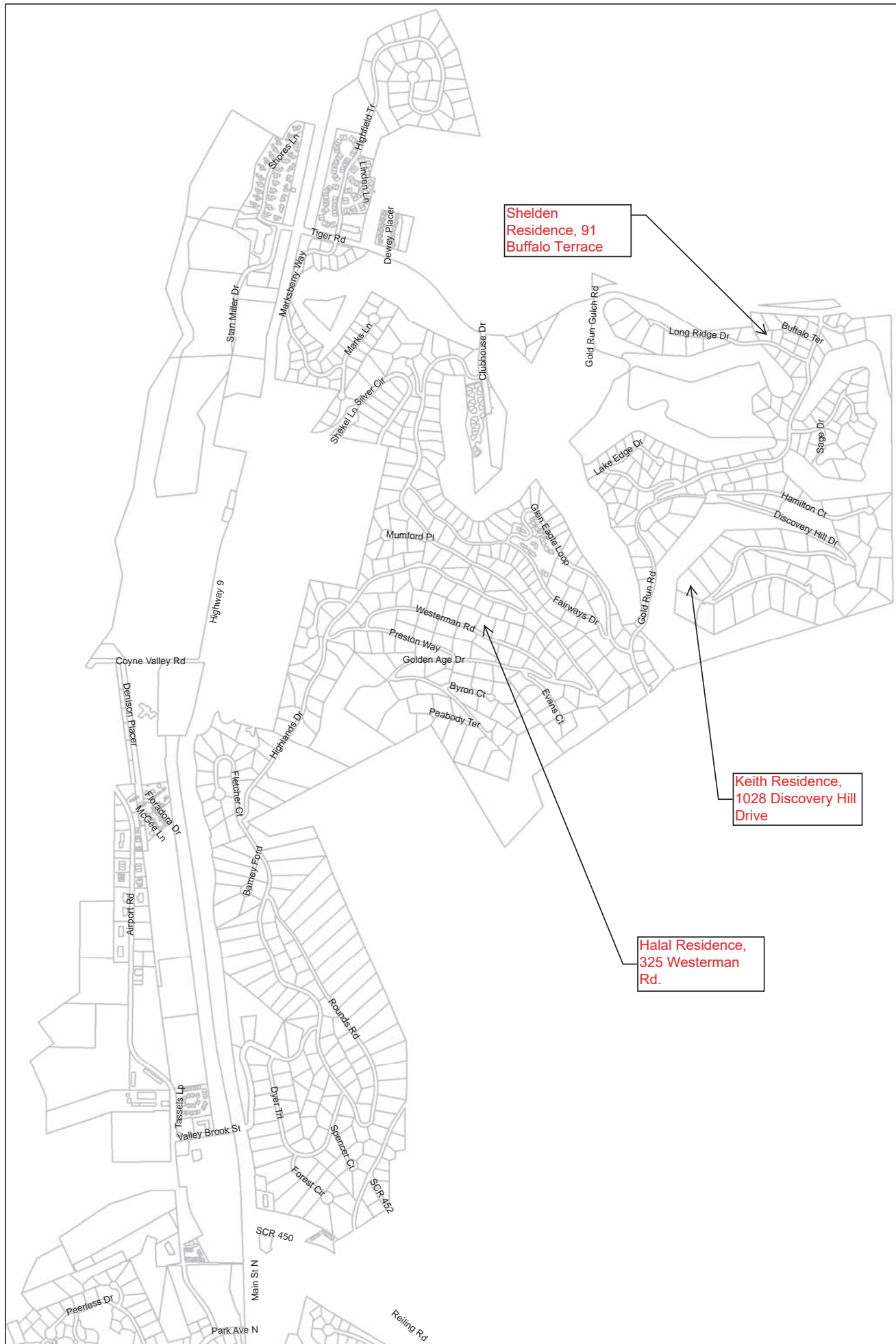
BACKGROUND

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 first quarter of 2020.

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.

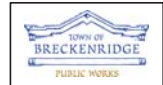
| Plan Number | Address | Project Name | Description | Approval Date | Planner |
|--------------|---------------------------|-------------------|---|-------------------|-----------------|
| PL-2020-0023 | 91 Buffalo Terrace | Shelden Residence | A new 3,514 sq. ft. single family residence with 3 bedrooms and 3.5 bathrooms | February 27, 2020 | Luke Sponable |
| PL-2020-0027 | 1028 Discovery Hill Drive | Keith Residence | A new 5,977 sq. ft. single family residence with 6 bedrooms and 7 bathrooms | March 23, 2020 | Chapin LaChance |
| PL-2020-0034 | 325 Westerman Rd. | Halal Residence | A new 4,950 sq. ft. single family residence with 4 bedrooms and 5 bathrooms | March 23, 2020 | Luke Sponable |



Shelden
Residence, 91
Buffalo Terrace

Keith Residence,
1028 Discovery Hill
Drive

Halal Residence,
325 Westerman
Rd.



