



TOWN OF  
**BRECKENRIDGE**

**Planning Commission Meeting Agenda**

Tuesday, January 3, 2023, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

**5:30pm - Call to Order of the January 3, 2023 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 - Consent Calendar**

1. Meintz Detached Shop Addition (CC) 1031 Boreas Pass Road; PL-2022-0536 5

**5:45pm - Preliminary Hearings**

1. Thomas Residence Addition and Remodel (SS) 314 Lincoln Ave; PL-2022-0534 20

**6:15pm - Other Matters**

1. Town Council Summary

**6:30pm - 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



Thomas Residence  
Landmarking, Restoration  
and Garage Addition, 314  
Lincoln Ave.

Meintz Detached Shop  
Addition, 1031 Boreas  
Pass Rd.

# Breckenridge South



## PLANNING COMMISSION MEETING

The meeting was called to order at 5:32 pm by Chair Frechter.

### ROLL CALL

Mike Giller-remote	Mark Leas	Allen Frechter	Susan Propper
Tanya Delahoz	Ethan Guerra	Steve Gerard-absent	

### APPROVAL OF MINUTES

With no changes, the November 15, 2022, Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the December 6, 2022, Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None.

### WORK SESSIONS:

#### 1. Handbook of Design Standards Update

Mr. Truckey and Ms. Szrek gave an overview of the Handbook of Design Standards and the updates to the handbook. The handbook content is not being updated; rather the handbook layout, formatting, and images. The document has been updated numerous times in the past and because not digital version was available all the changes were previously shown in different text fonts and colors, causing some confusion. This is an opportunity to have a new clean document to work with.

#### *Commissioner Questions / Comments:*

Ms. Delahoz: I suggest that we clarify with the map graphics the specific areas that are being discussed on each page. (Ms. Crump: We would like to add that as a layout and design feature when we complete each of the specific character area documents. Since the main handbook covers all character areas we will wait until we update the character area documents to incorporate that type of map).

Mr. Frechter: What is the process to change the handbook or add to the character areas? (Mr. Truckey: That is a legislative process. Every few years we have a cultural resource survey completed which considers blocks at a time and assesses the historical contribution. The last surveys were completed in 2018; some additions to historic homes were identified as being out of character and so we adjusted the standards to make sure additions meet the intended historic character.) What about the Briar Rose Transition Character Area which divides the street? (Mr. Kulick: That was an intentional division which was devised when the transition areas were created).

#### 2. Code Enforcement Update

Mr. Cross gave the Commission an update on recent code enforcement, specifically regarding outdoor merchandise, exterior lighting, and signs on private property.

#### *Commissioner Questions / Comments:*

Mr. Frechter: Does this Code apply to commercial businesses on private property like within Main Street Station? (Mr. Truckey: This does apply to private property everywhere. There is not a limit on outdoor merchandise displays outside the Conservation District).

Ms. Delahoz: Is there a different fine schedule for repeat offenders? (Mr. Cross: Yes [cites Town Code].) I would say the fines seem low.

- Mr. Leas: How do you enforce lighting violations? (Mr. Cross: We do take complaints and investigate each violation. Mr. Kulick: Most of the summer violation walks are during the day.)
- Ms. Delahoz: For business that provide non-retail services, you see some businesses with outdoor furniture or other items those seem like a grey area? (Mr. Cross: There are allowances for specific business types, such as real-estate, that allow for informational displays. As long as, the furniture doesn't interfere with other sections of Code, such as exterior food and beverage, that would be allowed.)
- Ms. Propper: Do the lighting standards apply in residential areas? (Mr. Truckey: Yes, the decorative lighting standards apply in residential areas. There is another Code section that has standards for permanent residential lighting and accent lighting. I just wanted to mention that staff, particularly Clif and Stefi, have done an excellent job of enforcement this past summer. This was a difficult job because we had relaxed the standards for the last two years because of COVID, businesses got used to the lack of sign enforcement, and now we are enforcing again.)

**OTHER MATTERS:**

1. Town Council Summary

**ADJOURNMENT:**

The meeting was adjourned at 6:36pm.

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Allen Frechter, Chair



TOWN OF BRECKENRIDGE  
COMMUNITY DEVELOPMENT

Class C Major Single Family Development Review Staff Report

<b>Project Title:</b>	Meintz Residence Detached Shop and Workout Room Addition	
<b>Proposal:</b>	A proposed detached accessory structure (720 sq. ft.) with a lower level shop/storage space and an upper level bonus room for exercise. All colors and materials are to be earth toned and match the existing primary single family home that consists of 4,278 sq. ft. with four (4) bedrooms and five (5) bathrooms. The bonus room located in the upper floor of the detached shop will not be used as an short-term rental or accessory dwelling unit (ADU) as the owner agrees to have a restrictive covenant on the property.	
<b>PC#:</b>	PL-2022-0536	
<b>Project Manager:</b>	Clif Cross, Planner I	
<b>PC Meeting Date:</b>	January 3, 2023	
<b>Preapplication Meeting Date (REQUIRED):</b>	November 30, 2022	Clif Cross & Chris Kulick
<b>Date of Report:</b>	December 29, 2022	
<b>Property Owner:</b>	Tim & Marie Meintz	
<b>Agent:</b>	Tim Gerken, Rooted Architecture	
<b>Proposed Use:</b>	Single Family Residence	
<b>Address:</b>	1031 Boreas Pass Road	
<b>Legal Description:</b>	Lot 8 Brooks Hill Subdivision	
<b>Area of Site in Square Feet:</b>	90,169 sq. ft.	2.07 acres
<b>Existing Site Conditions:</b>	The lot is a large irregular shape that does not feature a Building or Disturbance Envelope. The lot is accessed by a private driveway from Boreas Pass Road to the East and bordered by Bright Hope Circle on the West. The lot slopes down steeply towards Bright Hope Circle to the West and other residences to the South. The lot is downhill from the adjacent residences to the North and East. The lot is heavily wooded on all sides and provides buffering from public right of way and adjacent properties. Although not on the specific site, to the North of the lot there is a Utility and Access easement for the resident's private driveway and a Recreation and Utility Easement to the West. The existing single family home is 4,278 sq. ft. and was built in 1993, containing four (4) bedrooms and five (5) bathrooms. It is a two story home, and is primarily finished with stucco, stone waincoating, and a shingle roof.	
<b>Area of building:</b>	Proposed Addition Square Footage	Existing Square Footage (Primary Structure)
Lower Level:	360 sq. ft.	629 sq. ft.
Main Level:	360 sq. ft.	3,649 sq. ft.
Upper Level:		
Total Density:	720 sq. ft.	4,278 sq. ft.
Garage:		940 sq. ft.
Mechanical:		
Total:	720 sq. ft.	5,218 sq. ft.
<b>Code Policies (Policy #)</b>		
<b>Land Use District (2A/2R):</b>	LUD 1	
<b>Density (3A/3R):</b>	Unlimited square footage	Proposed: 4,998 sq. ft.
<b>Mass (4R):</b>	1:5.00 FAR (18,033.84) or 7,000 sq. ft. (shall be the lesser)	Proposed: 5,938 sq. ft.
<b>F.A.R.</b>	1:15.19 FAR	
<b>No. of Main Residence Bedrooms:</b>	4 bedrooms	
<b>No. of Main Residence Bathrooms:</b>	5.0 bathrooms	
<b>No. of Accessory Structure Bathrooms:</b>	1.0 bathrooms	
<b>Height (6A/6R):</b>	No change to existing primary structure	
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat. Tallest height of the proposed detached addition is 21.6 ft.		

<b>Ridgeline and Hillside Development (8A):</b> Staff has considered this policy and does not find that this development is subject to Policy 8.		
<b>Lot Coverage/Open Space (21R):</b>		
Drip line of Building/Non-Permeable Sq. Ft.:	695 sq. ft. 0.77%	
Hard Surface/Non-Permeable Sq. Ft.:	2,775 sq. ft. 3.08%	
Open Space / Permeable:	86,699 sq. ft. 96.15%	
<b>Snowstack (13A/13R):</b>		
Required Square Footage:	694 sq. ft. 25% of paved surfaces is required	
Proposed Square Footage:	700 sq. ft. (25.23% of paved surfaces)	
<b>Parking (18A/18R):</b>		
Required:	3 spaces	
Proposed:	6 spaces	
<b>Building/Disturbance Envelope?</b>	None	
<b>Setbacks (9A/9R):</b>	<b>Proposed:</b>	
	40' Front Yard Setback	Front Yard: 25'
	21' Side Yard Setback	Side Yard: 50' (total of both side yards)
	29' Side Yard Setback	
	190' Rear Yard Setback	Rear Yard: 15'
<b>Architectural Compatibility (5/A &amp; 5/R):</b>	The proposed addition's architecture and finishes match the existing structure and complement other homes in the neighborhood.	
<b>Exterior Materials and Colors:</b>	<p><b>Roof:</b> Composite Asphalt Shingles (color: Barkwood)  <b>Fascia Trim:</b> Wood (color: SW3531SS, 'Blue Shadow')  <b>Primary Siding:</b> Vertical Cedar wood siding (color: SW 3533, 'Leeward')  <b>Secondary Siding:</b> Stucco (color: match existing structure);  <b>Soffit:</b> Cedar Tongue and Groove (color: SW 3521, 'Crossroads')  <b>Accent:</b> Stone veneer, color: 'River Rock'  <b>Window/Door Clad:</b> Wood/Aluminum (color: Black)  <b>Window/Door Trim:</b> Wood (color: SW 3531SS, 'Blue Shadow')  <b>Beams &amp; Columns:</b> Timber Per Structural (color: SW 3511, 'Cedar Bark')  <b>Metal Railings:</b> Composite (color: Matte Black)</p> <p>The proposed material usage falls within the 25 percent or less threshold for stucco and non-natural materials on each facade.</p>	
<b>Roof:</b>	Composition asphalt shingles	
<b>Garage Doors:</b>	Wood with glass windows	
<b>Landscaping (22A/22R):</b> Staff finds that sufficient landscaping is existing to provide screening/buffering from the neighboring lots due to lot slope and shape. Some existing trees (grouping of Aspen and 4 Lodgepole pines) are proposed to be removed to accommodate the addition. No new plantings are proposed.		
<b>Drainage (27A/27R):</b>	Positive drainage away from the detached addition is proposed.	
<b>Driveway Slope:</b>	No change to existing	
<b>Covenants:</b>	A restrictive covenant that prohibits the detached structure from being used as a short term rental unit is a requirement of this application.	
<b>Staff Action:</b>	Staff approves the Meintz Residence Shop Addition, PL-2022-0536, Lot 8, Brooks Hill Subdivision, with a passing point analysis of zero (0) points, located at 1031 Boreas Pass Road, with the attached Findings and Conditions.	
<b>Additional Findings and Conditions of Approval:</b>	<p><b>Findings:</b>  6. Staff finds this addition is not classified as an Accessory Dwelling Unit (ADU) because it does not include a wet bar or separate kitchen and therefore does not meet the definition of an ADU set forth in the Breckenridge Development Code, Section 9-1-5 as amended by Ordinance No. 34, Series 2021.</p> <p><b>Conditions:</b>  20. Applicant shall execute a restrictive covenant that prohibits the detached structure from being used as a short term rental unit. The execution of this covenant allows the use of domestic water for a bathroom.</p>	

## TOWN OF BRECKENRIDGE

Meintz Residence Detached Shop Addition  
Lot 8 Brooks Hill Subdivision  
1031 Boreas Pass Road  
PL-2022-0536

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

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### 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 **December 29, 2022**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **January 3, 2023**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. **Staff finds this addition is not classified as an Accessory Dwelling Unit (ADU) because it does not include a wet bar or separate kitchen and therefore does not meet the definition of an ADU set forth in the Breckenridge Development Code, Section 9-1-5 as amended by Ordinance No. 34, Series 2021.**

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **July 3, 2024**, 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. Applicant shall field locate utility service lines to avoid existing trees.
7. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
8. At no time shall site disturbance extend beyond the limits of the platted building/site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.
9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
10. 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.

#### **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. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
17. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location and type of construction fencing, 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.
18. The public access to the lot shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.



19. 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 or 7' above upper decks.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

20. **Applicant shall execute a restrictive covenant that prohibits the detached structure from being used as a short-term rental unit. The execution of this covenant allows the use of domestic water for a bathroom.**
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 create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
25. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
26. Applicant shall screen all utilities.
27. 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.
28. 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.
29. 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.
30. 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.**

31. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
32. **Applicant shall be held responsible for any deterioration or damages caused by development or construction activities to any Town infrastructure, public rights-of-way, or public property. This includes but is not limited to deterioration or damages to roadway surfaces, curbs, drainage systems, sidewalks, and signage. Applicant must rectify such deterioration or damages to the previous condition at their own expense. Town shall provide written notification to permittee if Town believes that permittee has caused deterioration or damages which would enact this condition. If permittee fails to rectify deterioration or damages in violation of this condition, permittee agrees that the Town may resolve such deterioration or damages and permittee agrees to reimburse the Town for the costs incurred by the Town. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit. Any failure to rectify deterioration or damages or provide reimbursement without Town approval may also 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.**
33. 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.***

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(Initial Here)



**ROOTED**  
ARCHITECTURE

117 N. Main St., PO Box 3356  
Breckenridge, CO 80424  
970-485-9003

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, REPRODUCED, COPIED, TRANSMITTED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

Project Info #2022.13

**OWNER:**  
Tim & Marie Meintz  
(206) 954-2054  
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Breckenridge, CO 80424  
timothymeintz@hotmail.com

**BUILDER:**  
BRIAN JUCHNO  
(970) 418-6561  
westernskyhome@gmail.com

**STRUCTURAL ENGR:**  
G3 Consulting LLC  
PO Box 2933  
Breckenridge CO 80424  
(970) 485-2073  
mgee@fastmail.com

**MEINTZ ADDITION**  
Lot 8 Brooks Hill Subdivision  
1031 Boreas Pass Rd  
Breckenridge, CO 80424

ISSUE	DATE
TOB CLASS C	2022-12-6

**SITE PLAN**

**A-0**

**GENERAL NOTES**

This project is governed by the 2018 International Residential Code & amendments, as adopted by The Town of Breckenridge. All work performed under this contract shall conform to applicable codes, regulations, and restrictions. The general contractor and subcontractors shall be responsible for obtaining required permits, licenses, inspections, and approvals.

All items and work shown in these construction documents shall be provided and installed by the general contractor or his or her subcontractors unless noted as "existing", "by owner", or "not in contract" (n.i.c.) in these documents.

It is the intent and meaning of these documents that the general contractor and his or her subcontractors shall provide all labor, materials, transportation, equipment, and the like to provide a complete and workmanlike job per the usual and customary standards of the industry, and shall be responsible for adherence to all manufacturers' installation requirements, instructions and recommendations.