Breckenridge North





Memo

To: Breckenridge Planning Commission
 From: Julia Puester, Assistant Director
 Date: April 1, 2020 (for April 7, 2020 Meeting)
 Subject: Approved Class C Subdivision Quarterly Report (Q1 2020)

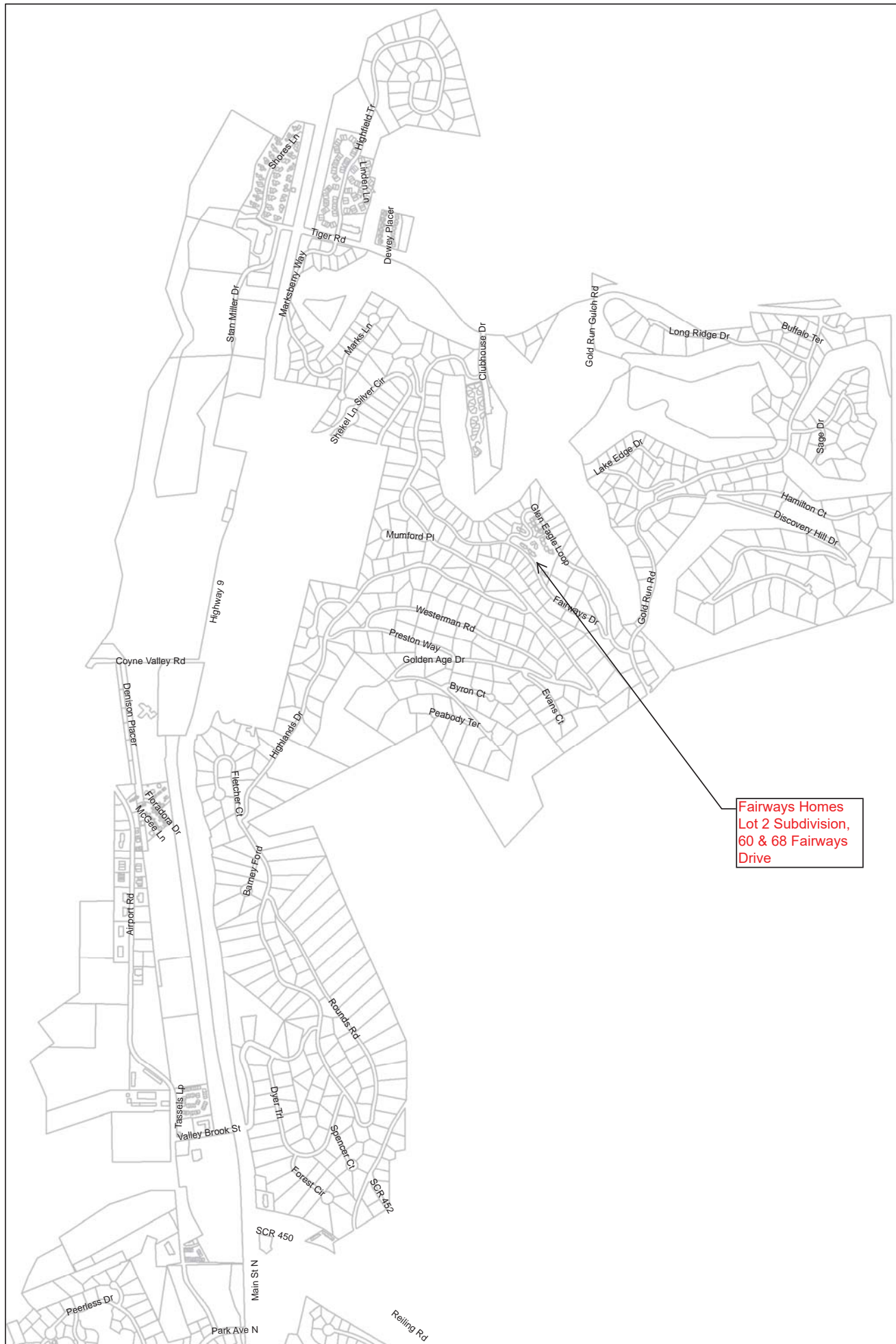
Section 9-2-3-3 of the Breckenridge Subdivision Code authorizes the Director to review and approve Class C subdivisions administratively without Planning Commission review. “Administrative Review: The processing of a class C subdivision application shall be an administrative review conducted by the director.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

Class C Subdivisions are defined as follows:

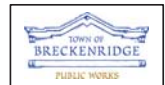
“CLASS C SUBDIVISION: A subdivision of structure(s) into separate units of interest, including, but not limited to, condominiums, timeshare interests, cooperatives, townhouses, footprint lots in conjunction with an approved master plan, and duplexes when done in accordance with a previously approved 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. As a result, we have included a list of the Class C Subdivisions that have been approved since you were last updated in January of 2020. 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.

| Plan # | Address | Project Name | Description | Approval Date | Planner |
|--------------|------------------------------------|--|---|------------------|-----------------|
| PL-2020-0003 | 79, 92, 95, 104 Cucumber Creek Rd. | Cucumber Creek Estates Resubdivision for Cottage 1 & 2, Duplex 2A & 2B | Subdivision to create 4 new lots in Cucumber Creek Estates. | January 22, 2020 | Jeremy Lott |
| PL-2020-0040 | 505 Village Rd. | Cedars at Breckenridge Plat Amendment | A resubdivision to formally designate Common Area. | March 10, 2020 | Chris Kulick |
| PL-2020-0049 | 60 & 68 Fairways Drive | Fairways Homes Lot 2 Subdivision | Subdivide lot 2 to create lots 2A and 2B for duplex. | March 24, 2020 | Chapin LaChance |



Fairways Homes
 Lot 2 Subdivision,
 60 & 68 Fairways
 Drive



Breckenridge North





NOT TO SCALE

Breckenridge South



**Cedar at Breckenridge
Plat Amendment, 505
Village Rd.**

**Cucumber Creek Estates
Cottage 1 & 2, Duplex 2A &
2B, 79, 92, 95, 104
Cucumber Creek Rd.**