The general contractor shall provide for the jobsite safety of all personnel, work, materials, utilities, and adjacent properties, in accordance with accepted codes, regulations, and industry practices. These documents do not include provisions for this and shall not relieve the general contractor from his or her responsibilities.

These design documents have been issued with an expectation of continuing communication and cooperation among the owner, architect, and contractor. Building design and construction are complex, although the designer and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is often imperfect and every contingency can not be anticipated. Any ambiguity or discrepancy requiring clarification shall be reported promptly; failure to do so may compound misunderstanding and affect project budget, schedule, and quality. Such a failure to communicate shall relieve the designer and consultants of responsibility for consequences which may arise.

Sustainable design concepts are keys to the success of any design project, construction, and operation. The general contractor and all subcontractors are expected to understand and implement these concepts to the fullest extent possible. Contact designer with constructive input or if more information is needed to understand and implement these concepts more fully.

**Resource Efficiency:** The general contractor shall incorporate the following efficient building practices into the scope of the work:

- on-site recycling program for construction waste
- low water usage appliances & equipment
- advanced framing techniques (per us dept of energy, www.energy.gov)
- all appliances to be "energy star" rated
- all lumber products shall be sustainably harvested (FSC certified products).

Existing conditions are based on information supplied by the owner. Contractor shall verify all existing conditions, dimensions (including, but not limited to, property boundaries, existing residence on site, building setbacks, project benchmark, and site slopes), and utility locations on site prior to commencement of work.

Upon completion of excavation, the owner shall retain a soils engineer to inspect the subsurface conditions in order to determine the adequacy of the foundation design. Contractor shall not pour any concrete until approval is obtained from the soils engineer & inspectors have been performed by the local jurisdictions.

Written dimensions always take precedence over scaled dimensions. **DO NOT SCALE OFF DRAWINGS.** Plan dimensions are taken from face of wood framing, face of concrete walls, and centerline of fenestration openings unless otherwise noted. Section and elevation dimensions are to top of concrete, top of plywood subfloor, top of wall plates, and top of beams unless otherwise noted.

**SITE NOTES**

Site I.L.C. information obtained from survey by Rob Andrews Land Surveying dated October 3, 2017 job #173182. The Contractor shall verify all existing conditions in the field.

Utility locations are shown approximately or existing. Contact appropriate authorities to field locate all utilities prior to excavation.

Contractor shall identify all existing trees, which are NOT 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.

Contractor shall submit and obtain approval from the Town of Breckenridge a construction staging plan indicating the location of all construction material storage, fill, and excavation material storage areas, portoleto, and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way. Any dirt tracked upon the public road shall be the contractor's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the County, and cars must be moved for snow removal. A project contact person is to be provided to the public works department prior to issuance of the building permit.

Finish grade to provide positive drainage away from building foundation at all areas. Revegetate all disturbed areas per landscape notes. Planting and landscape areas are to be provided by the owner/contractor. USGS datum per survey.

**SHEET INDEX**

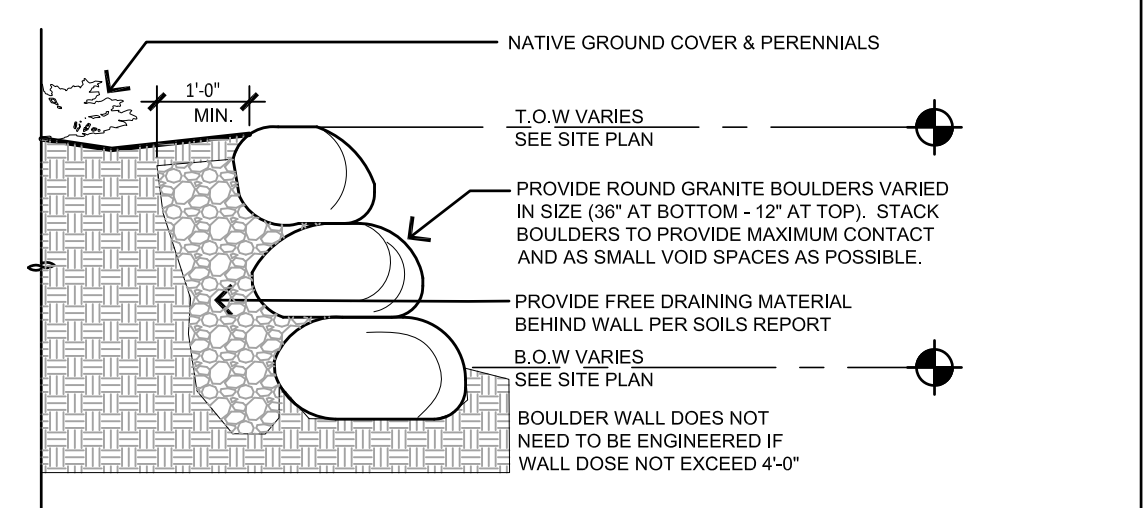
- A-0 SITE PLAN
- A-1 SHOP & UPPER LEVEL PLANS
- A-2 ROOF PLAN
- A-3 ELEVATIONS
- A-4 3D VIEWS
- A-5 SECTIONS

SITE CALCULATION	SQ. FT.	PERCENTAGE %
EXISTING BUILDING FOOTPRINT	5,932 SF	6.5%
NEW SHOP FOOTPRINT (INCLUDES OVERHANGS)	695 SF	0.7%
HARDSCAPE AREAS (DRIVEWAY & PATIO)	2,775 SF	3%
EXISTING SNOW STACK AREAS	700 SF	25%
OPEN SPACE (INCLUDES SNOW STACK AREAS)	80,767 SF	89.8%
TOTAL LOT SIZE	90,169 SF	100%

BUILDING HEIGHT CALCULATION						
POINT	ROOF ELEV	NAT. GRADE ELEV	FIN. GRADE ELEV	MEASURED FROM	CALCULATIONS	HEIGHT
A	9,897.63'	9,876.0'	9,876.0'	FIN. ELEV	9,897.63' - 9,876.0'	21.63'
B	9,897.63'	9,876.0'	9,877.5'	NAT. ELEV	9,897.63' - 9,876.0'	21.63'

ALLOWED BUILDING HEIGHT = 35.00'  
PROPOSED BUILDING HEIGHT = 21.63' (HIGHEST - POINT 'A')

**BOULDER WALL DETAIL**



**LANDSCAPE NOTES**

Revegetate all disturbed areas with native short seed mix and 3" - 4" of topsoil. Slopes greater than 2:1 shall receive erosion control netting.

Trees that are to remain shall be protected with fencing to reduce compaction around tree base and grading changes. Fencing to be located at tree drip line.

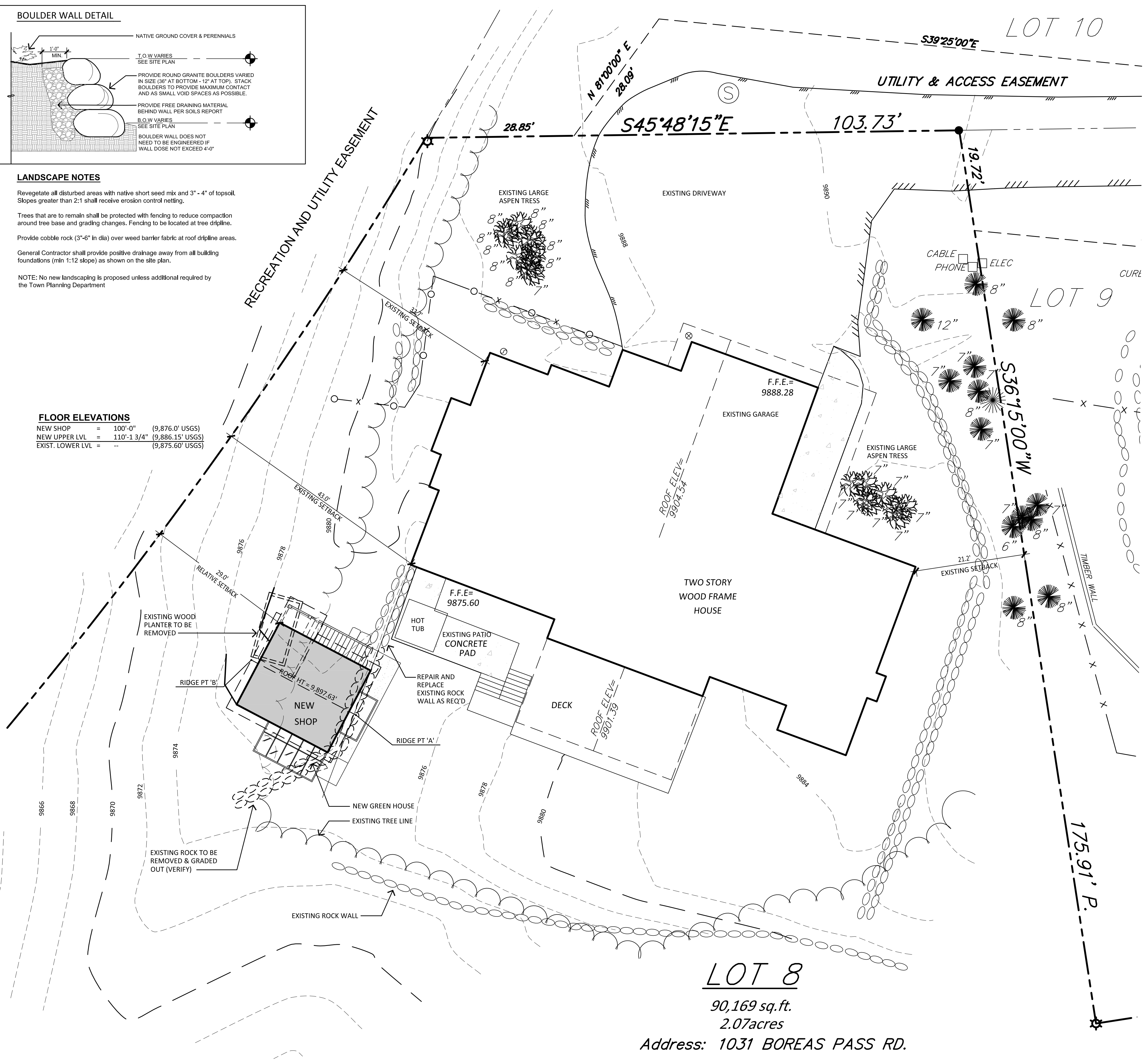
Provide cobble rock (3"-6" in dia) over weed barrier fabric at roof drip line areas.

General Contractor shall provide positive drainage away from all building foundations (min 1:12 slope) as shown on the site plan.

NOTE: No new landscaping is proposed unless additional required by the Town Planning Department

**FLOOR ELEVATIONS**

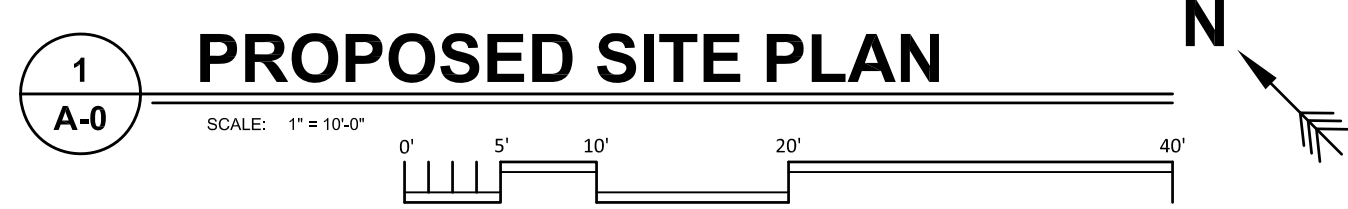
- NEW SHOP = 100'-0" (9,876.0' USGS)
- NEW UPPER LVL = 110'-1 3/4" (9,886.15' USGS)
- EXIST. LOWER LVL = -- (9,875.60' USGS)



**LOT 8**

90,169 sq. ft.  
2.07 acres

Address: 1031 BOREAS PASS RD.



**1 PROPOSED SITE PLAN**

A-0





**ROOTED**  
ARCHITECTURE

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timothymeintz@hotmail.com

**BUILDER:**  
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(970) 418-6561  
westernskyhome@gmail.com

**STRUCTURAL ENG'R:**  
G3 Consulting LLC  
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(970) 485-2073  
mgee@fastmail.com

**MEINTZ ADDITION**  
Lot 8 Brooks Hill Subdivision  
1031 Boreas Pass Rd  
Breckenridge, CO 80424

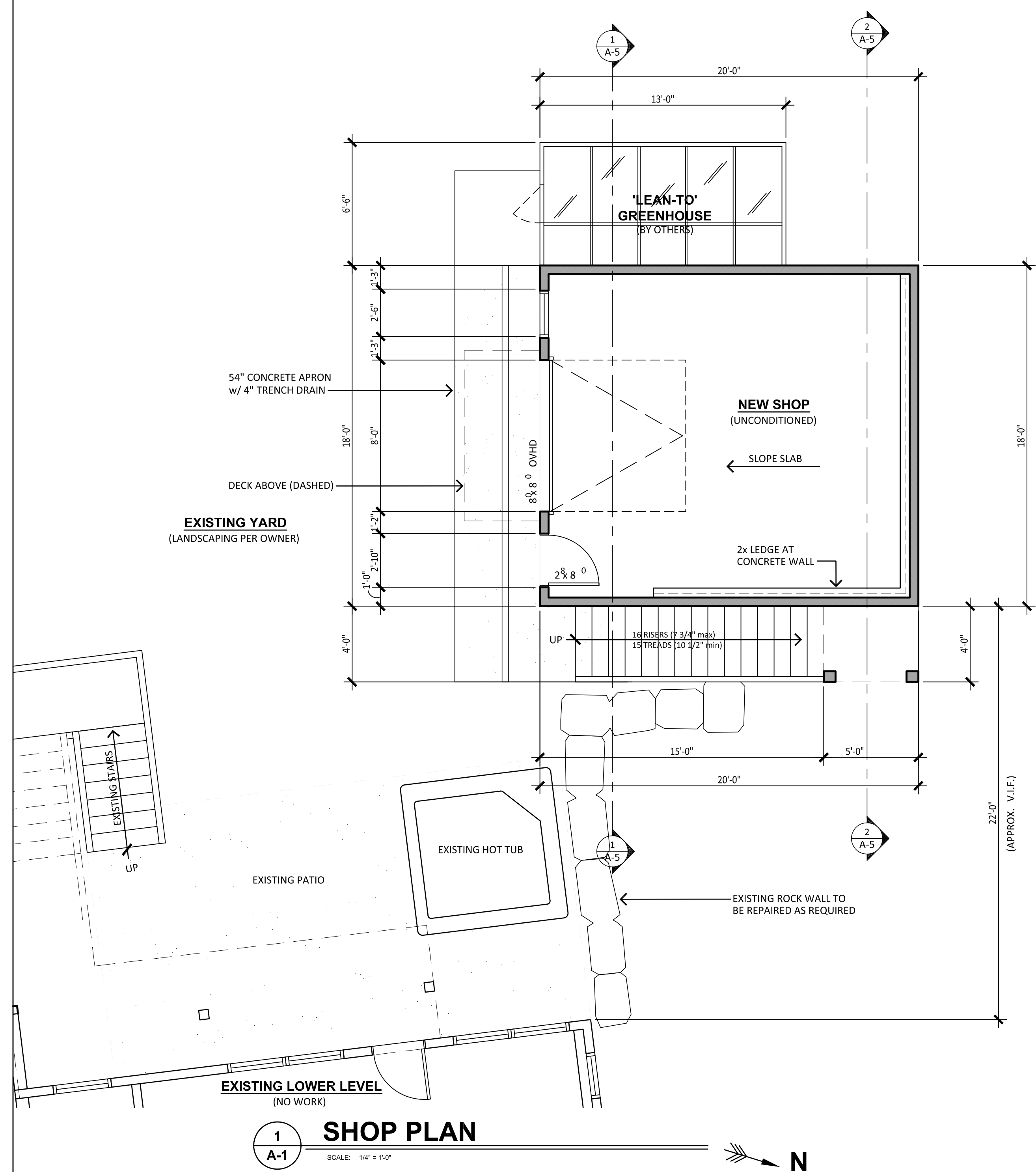
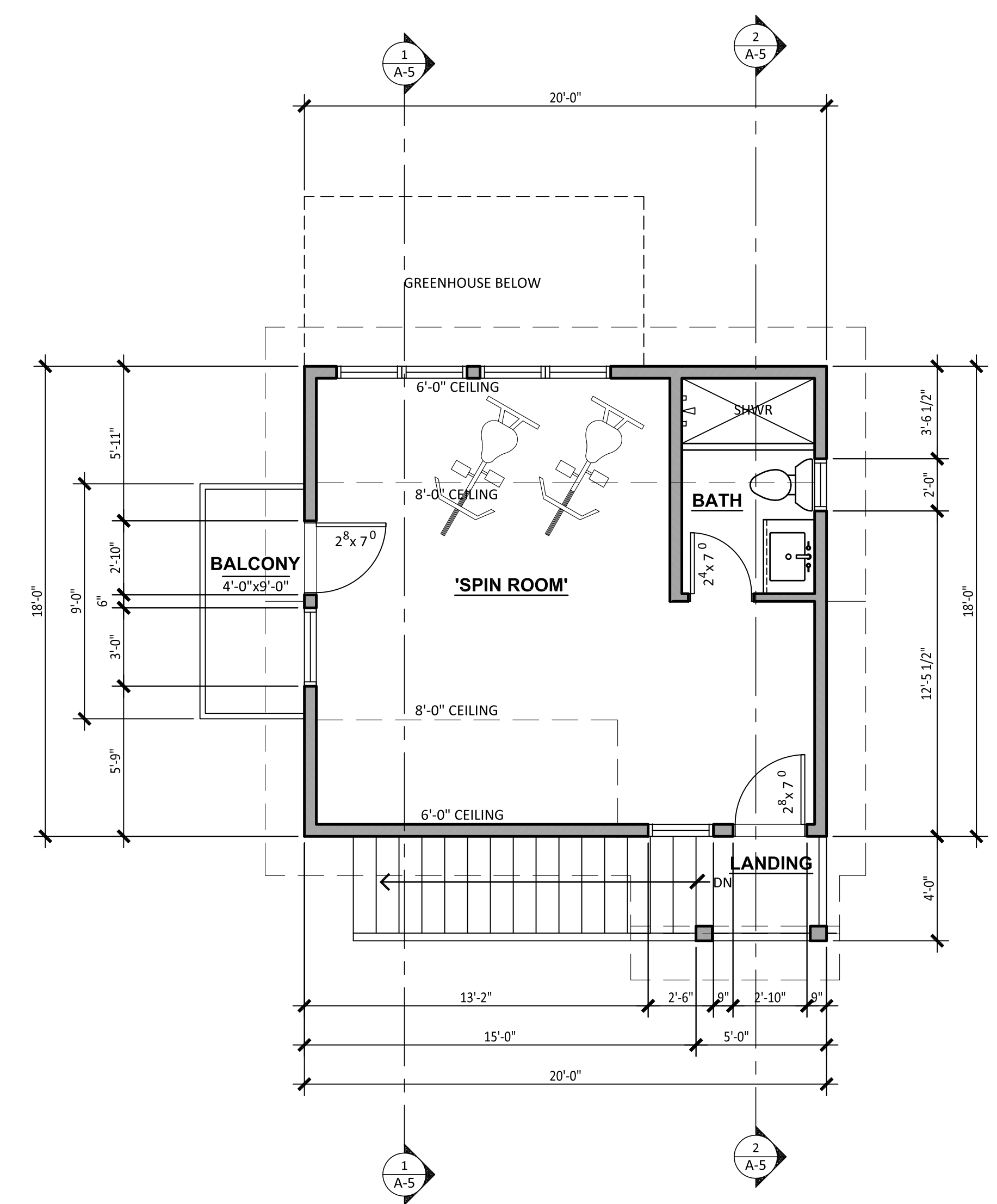
ISSUE	DATE
TOB CLASS C	2022-12-6

**PLANS**  
**A-1**

**AREA CALCULATIONS**

NEW DETACHED SHOP = 360 SF  
UPPER LEVEL SPACE = 360 SF  
**TOTAL = 720 SF**

Building areas are shown for code purposes only and shall be recalculated for any other use.



**2**  
**A-1**  
**UPPER LEVEL**  
SCALE: 1/4" = 1'-0"  
N

**1**  
**A-1**  
**SHOP PLAN**  
SCALE: 1/4" = 1'-0"  
N



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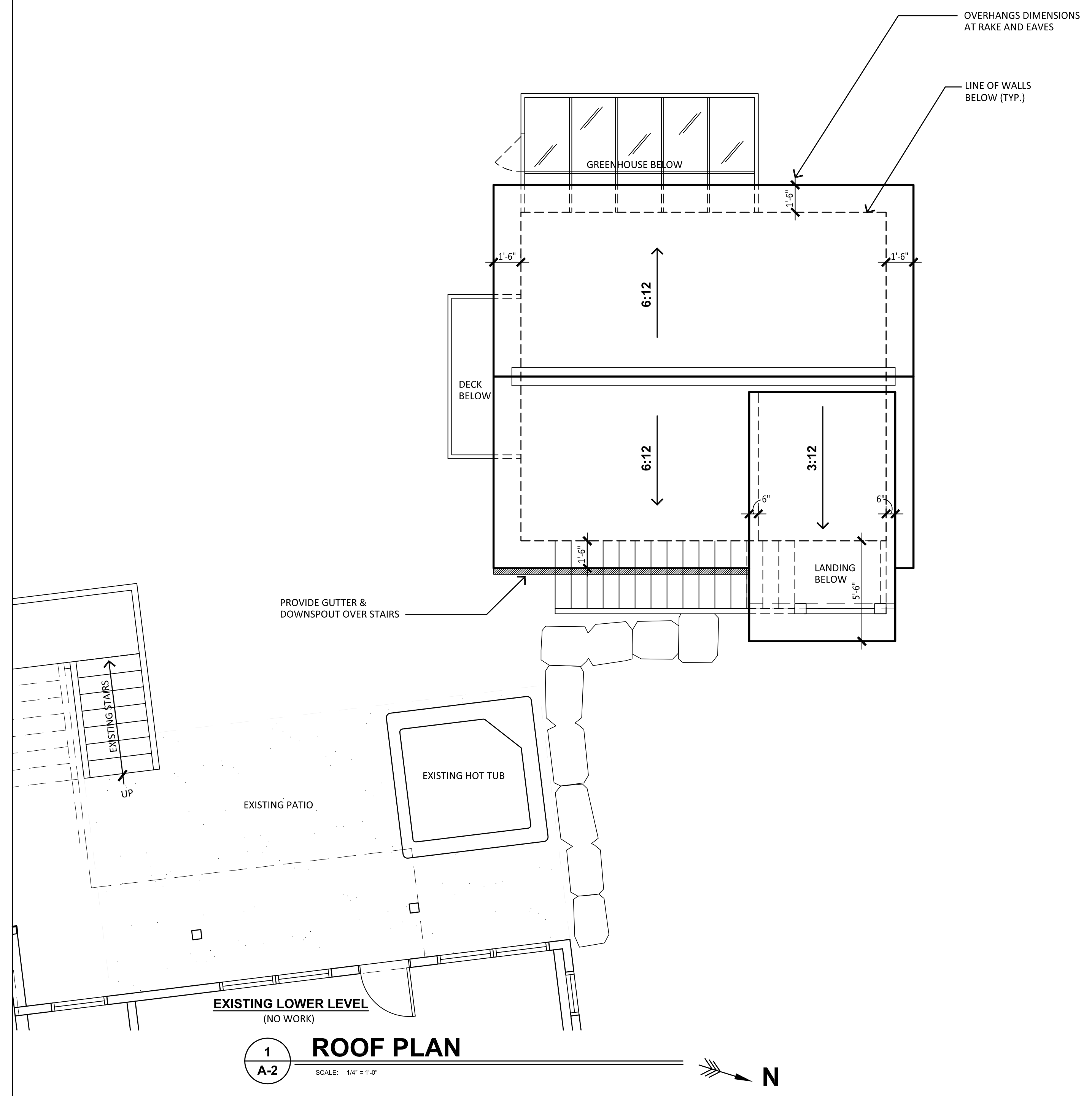
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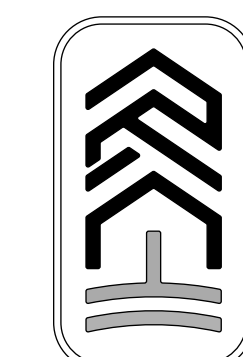
**PLANS**

**A-2**

**ROOF NOTES**

- Provide ridge vents at all attic roofs.
- Provide valley flashing at all valleys.
- Provide kick-out flashing at all eave/ wall junctures.
- Provide gutters and downspouts at roof eaves over doors at a minimum.
- Plywood roof sheathing to be covered with W.R. Grace Ice & Water Shield membrane (or approved equal), applied per manufacturer's recommendations. Verify location of all plumbing vents/ penetrations prior to installation AND locate away from roof valleys and within 5'-0" of roof ridge.
- Roof material shall be GAF Timberline HD composition asphalt shingles U.O.N.
- Provide metal roofing on all roof pitched surfaces less than 3:12.
- All valley, eave and wall flashing and all roof penetrations shall be pre-finished galvanized metal, unless noted otherwise.
- Provide electrical junction boxes for future heat tape near side wall terminations.
- Provide structural support, and mechanical & electrical rough-in for future photovoltaic solar panels.





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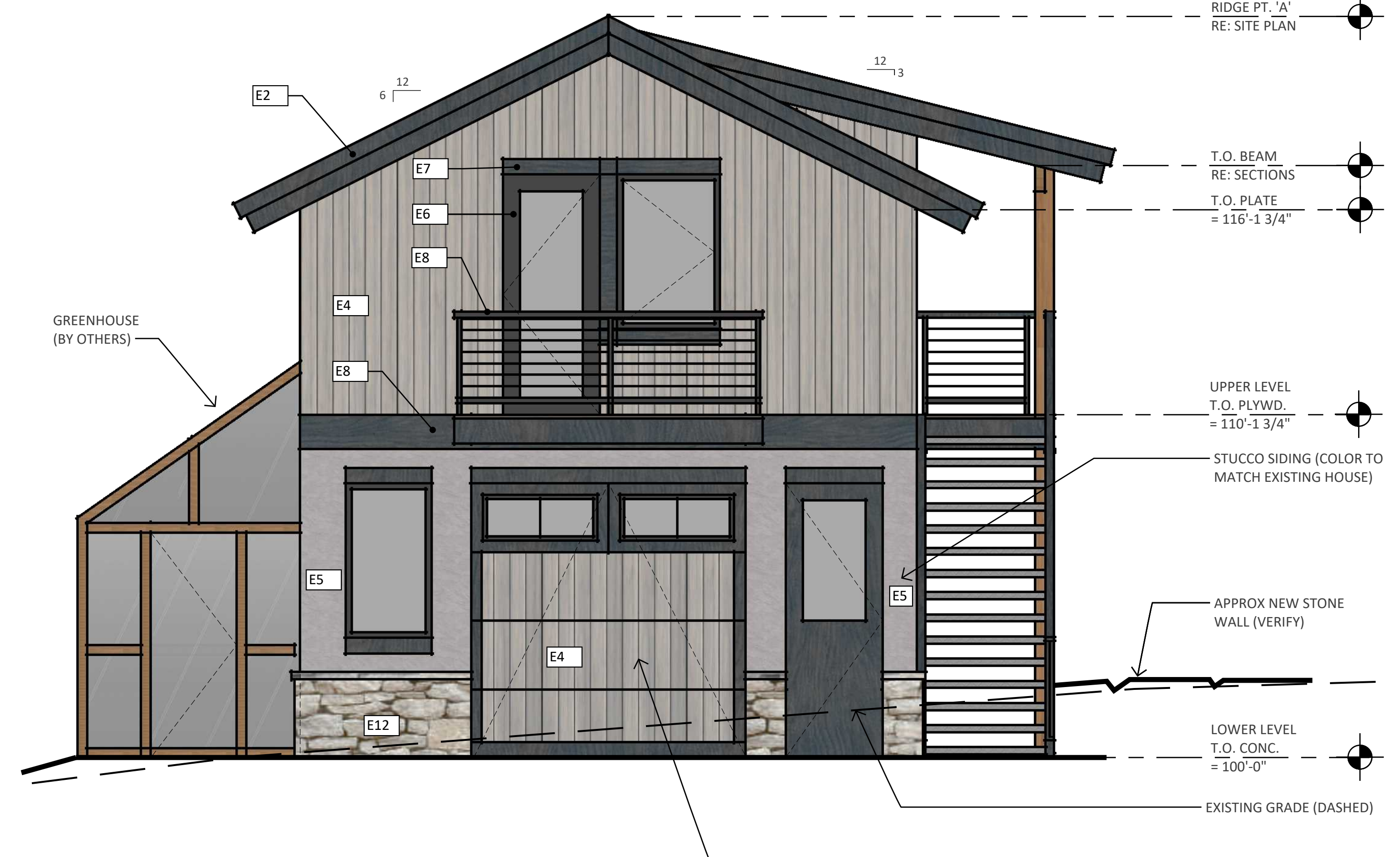
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**ELEVATIONS**  
**A-3**



**2 EAST ELEVATION**  
 SCALE: 3/8" = 1'-0"

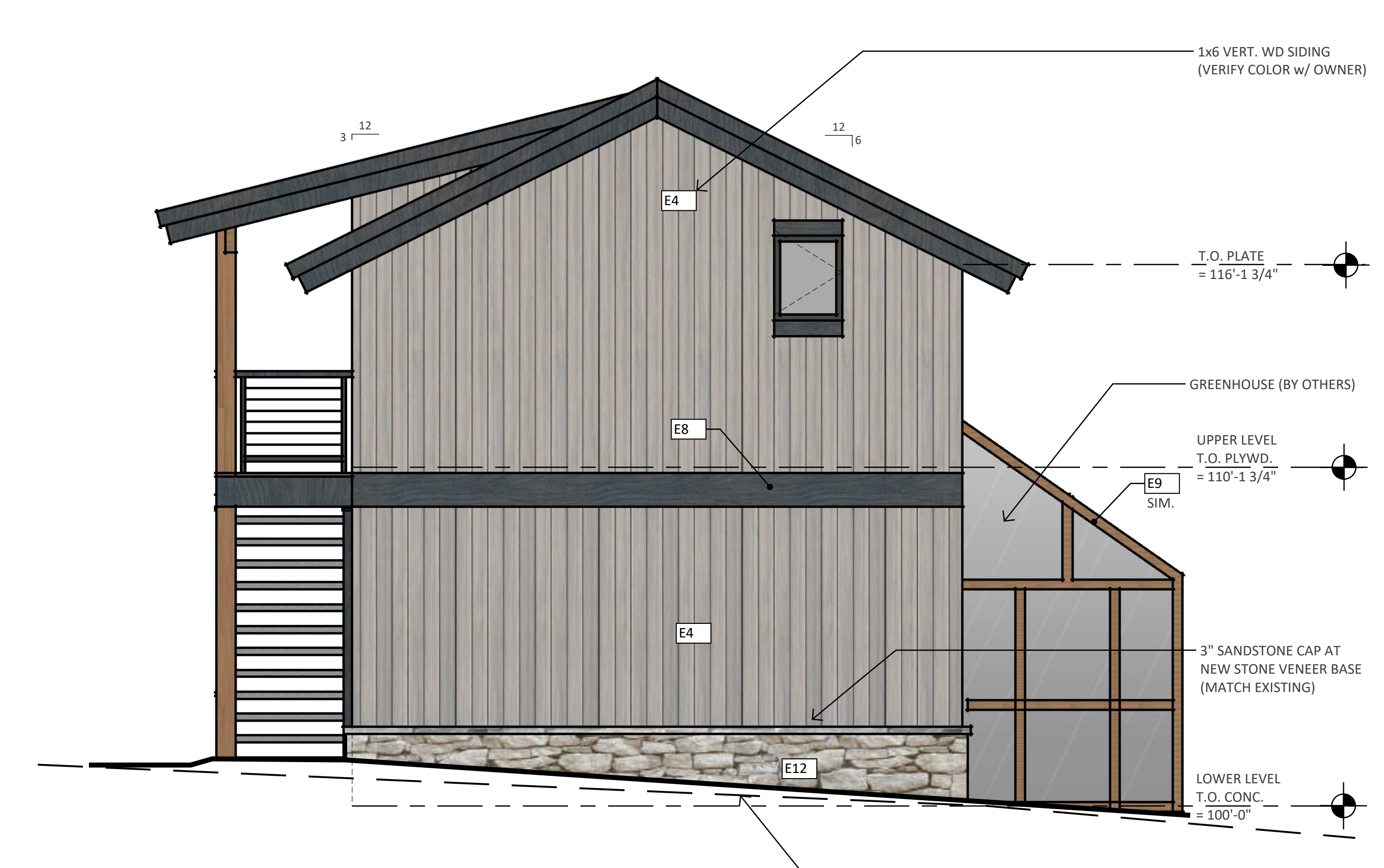
**STUCCO AREA CALCULATION**  
 TOTAL EAST FACADE AREA = 368 SF  
 TOTAL STUCCO, EAST AREA = 85 SF  
 EAST STUCCO AREA = APPROX. 23% OF EAST FACADE



**1 SOUTH ELEVATION**  
 SCALE: 3/8" = 1'-0"



**4 WEST ELEVATION**  
 SCALE: 3/8" = 1'-0"



**3 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

**EXTERIOR MATERIAL SCHEDULE**

E1	PRIMARY ROOFING	GAF TIMBERLINE (BARKWOOD or MATCH EXISTING)
E2	FASCIA TRIM	2x FASCIA (PER DTL) / SHERWIN WILLIAMS (SW 3531SS BLUE SHADOW or MATCH EXISTING HOUSE)
E3	SOFFITS	1x4 PAINTED CEDAR T&G / SHERWIN WILLIAMS (CORSSROADS SW 3511 or MATCH EXISTING)
E4	PRIMARY SIDING	1x6 CLEAR CEDAR VERT./ SHERWIN WILLIAMS (SW 3533 LEEWARD)
E5	SECONDARY SIDING	STUCCO (MATCH EXISTING HOUSE COLOR)
E6	DOOR & WNDW CLAD	WEATHER SHIELD CLAD-WOOD (BLACK)
E7	DOOR & WNDW TRIM	2x, (MATCH FASCIA)
E8	BAND/ FREEZE TRIM	2x CEDAR (MATCH FASCIA)
E9	BEAMS & COLUMNS	TIMBER BEAMS/ SHERWIN WILLIAMS (SW 3511 CEDAR BARK)
E10	DECKING	1X FIBERON (MATCH EXISTING)
E11	METAL RAILINGS	HIGH PERFORMACE PAINT (MATTE BLACK TO MATCH EXIST)
E12	STONE VENEER	TELLURIDE OR GALLEGOS (MATCH EXISTING HOUSE)

**NOTES:**

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PROVIDE 2x2 P.T. EMBEDDED NAILERS AT ALL CONCRETE WALLS WITH OVER 12" CONCRETE ABOVE PROPOSED GRADE.

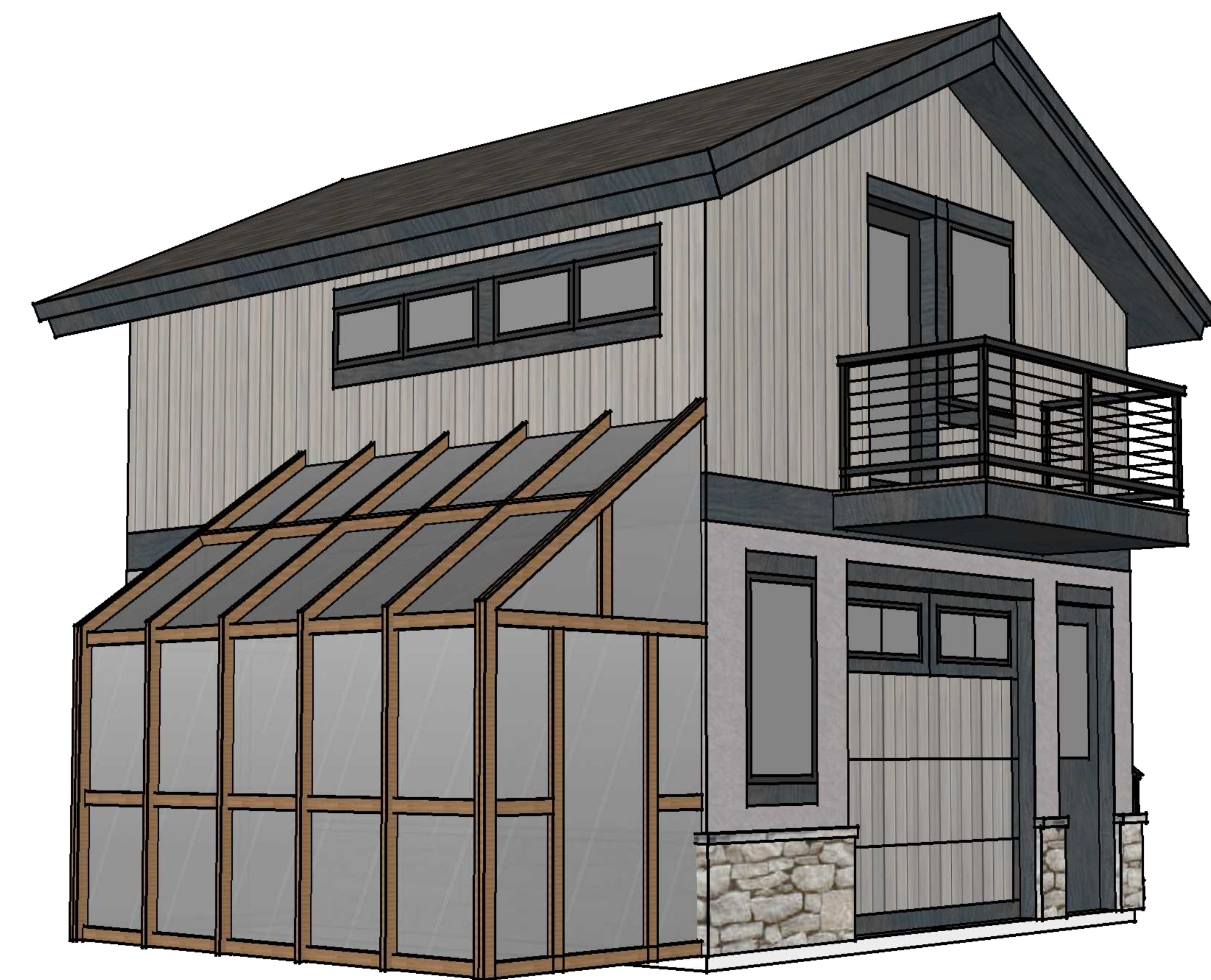
ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIP, UTILITY BOXES, SHALL BE PAINTED TO MATCH ADJACENT MATERIALS UNLESS OTHERWISE NOTED.

TYPICAL SIDEWALL FLASHING: ICE & WATER SHIELD 30" VERT. UP WALL; WRAP INTO OPENINGS; MTL FLASHING EXPOSED 6" UP WALL; TYPICAL AT ALL SIDEWALL CONDITIONS.

EXTERIOR PAINT & STAIN AREAS TO RECEIVE (2) COATS MINIMUM, PLUS PRIMER COAT.

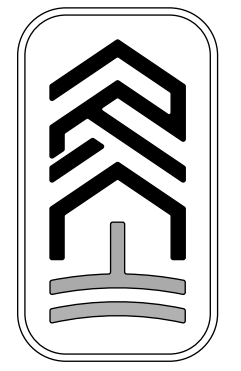


1  
A-4  
N.T.S.



2  
A-4  
N.T.S.

3  
A-4  
SCALE: 1/4" = 1'-0"



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3D VIEWS

**A-4**



**IECC CODE REQUIREMENTS:**

THIS PROJECT IS GOVERNED UNDER THE 2021 INTERNATIONAL RESIDENTIAL CODE & SUSTAINABLE CODE AS ADOPTED BY THE TOWN OF BRECKENRIDGE & THEIR AMENDMENTS.

**THERMAL ENVELOPE REQUIREMENTS:**

THE R-VALUES FOR THE THERMAL ENVELOPE ARE TO BE AS OUTLINED IN THE SUSTAINABLE BUILDING CODE CHECKLIST FOR NEW SINGLE FAMILY RESIDENCE, 2021 IECC PRESCRIPTIVE PATH OPTION

ROOF/ CEILING: R60  
or  
R49 UNCOMPRESSED OVER THE TOP PLATE

ABOVE GRADE WALLS: R30 CAVITY  
or  
R20 CAVITY, R5 CONTINUOUS INSULATION (CI)  
or  
R13 CAVITY, R10 CI  
or  
R20 CI

SLABS/ SLAB EDGE: R10

FENESTRATIONS: MAX U 0.32

FLOOR R-VALUE: R38

BASEMENT WALL: R15 CI  
or  
R19 CAVITY  
or  
R13 CAVITY, R5 CI

MASS WALL: R19 CI  
or  
R21 CAVITY

CRAWL SPACE WALL: R15 CI  
or  
R19 CAVITY  
or  
R13 CAVITY, R5 CI

BLOWER DOOR: ACH 2.7 - PRESSURE 0.2" W.G. (50 PASCALS)

THESE SPECIFICATIONS ARE BASED OFF OF THE 2021 IECC RESIDENTIAL THERMAL ENVELOPE REQUIREMENTS AS DESCRIBED IN TABLE R402.1.3, WHICH SHOULD BE REFERRED TO FOR INTERPRETATION REASONS.

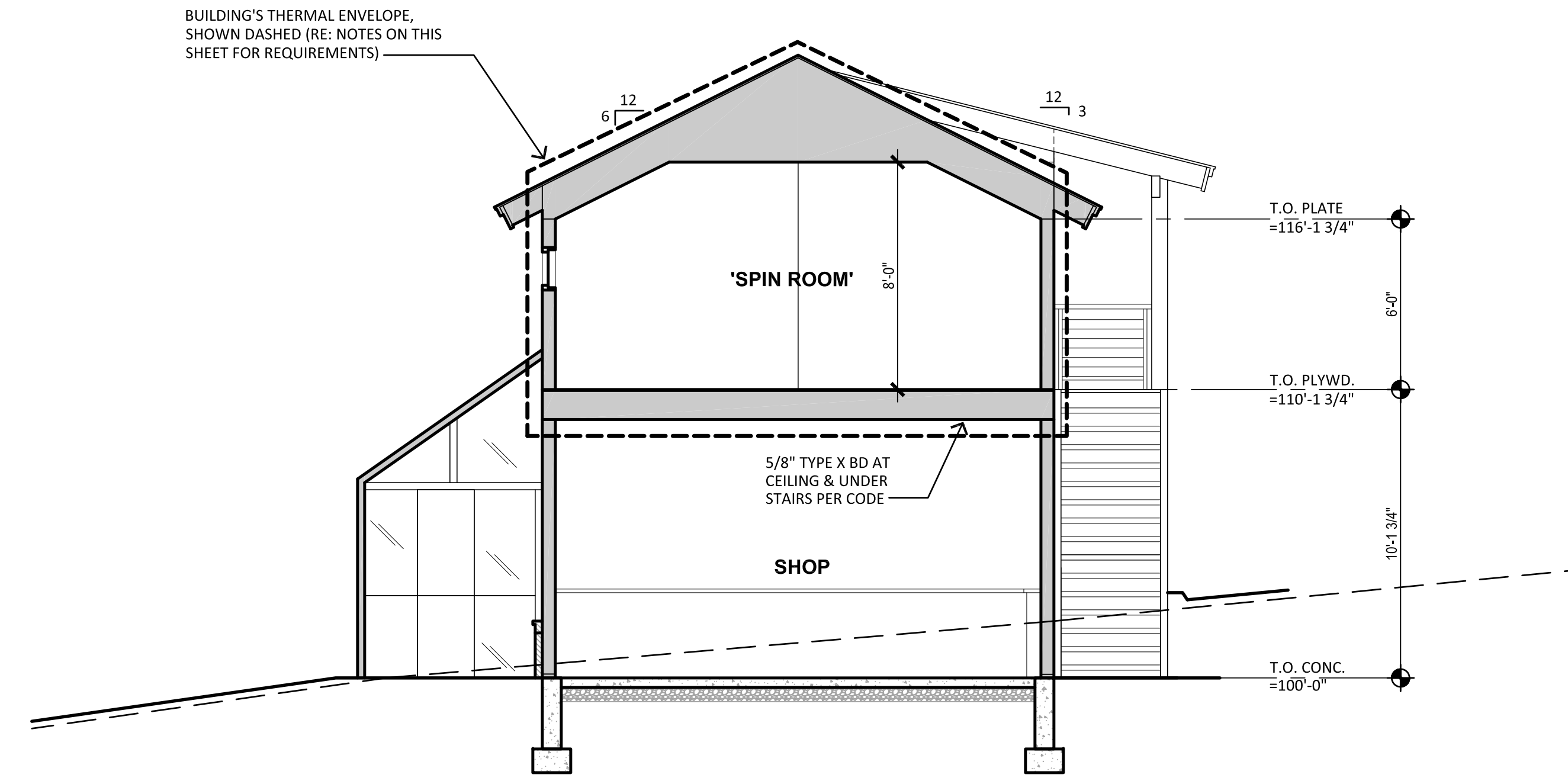
IN ADDITION TO THE REQUIRED R-VALUES, THIS PROJECT SHALL ALSO HAVE:

- PROGRAMMABLE THERMOSTATS
- HRV/ ERV, 65% SENSIBLE HEAT RECOVERY EFFICIENCY, MEETING MINIMUM AIRFLOW RATES PER IRC INSTALLED.
- PROVIDE AN ELECTRICAL CAR CHARGING ROUGH IN, INCLUDING A BLANKED ELECTRICAL BOX, AND A RACEWAY TERMINATING IN THE ELECTRICAL PANEL PER ARTICLE 625 OF THE 2020 NEC.
- PROVIDE PV READY CONSTRUCTION INCLUDING A METAL RACEWAY FROM THE ELECTRICAL PANEL TO THE ROOF LOCATION WHERE THE PANELS WILL BE INSTALLED, INCLUDING A ROOF JACK, A #8 COPPER GROUND, A 2 PULL BLANK IN THE ELECTRICAL PANEL AND AN ELECTRICAL CONDUIT FROM THE ELECTRICAL PANEL OUT TO THE ELECTRIC METER.
- RADIANT HEATING SYSTEM, MINIMUM 95% AFUE.
- HIGH-EFFICACY LED LIGHTS, MINIMUM 100%.
- ENERGY EFFICIENT WATER HEATER.
- ELECTRIC, MINIMUM 0.95 ENERGY FACTOR
- GAS, MINIMUM 0.76 ENERGY FACTOR.
- WATERSENSE FIXTURES THROUGHOUT

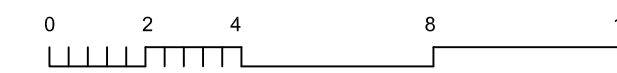
**AIR BARRIER REQUIREMENTS:**

PROVIDE SEALED AIR BARRIER CONSTRUCTION PER INTERNATIONAL ENERGY CODE REQUIREMENTS FOR THIS PROJECT. THE GENERAL CONTRACTOR SHALL COORDINATED WORK TO INCLUDE THE FOLLOWING AS APPLICABLE TO THIS SPECIFIC PROJECT:

- EXTERIOR BUILDING ENVELOPE**  
- PROVIDE CONTINUOUS SEALANT BEAD AROUND ALL ELECTRICAL & ENVIRONMENTAL AIR PENETRATIONS AT THE EXTERIOR BUILDING ENVELOPE.
- EXTERIOR FLOOR PLATES**  
- PROVIDE CONTINUOUS SEALANT BEAD BETWEEN PLYWOOD OR SLABS AND BOTTOM PLATE OF EXTERIOR FRAMING.
- GARAGE SEALS**  
- PROVIDE CONTINUOUS SEALANT BEAD BETWEEN CONDITIONED SPACE & GARAGE SPACE TO INCLUDE FLOOR PLATES, RIM JOISTS, ATTIC TOP PLATES, & WALL PLATES.
- INTERIOR BATH TUBS & SHOWERS ADJACENT TO EXTERIOR WALLS**  
- PROVIDE CONTINUOUS SEALANT BEAD BETWEEN FLOOR PLATES AND FLOORING AT TUBS THAT ARE LOCATED ADJACENT TO ANY EXTERIOR WALL. PROVIDE CONTINUOUS SEALANT BEAD BETWEEN DRYWALL AND CEMENT BOARD AT ANY JOINTS AT EXTERIOR WALLS.
- INTERIOR RIM FLOOR BOARDS**  
- PROVIDE CONTINUOUS SEALANT BEAD AT CEILING AND FLOOR PLATES AND AT TOP AND BOTTOM OF EXTERIOR RIM BOARD CONSTRUCTION.
- ATTIC & EAVE Baffle CONSTRUCTION**  
- PROVIDE CONTINUOUS SEALANT BEAD AT BOTH CUT ROOFS & ATTIC TRUSSES.
- INTERIOR SOFFITS, EXTERIOR WALLS, & EXTERIOR CEILINGS**  
- PROVIDE CONTINUOUS SEALANT BEAD AT TOP PLATES AND ALL DRYWALL JOINTS PRIOR TO INTERIOR SOFFIT CONSTRUCTION. (CONTINUOUS DRYWALL TO BE PROVIDED AT ALL EXTERIOR WALLS AND CEILINGS PRIOR TO ANY SOFFIT CONSTRUCTION). PROVIDE SEALANT BEAD AT ALL SOFFIT JUNCTURES AT ALL EXTERIOR WALLS AND CEILINGS.
- INSULATED CANTILEVERED FLOORS**  
- PROVIDE CONTINUOUS SEALANT BEAD AT EXTERIOR LOWER PLATE AT CANTILEVER, AT TOP AND BOTTOM OF RIM OF RIM BOARDS AT EXTERIOR CANTILEVER, AND AT BOTTOM PLATE AT EXTERIOR WALL AT CANTILEVER.
- RECESSED CAN LIGHTING AT EXTERIOR CEILINGS & ATTICS**  
- PROVIDE CONTINUOUS SEALANT BEAD AT ALL CAN LIGHTS AT CEILING PLANE. PROVIDE SEALED UNITS OR PROVIDE CONTINUOUS SEALANT BEAD AT ALL CAN LIGHT HOUSING EDGES AND OPENINGS.
- TOP PLATE PLUMBING & ELECTRICAL PENETRATIONS AT EXTERIOR WALLS**  
- PROVIDE CONTINUOUS SEALANT OR EXPANDING FOAM SEALANT AT ALL PLUMBING PENETRATIONS AT EXTERIOR WALLS TO INCLUDE TOP PLATES.

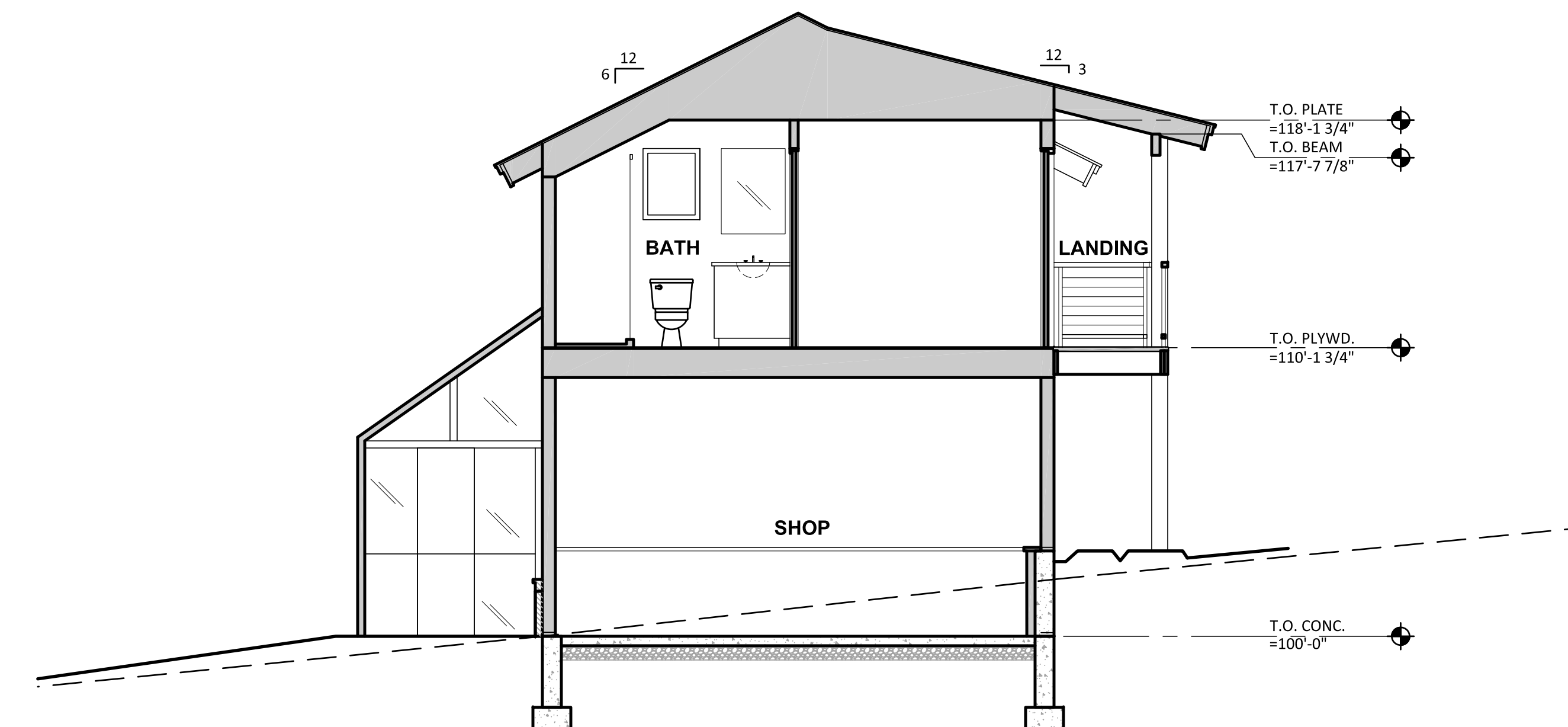
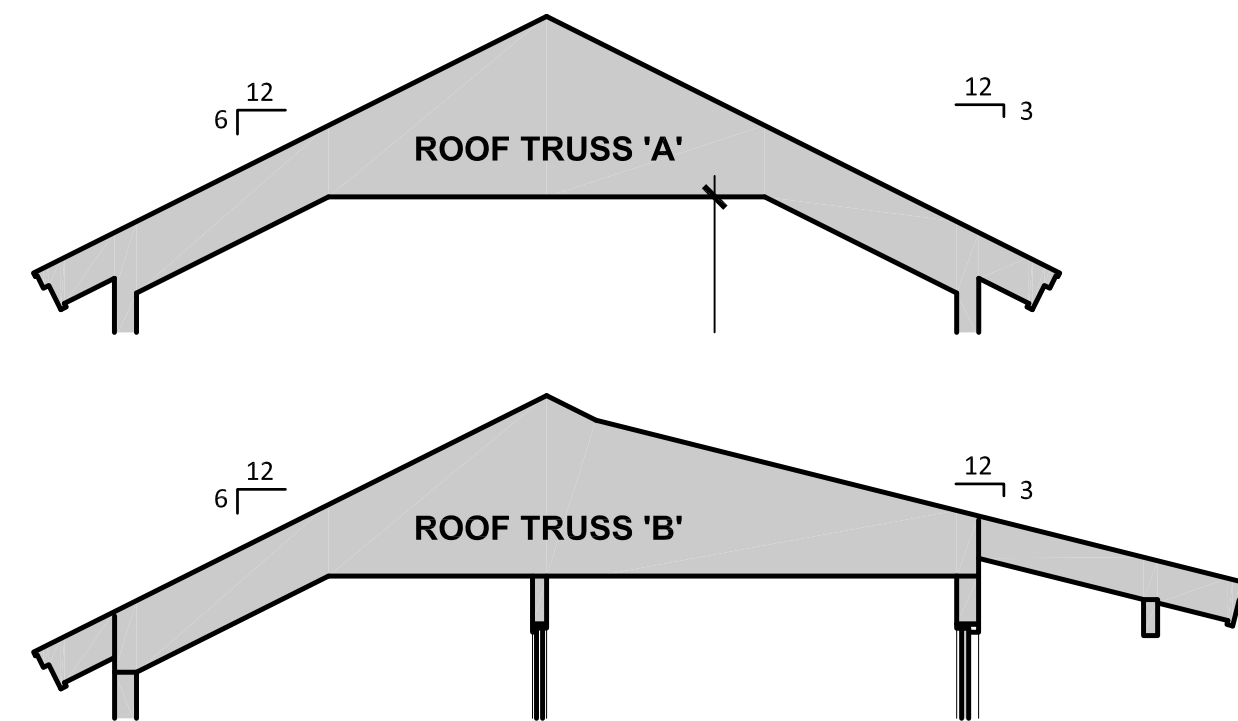


**1 SECTION A**  
SCALE: 1/4" = 1'-0"

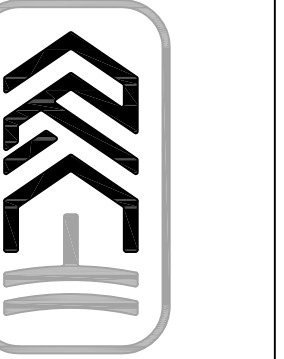


**ROOF TRUSS NOTE:**

VERIFY TRUSS LAYOUTS AND ALL DIMENSIONS WITH TRUSS MANUFACTURER'S SHOP DRAWINGS. PROVIDE SUBMITTAL TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL.



**2 SECTION B**  
SCALE: 1/4" = 1'-0"



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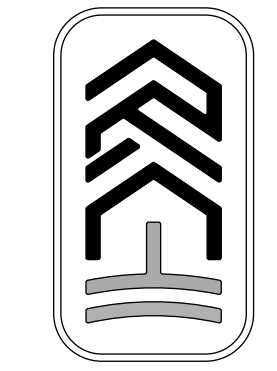
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**SECTIONS**

**A-5**



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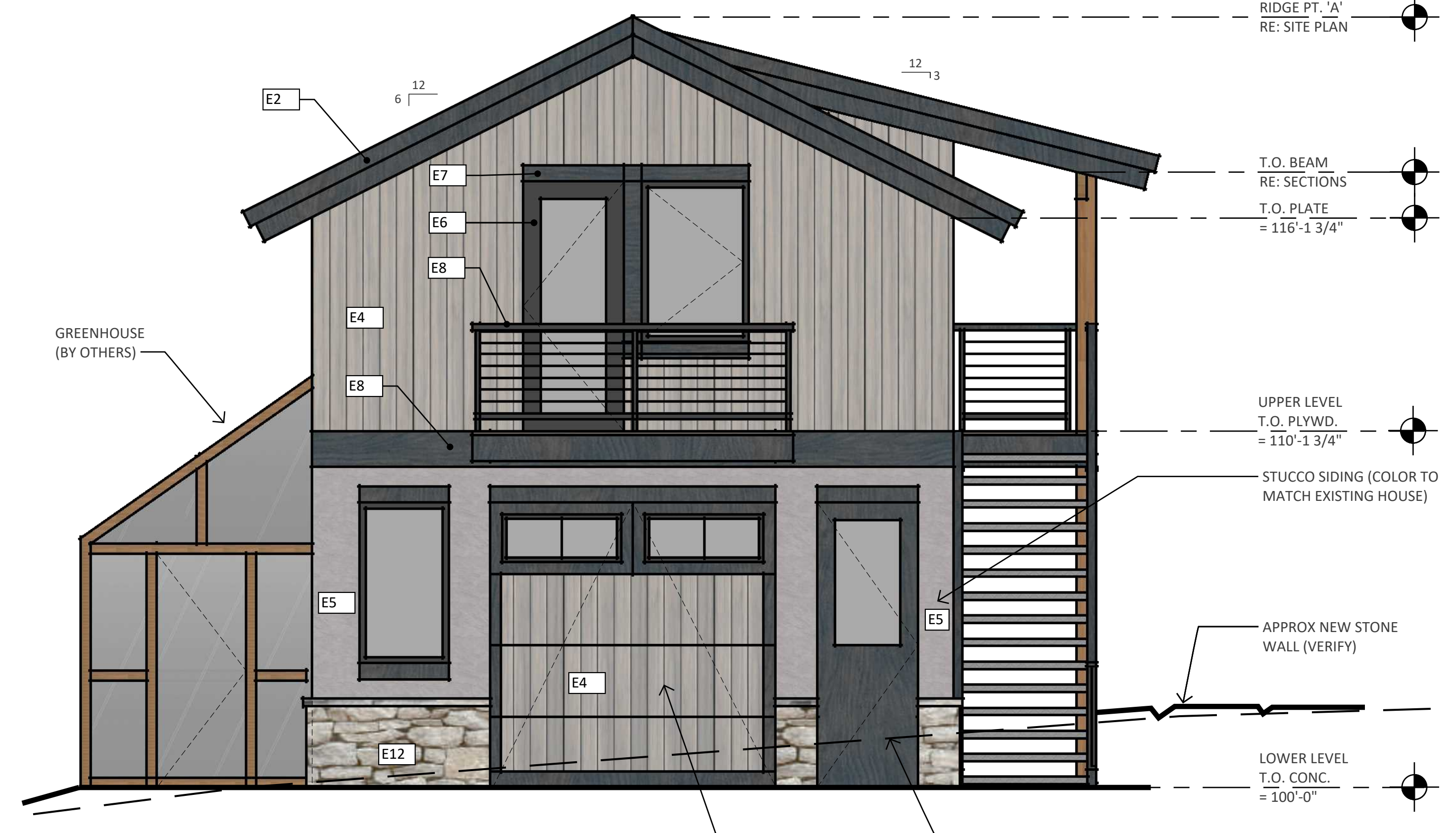
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**ELEVATIONS**  
**A-3**



**2 EAST ELEVATION**  
 SCALE: 3/8" = 1'-0"

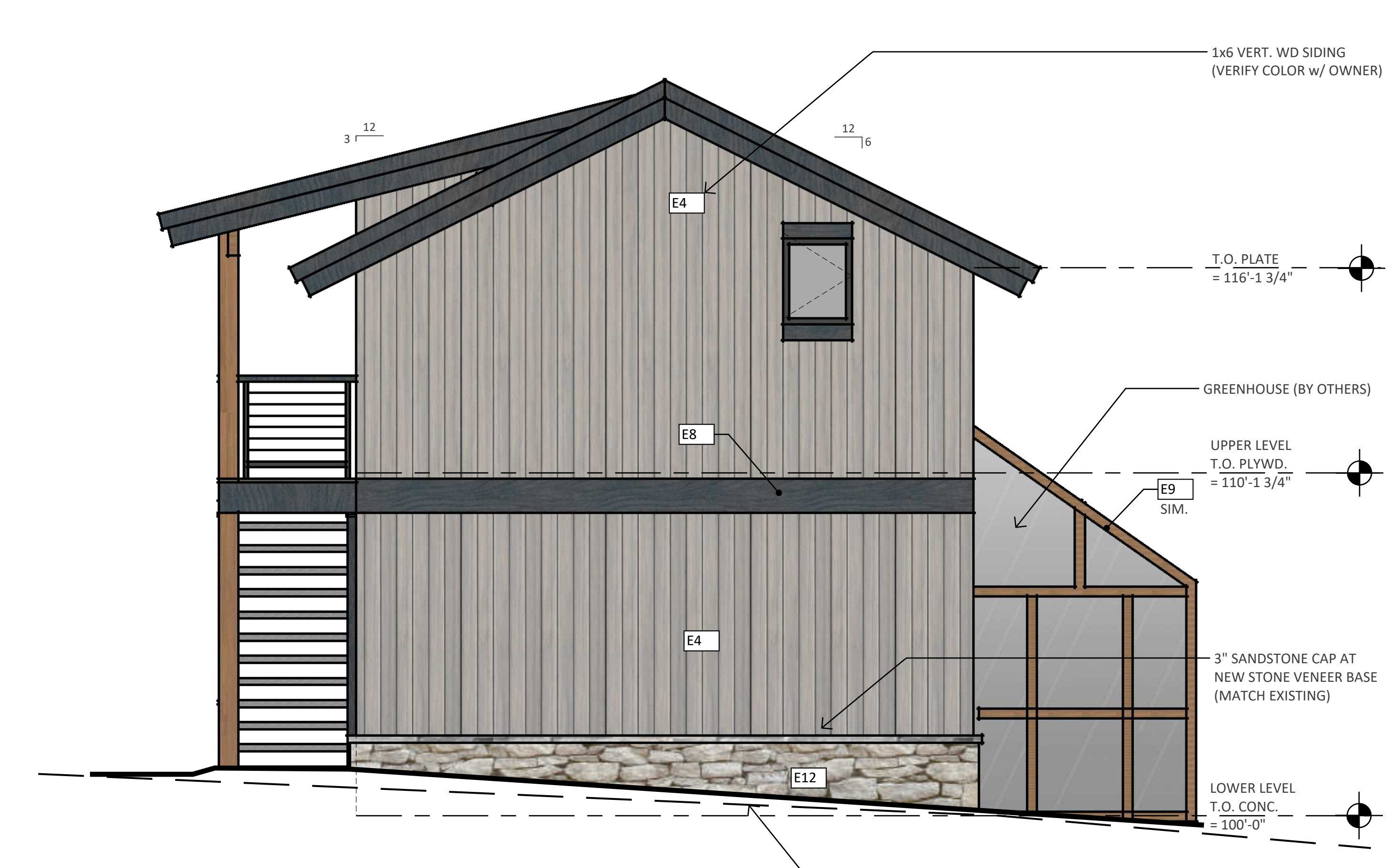
**STUCCO AREA CALCULATION**  
 TOTAL EAST FACADE AREA = 368 SF  
 TOTAL STUCCO, EAST AREA = 85 SF  
 EAST STUCCO AREA = APPROX. 23% OF EAST FACADE



**1 SOUTH ELEVATION**  
 SCALE: 3/8" = 1'-0"



**4 WEST ELEVATION**  
 SCALE: 3/8" = 1'-0"



**3 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

**EXTERIOR MATERIAL SCHEDULE**

E1	PRIMARY ROOFING	GAF TIMBERLINE (BARKWOOD or MATCH EXISTING)
E2	FASCIA TRIM	2x FASCIA (PER DTL) / SHERWIN WILLIAMS (SW 3531SS BLUE SHADOW or MATCH EXISTING HOUSE)
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E5	SECONDARY SIDING	STUCCO (MATCH EXISTING HOUSE COLOR)
E6	DOOR & WNDW CLAD	WEATHER SHIELD CLAD-WOOD (BLACK)
E7	DOOR & WNDW TRIM	2x, (MATCH FASCIA)
E8	BAND/ FREEZE TRIM	2x CEDAR (MATCH FASCIA)
E9	BEAMS & COLUMNS	TIMBER BEAMS/ SHERWIN WILLIAMS (SW 3511 CEDAR BARK)
E10	DECKING	1X FIBERON (MATCH EXISTING)
E11	METAL RAILINGS	HIGH PERFORMACE PAINT (MATTE BLACK TO MATCH EXIST)
E12	STONE VENEER	TELLURIDE OR GALLEGOS (MATCH EXISTING HOUSE)

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PROVIDE 2x2 P.T. EMBEDDED NAILERS AT ALL CONCRETE WALLS WITH OVER 12" CONCRETE ABOVE PROPOSED GRADE.

ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIP, UTILITY BOXES, SHALL BE PAINTED TO MATCH ADJACENT MATERIALS UNLESS OTHERWISE NOTED.

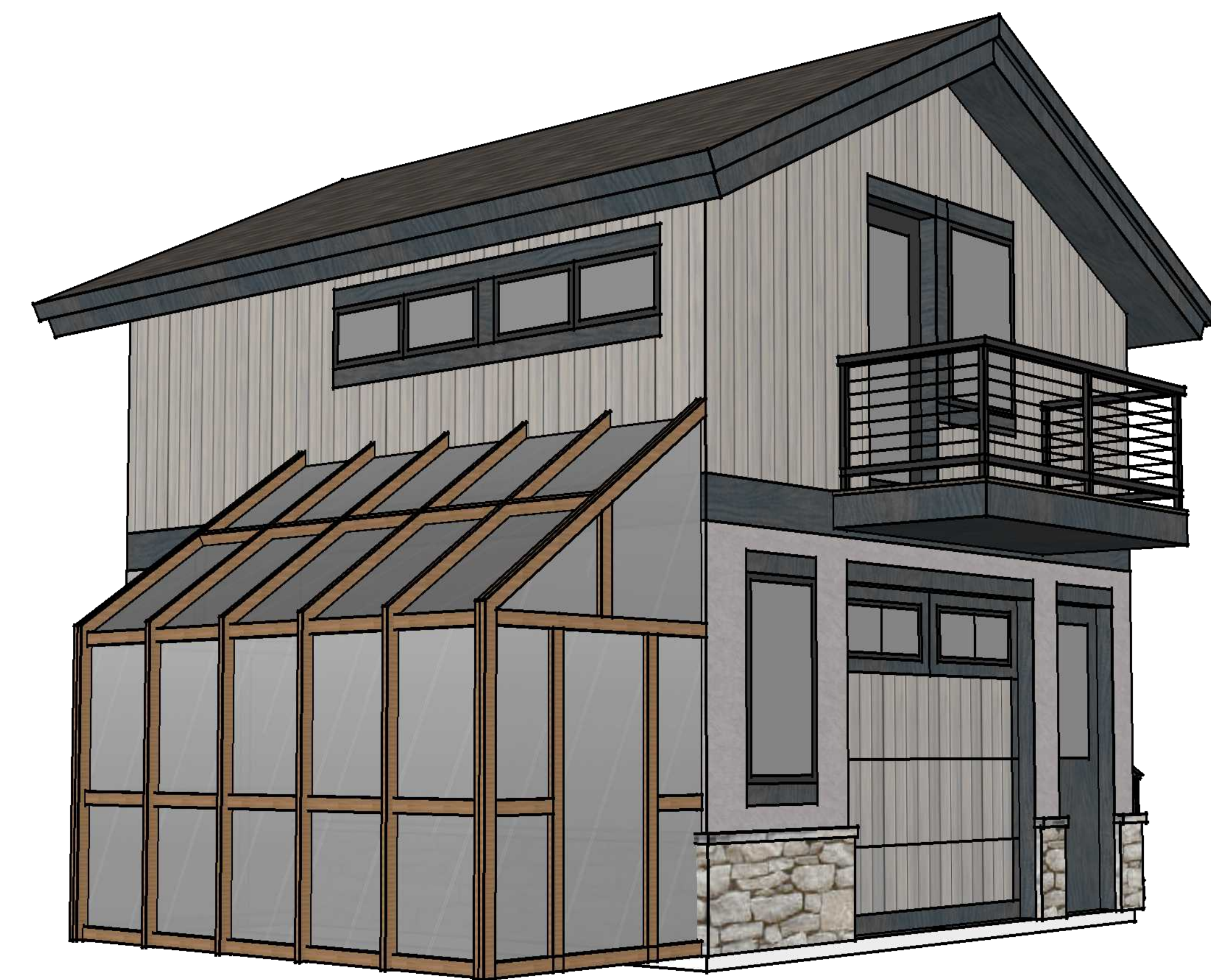
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EXTERIOR PAINT & STAIN AREAS TO RECEIVE (2) COATS MINIMUM, PLUS PRIMER COAT.



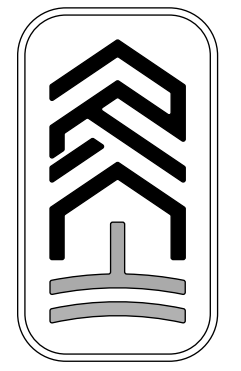
1  
A-4  
N.T.S.

**NORTHWEST VIEW**



2  
A-4  
N.T.S.

**SOUTHEAST VIEW**



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**STRUCTURAL ENGR:**  
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**MEINTZ ADDITION**  
Lot 8 Brooks Hill Subdivision  
1031 Boreas Pass Rd  
Breckenridge, CO 80424

ISSUE:	DATE:
TOB CLASS C	2022-12-06
TOB rev	2022-12-21

3D VIEWS

**A-4**

3  
A-4  
SCALE: 1/4" = 1'-0"

**Planning Commission Staff Report**

**Subject:** Thomas Residence Landmarking, Restoration, and Garage Addition  
(Class A Major Development Permit, Preliminary Hearing; PL-2022-0524)

**Proposal:** A proposal to locally landmark and rehabilitate an existing historic residence, construct a basement, interior remodel, and add a garage to the north of the primary structure.

**Date:** December 22, 2022 (For the meeting of January 3, 2023)

**Project Manager:** Stefi Szrek, AICP, Planner II

**Applicant/Owner:** 314 Lincoln Ave LLC – Mark Thomas

**Agent:** Sonny Lee, Neely Architecture

**Address:** 314 Lincoln Ave.

**Legal Description:** Yingling & Mickle’s Addition, Lot 4 Block 1

**Site Area:** 0.143 acres (6,248 sq. ft.)

**Land Use District:** 17, Residential: 11 UPA

**Historic District:** 1- East Side Residential Character Area

**Site Conditions:** The lot is located on the corner Lincoln Avenue and Harris Street. This property is relatively flat and contains the Historic “Thompson House” which is located on the front portion of the property, built in 1908. Existing parking is located on the west side of the Harris Street Right-Of Way, and there is a recorded encroachment license agreement with the Town to park in that location. There is a landmarked secondary structure in the rear (built in 1886, addressed as 13 N. Harris Street), which includes a lower-level basement (built in 2005, along with a small main level addition), and main level totaling 1,132 sq. ft. This secondary structure also has a tandem two-car parking pad located to the north. The site has several large aspens, which are mainly located adjacent to Harris Street and Lincoln Avenue. There is an existing sidewalk at the front of the property along Lincoln Ave, and a gravel and grass parking area on the Harris Street side. The lot slopes to the northwest at approximately 5%. Harris Street. There are utilities crossing the property, but there are no platted easements.

**Adjacent Uses:**

North:	Single-Family Home
South:	Town Owned Land, Summit County Library, Eclipse Theater, Summit Foundation
East:	Town Owned, Milne Park
West:	Single-Family Home

**Density:** Allowed under LUGs, 11 UPA: 2,517 sq. ft.

Proposed density:  
 (Excluding 1,330 sq. ft. Landmarked and 121 sq. ft. below grade mechanical room):  
 1,992 sq. ft.

**Above Ground**

**Density:** Recommended at 9 UPA: 2,059 sq. ft.  
 Proposed (8.4 UPA): 1,915 sq. ft.

**Total sq. ft. Breakdown:**

**Main House**

Lower Level: (incl. 841 sq. ft. Landmarked): 962 sq. ft.  
 Main Level: 962 sq. ft.  
 Upper Level: 387 sq. ft.  
 Subtotal – Main House: 2,311 sq. ft.

**Secondary Building (Existing)**

Lower Level (Incl. 489 sq. ft. Landmarked): 566 sq. ft.  
 Main Level: 566 sq. ft.

Subtotal – Secondary Building 1,132 sq. ft.

Proposed Garage 264 sq. ft.

**Total: 3,707 sq. ft.**

**Mass:** Allowed at 9 UPA 2,059 sq. ft.  
 Up to 10% bonus with 2 neg. points 2,265 sq. ft.

Proposed Primary Structure: 1,349 sq. ft.  
 Existing Secondary Structure: 566 sq. ft.  
 Proposed Garage Structure: 264 sq. ft.  
 Total Proposed Mass (-2 neg. points): 2,179 sq. ft.

**Height:** Existing Historic Residence (Unchanged): 16’ 7” (mean); 20’ (overall)  
 Existing Secondary Building (Unchanged): 13’ 2” (mean); 18’6” (overall)  
 Recommended: 23’ 0” (mean); 26’ (max)  
 Proposed (Garage): 12’ 2” (mean); 16’6” (overall)

**Lot Coverage:** Building / non-Permeable: 1,837 sq. ft. (45% of site)  
 Hard Surface / non-Permeable: 977 sq. ft. (27.5% of site)  
 (Incl. 414 sq. ft. new driveway)  
 Open Space / Permeable Area: 3,434 sq. ft. (55% of site)

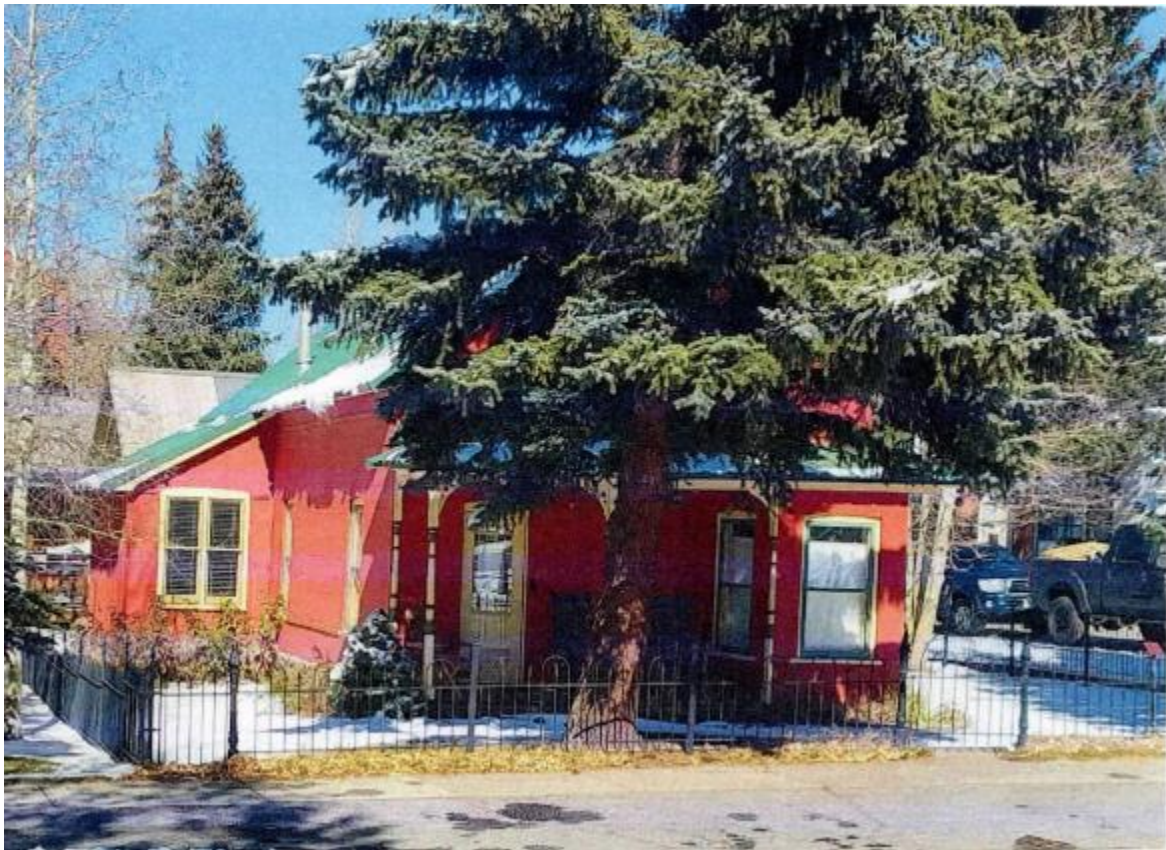
**Parking:** Historic Residence Required: 3 spaces  
 Secondary Structure Required: No change  
 Total Existing: None for the Historic Residence  
 Total Proposed: 3 spaces (1 Garage, 2 Surface)

**Snowstack:** Required: 104 sq. ft. (25%)  
Proposed: 104 sq. ft. (25%)

**Setbacks:** Due to the layout and existing structures on this lot, staff has determined that the lot is considered to have two fronts, and two sides. The front lot lines are along the East and South, at Lincoln Avenue and Harris Street. The side lot lines are along the North and West abutting neighboring lots.

Front (15' recommended):	22.8 ft. off of Lincoln Ave, and 17.5 ft. off of Harris St.
Proposed Garage:	23 ft.
Sides (5' recommended) (Existing):	5 ft. & approx. 12 ft.
Proposed Garage:	23 ft.

### Item History



*Historical background:* P.D. Mickels was the original owner, sold the lot in 1883 to Agnes Bradley who built a small frame cabin on the site. After a few sales, it was sold to T.B. Thompson. *In December of*

1908, T.B. Thompson began erecting the “first brick dwelling of Breckenridge” on this site with red-pressed brick leftover from the construction of the school building across the street. The Thompson family used the fine brick house as their primary residence while renting the small cabin. The property remained in the Thompson family until 1958 when they sold it to Thomas and Maxine Henney. Two years later, the Henneys sold it to the Summit County Development Company. Guy and Margaret Peterson, acquired the lot and its improvements from the Round and Porter Lumber Company, Inc. on April 1, 1968. It appears that the property has changed hands a few times since, most recently being purchased by the current owner, Mark Thomas, in October 2021.

Statement of significance: *This property is historically significant for its association with Breckenridge’s development and evolution as a successful Colorado mining town – from the time of its construction in the early 1880s, through its progressive associations with the Bradley, Lehman, and Thompson families which came to a close in 1958. The cabin is architecturally significant for its early 1883 date of construction, and for its representative unstylized wood frame front-gabled architectural plan. The house is also architecturally significant, for its brick construction (it is reportedly Breckenridge’s first brick dwelling), and for the fine display of craftsmanship found in its construction details from the Late Victorian era. The two buildings’ significance in these regards, -though, is probably not to the extent that the property would qualify for individual listing in the National Registers of Historic Places. Moreover, there has been a small loss of integrity. This property, though, may well qualify for individual listing in the State Register of Historic Properties. It should also be considered eligible for individual local landmark designation by the Town of Breckenridge, and it is a contributing resource located within the boundaries of the existing Breckenridge Historic District.*

Assessment of historic physical integrity related to significance:

*This property exhibits an overall high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – setting, location, design, materials, workmanship, feeling and association. The house’s integrity has been diminished to a modest degree by the construction of a small addition to the west (side) elevation in the 1970s.*

Construction history:

*Summit County Clerk and Recorder records indicate that this property’s cabin at 103 N. Harris Street was constructed in 1883. The brick residence at 314 Lincoln Avenue was then built some years later, in 1908-1909. Built by T.B. Thompson, this was reportedly Breckenridge’s first brick dwelling, and it was constructed with red-pressed bricks left over from the construction the school building located in the block to the north (presently used by the Colorado Mountain College). It is also possible that bricks leftover from construction of the Summit County Courthouse may also have been used. The cabin at 103 N. Harris St. originally measured 16.5’ N-S by 20’ E-W; however, it was extended ten feet to the west at some point early in its history. The house appears largely as originally built, except for a shed-roofed addition at the north end of its west elevation. This addition was built by current owner Guy Peterson in the 1970s. In 2005, the Secondary Structure (referred to as the cabin, above) had a small 66 sq. ft. addition located in the middle as well as a new basement on the lower level. This structure was also landmarked and obtained a variance from the definition of “Accessory Dwelling Unit”.*

### **Staff Comments**

The applicant is proposing to remodel and restore an existing historic structure, adding a new foundation and lower level, as well as a detached 264 sq. ft. garage and new driveway. The scope of work also includes a request to Landmark the historic structure. At this preliminary hearing, staff would like to address the key policies and to identify any other issues.

**Land Use (2/A & 2/R):** This property is located within Land Use District 17. This is a residential district that allows a maximum of 11 Units Per Acre. The property is also located in the East Side Residential historic area.

The existing lot includes a secondary structure, located at 103 S. Harris St. which may have been built in or around 1886, with a non-historic addition at some point. More recently in 2005, an inner addition and landmarking was completed. The secondary structure is a non-deed restricted dwelling unit which received a variance in 2005 since it did not comply with the definition of an “Accessory Dwelling Unit”, as it did not meet the maximum size requirements, and the lot could not be subdivided either. Staff has no concerns with the proposed land use, as it will not be changed with this application.

**Social Community (24/R):**

Project review under The Handbook of Design Standards for the Historic and Conservation Districts falls under the review of Policy 24. Each relevant standard is called out below:

**Historic Preservation:** The applicants propose to restore, rehabilitate and stabilize the structure by building a full basement beneath the historic house and addition, restoring historic windows as needed. The scope of the work is as follows:

- New structure framing and structural assist added (sistering to historic material) to existing as required per code
- New full foundation to accommodate basement beneath historic structure
- New wall insulation, and roof insulation
- Mechanical system and boiler evaluated and upgraded as necessary
- Repair any historic windows as required
- Add a mock door to the historic opening where the previous doorway has been filled in
- Add a window to the historic opening where the previous widow opening has been filled in

Under Policy 24R, this scope of work qualifies as an “*On site historic preservation/restoration effort of average public benefit. Examples<sup>1</sup>: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details*” and is eligible for positive three (+3) points. Does the Commission agree?

Precedent for positive three (+3) points for historic preservation includes the following projects that provided on-site historic preservation of average public benefit:

Past Precedent (+3)

1. King House Relocation, Addition, Restoration, Garage, Accessory Apartment and Local Landmarking, PL-2019-0034. The applicant relocated the historic circa 1890’s house approximately 5 ft. towards the interior of the lot (east) and installed a basement and concrete foundation.
2. Levy House Restoration and Landmarking, PL-2019-0496. Relocation, addition of basement and foundation, local landmarking, interior remodel.  
Poor House Restoration, Addition and Landmarking, PL-2018-0060. Renovated and built a full basement beneath the historic house.

**Size and Scale:**

Priority Design Standard 80: *For additions to historic structures in the residential character areas, additions may add up to one additional module of average size as specified in the individual Character*



Area up to the allowed remaining density on site. See Policy 4 and Policy 5 of the Town's Development Code for allowed total density on site.

Historically, secondary structures at the rear of the property were generally subordinate in scale to the primary building façade. This relationship should be contained with new development. (Ord. 32, Series 2010)

The module size range for this character area is 500-2,300 sq. ft. with 1,500 being the average size. The proposed garage building is 264 sq. ft. and is located between the primary residence and the secondary structure. Staff finds the proposed garage building is subordinate in scale to the primary structure, as well as the existing secondary structure.

Design Standard 85: Design new structures in lengths that appear similar to those found historically in the character area. The proposed garage building is 22 ft. deep, which is within the range of other surviving barns and outbuildings.

Priority Design Standard 88: Maintain the perceived width of nearby historic buildings in new construction. The proposed garage structure is less wide than the historic building and placed behind the historic building. Staff does not have any concerns.

**Density (3/A & 3/R):** Total gross density allowed under the Land Use Guidelines (11 UPA) is allowed at 2,517 sq. ft. The proposed density is 1,922 sq. ft., excluding the 1,330 sq. ft. of Landmarked density (841 on the primary historic structure, and 489 on the existing secondary structure and 121 sq. ft. of below ground mechanical space).

Above ground density, recommended at 9 UPA allows 2,059 sq. ft. The proposed above ground density is 1,915 sq. ft., which equals 8.4 UPA. Staff has no concerns.

**Mass (4/R):** This project was submitted prior to the effective date of a code change which removed Policy 4 (Mass) and therefore, has been reviewed under the previous code. Properties with historic structures are allowed a mass bonus as outlined in the chart below. Properties without a historic structure receive the standard mass bonus, with no negative points.

<b>Up to 10% Mass Bonus</b>	<b>-2 Points</b>
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The mass bonus is based on the maximum allowed above ground density of 9 UPA. This property is allowed 2,059 sq. ft. of above ground density. An additional 10% mass bonus equates to 2,265 sq. ft. This project proposes 2,161 sq. ft. of above ground square footage (including the new garage) and therefore earns negative two (-2) points as it does not exceed 10%.

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

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

Staff finds that the proposed massing is generally appropriate based on the above standards.

**Building Height (6/A & 6/R) and Perceived Scale:** Building height for residences within Character Area 1 are reviewed under both the Handbook of Design Standards and Policy 6 in the Development Code.

Policy 6/R states *“In land use districts 11, 17 ..., a maximum height of twenty three feet (23’) is strongly encouraged.*

Since the tallest portion of the proposed garage structure measures 13.2’ to the mean, the design would meet the required standards as it is lower than both the main structure and the existing secondary structure.

Beyond Policy 6, staff reviewed the height and perceived size of the addition against Priority Design Standards 37, 37.5, 81, 86 and 122.

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

- *They shall be visually subordinate to the main building.*
- *They also shall be compatible with the scale of the character area.*
- *Locating some building area density in a basement is encouraged, as a means of minimizing the mass of an addition.*
- *If it is necessary to design additions that are taller than the main building, set them back substantially from primary character defining facades. See also the discussion of scale in the standards for new construction.*
- *While it is preferred that additions do not go above the height of the historic home, higher building heights are allowed if designed appropriately in accordance with other policies. Should the building height of the addition have an appropriate design to go above the height of the historic home, in no case shall the addition exceed one half story (1/2) above the historic structure, up to a maximum of two (2) stories as measured to the mean from existing or natural grade, whichever yields the lesser height.*
- *The historic building front façade shall remain the primary front façade. The addition should be setback behind the historic building and not compromise the front façade.*

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

- *The position of the addition sidewalls shall be aligned with at least one of the sidewall planes of the historic structure to reduce the visibility of the addition. Maintaining the alignment of both sidewall planes of the historic structure with the addition is desirable and would warrant positive one (+1) point.*
- *Designs that result in the **addition appearing as a separate structure** (which may incorporate a below grade connection between the structures **but no physical above grade connection**) are encouraged and would warrant two (+2) positive points. **(Emphasis Added)***

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

- *This is an important standard which should be met on all projects.*
- *Primary facades should be one or two stories in height, no more, depending on the height recommended in the Town’s Development Code and Character Area.*
- *Additions to historic structures shall not exceed one-half (1/2) story above the existing historic structure, up to a maximum of two (2) stories. Measurements shall be taken from the mean height of the historic structure to the mean height of the addition. For the purpose of this standard, a half story*

is six-feet (6'). The overall mean height of the addition may not exceed the allowed height in Policy 6 Building Height in the Development Code.

- Secondary structures must be subordinate in height to the primary building. (Ord. 32, Series 2010)
- The purpose of this standard is to help preserve the historic scale of the block and the character area.
- Note that the typical historic building height will vary for each character area (1 to 1-1/2 stories for the East Side character area).

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

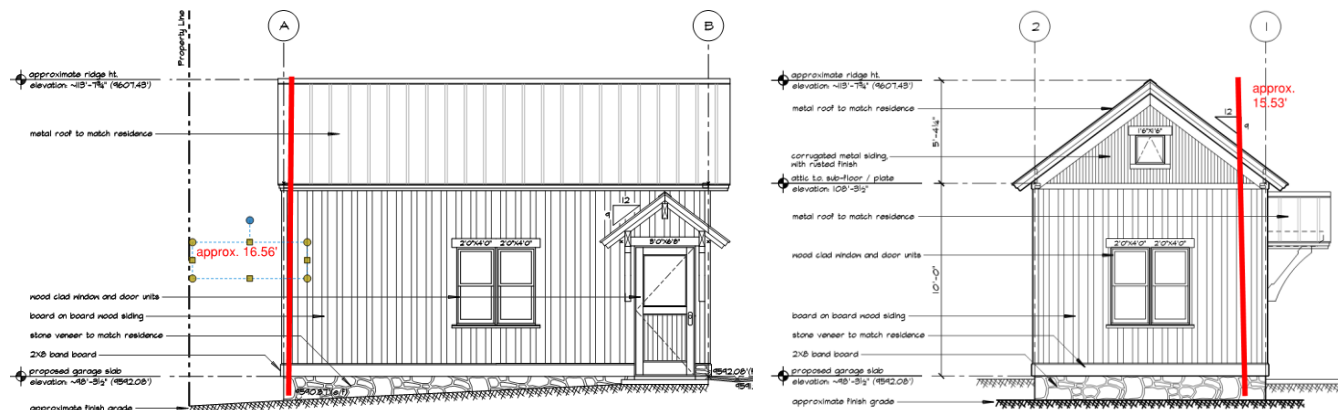
- The overall perceived size of the building is the combination of height, width and length and essentially equals its perceived volume.
- This is an extremely important standard that should be met in all projects.

**Priority Design Standard 122:** Building height should be similar to nearby historic buildings.

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

**Design Standard 127.** Use secondary structures in new development where feasible.

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



The garage structure is proposed to be less tall overall than the historic main structure and the existing secondary structure, making it subordinate to both. The perceived scale of the proposed garage is in character with historic outbuildings in the district. The detached garage addition aligns with the West side of the Primary structure and is setback to be behind the main walls of the East side, making it less visually apparent. The use of this secondary structure as a detached garage also makes it subordinate as it is used for a utilitarian function.

Based on the above Design Standards, staff is comfortable with the proposal as it relates to Priority Design Standards, 37, 37.5, 81, 86, 122 and Design Standard 127, since the proposed garage is subordinate to the two existing historic buildings and meets height and massing standards.

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

Staff feels the roof design on the proposed garage building meets the intent of this design standard because it features a simple gable roof that has an east-west orientation, differentiating from the primary historic structure which runs north-south (the historic secondary structure also runs east-west). Staff has no concerns.

### **Windows and Glazing:**

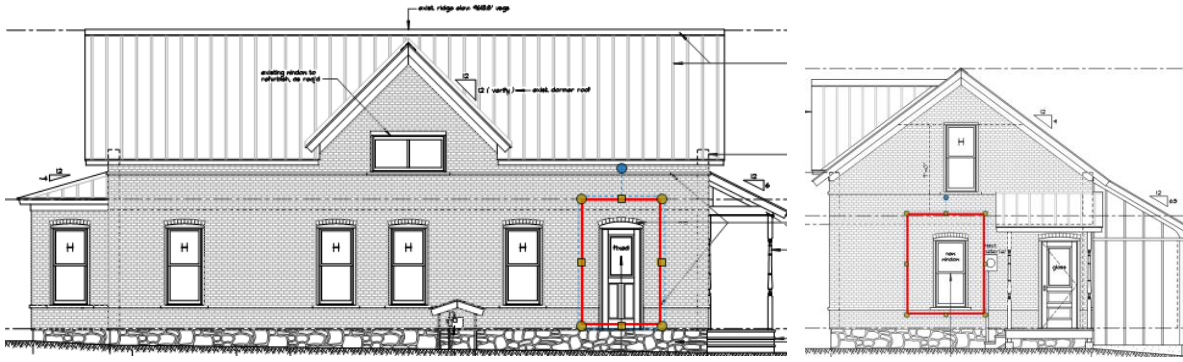
Priority Design Standard 95 states, *“The proportions of window and door openings should be similar to historic buildings in the area”* and that *“this is an important design standard.”* Priority Design Standard 96 further emphasizes the importance of window proportions, *“Use a ratio of solid to void that is similar to those found on historic and supporting buildings.”* 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.”* The applicant is proposing to reestablish an enclosed door opening on the eastern façade and an enclosed window on the northern façade but would prefer to convert the opening into a space for a double-hung window that matches the other double hung windows on the eastern façade. Staff believes this opening should remain a doorway, does the Commission concur?

The eastern façade’s proposed half-light door is a style that was typical of the character area and the proposed double-hung window will match the other existing double hung windows on the primary historic residence. Staff notes, the sideways double hung window in the upper gable of the eastern façade is original, although it is an odd orientation.

The proposed garage windows match and complement the existing house and secondary structure with two double hung windows in the south and west elevations, and a small square window in the gables. The garage doors also feature four (4) square windows. Staff has no concerns as with the proposed windows and bringing existing openings back into compliance as they relate to Design Standards 91, 95 and 96.

All of the historic fabric is proposed to remain and therefore is compliant with Design Standard 23.

Design Standard 23: *Avoid removing or altering any historic material or significant features.*



**Building Materials:** The brick on the historic main house has been maintained over the years and is generally in good shape as it is made of brick and long lasting. There are no exterior material changes besides restoration of window sills and framing. The applicant is proposing to restore any portions that need repair, which is minimal. Some of the final details are still being worked out for the remainder of the materials and will be included in a future Hearing packet.

The garage structure is proposed to be a dark stained board on board vertical wood siding. There will be a lower band board matching the secondary structure, and a stone veneer matching the primary structure. A metal roof is proposed, matching the primary structure as well. There will be a corrugated metal siding within the gable end with a rusted finished. Based on staff research, this material has been shown on existing historic structures in this character area, and not just on lower facades. The applicant will provide a colored material board prior to final hearing. Staff has no concerns.



*An example of a historic secondary structure with rusted metal siding located within the roof gable. Located across Lincoln Avenue on the Harris St. Alley.*

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

**Plant Material & Landscaping (22/A & 22/R):** The applicant is proposing to maintain the majority of trees on site aside from a few aspens proposed for removal for the driveway off of Harris St. . Along the street frontages, there are significant clusters of trees, which will remain along Lincoln Ave and the south side of Harris Street. In addition to the existing preserved landscaping, the applicant is proposing three (3) new five (5) gallon shrubs on the west side along the rear of the proposed garage for additional buffering of the new structure. A full landscaping plan will be provided prior to the Final Hearing.

In addition to Policy 22/R, landscape design is reviewed in the Handbook of Design Standards. The policies are as follows:

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

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

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

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

Design Standard 133: *Use landscaping to mitigate undesirable visual impacts.*

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

Staff feels this proposal both provides sufficient existing and new screening and meets the policies within the Handbook. While there is no cottonwood tree proposed along the street, the addition of any trees in this area would impact the existing trees, which are already significant. The existing large spruce tree along Lincoln Avenue and the mature aspen trees along Harris Street, helps reduce the perceived scale of the structures from the Right-of-Ways and neighboring lots. Staff has no initial concerns with the proposed landscaping plan.

**Site and Environmental Design (7/R):** The property is currently developed and has an existing yard with some mature trees and a paved driveway for the Secondary Structure. There is no existing driveway for the Historic Residence. Policy 7/R discourages intense levels of development and encourages adequate site buffering.

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

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

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

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

This proposal is not proposing any significant changes to the overall site design, aside from a new driveway cut along Harris, which will be made of perforated pavers. The large trees in the front of the property and east side along Harris Street (aside from the area where the new driveway will be added) will remain. Shrubs are proposed to be added on the West side along the new rear of the garage structure. Staff has requested additional information of trees to be removed prior to the Final Hearing. Staff has no major concerns with the proposed site changes and resulting site buffering at this time.

**Placement Of Structures (9/A & 9/R):** Due to the layout and existing structures on this lot, staff has determined that the lot is considered to have two fronts, two sides, and no rear property line(s). The front lot lines are along the East and South, along Lincoln Avenue and Harris Street, and the side lot lines are along the North and West abutting neighboring lots.

The existing Primary historic home’s position, as well as the secondary structure’s position, remain unchanged. The proposed garage is not decreasing any of the existing setbacks, and is located at 22’ from the front (Harris St) and 5’ from the west side, matching the existing Primary structure’s setback. The relative side setbacks of 5’, and relative front setbacks of 15’ are met. Staff has no concerns.

**Parking (18/R):** This remodel and renovation of the primary historic residence results in a total of 4 bedrooms which requires three (3) parking spaces. The existing 2-bedroom secondary residence is unchanged with this application and has two (2) existing parking spaces on a parking pad to the north. This application proposes adding two exterior parking spaces on the driveway in front of the proposed one (1) car garage. The applicant proposes *AgTec* grid pavers in this area. which allows for a safe driving surface with the potential for grass to grow through the voids. Staff has no concerns and supports this paver proposal.

The Handbook of Design Standards addresses parking in the East Side Residential Character in Design Standards 116 and 17.

*Design Standard 116: Minimize the visual impact of parking as seen from the street.*

Staff finds this proposal meets Design Standard 116 because the parking is proposed to be located in the rear of the historic structure, off of Harris Street. This brings the property into compliance with the required number of off-street parking spaces and engineering staff is supportive of the design. While one of the three (3) spaces will be internal and unseen from the street, the two (2) other spaces are outside but are still behind the primary structure. Staff is supportive of the parking design.

*Design Standard 117: Develop parking such that the front edge of the site is retained as a yard.*

The property has no existing curb cut and no on-site parking for the main structure. The added driveway will require a variance from engineering as it is proposed to be within close proximity to the existing

driveway for the secondary structure. Planning staff is supportive of the new driveway as it will allow for parking to now be located on site instead of within the Harris Street Right-of-Way, resulting in the avoidance of an existing Encroachment License Agreement. The new driveway will be located along the side of the lot, and to the rear of the historic structure, preserving the front yard of the property. Staff has no concerns as there is no conflict with the Handbook as there is still abundant yard space for this property.

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

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

COLUMN "A"	COLUMN "B"	COLUMN "C"
<p><b>The property must be at least 50 years old.</b> The original (front) 1½-story portion of the Howe Residence was constructed sometime between October 1890 and January 1896.</p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p><b>ARCHITECTURAL IMPORTANCE</b></p> <p><b>1. The property exemplifies specific elements of architectural style or period.</b> This building is historically significant for its associations with Breckenridge’s historical development during the “Town Phase” and “Stabilization Phase” periods of the town’s growth.</p> <p>2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</p> <p>3. The property demonstrates superior craftsmanship or high artistic value</p> <p><b>4. The property represents an innovation in construction, materials or design.</b> It is significant as it is the first use of Brick on a residence.</p> <p><b>5. The property is of a style particularly associated with the Breckenridge area.</b> This building is architecturally notable for the brick masonry, as well as craftsmanship found in its construction details from the Late Victorian Era.</p> <p>6. The property represents a built environment of a group of people in an era of history.</p>	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <p>1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</p> <p><b>2. The property retains original design features, materials and/or character.</b> This building exhibits a reasonably high level of integrity (with only a small loss of integrity due to the small addition), relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. A sense of time and place of a late 19th century building is still evident.</p> <p>3. The structure is on its original location or is in the same historic context after having been moved.</p> <p>4. The structure has been accurately reconstructed or restored based on documentation.</p>



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

8. The property is a significant historic remodel.

**SOCIAL IMPORTANCE**

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

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

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

**GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE**

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

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

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

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

From the Development Code:

- Policy 4/R Mass: Negative two (-2) points – For being up to 10% more than the allowed Mass for a property containing a historic structure.
- Policy 24/R, Social Community: Positive three (+3) points - On-site historic preservation/restoration effort of above average public benefit for a primary structure.

At this preliminary hearing, the proposal meets all Absolute Policies and Priority Design Standards and has a recommended score of positive one (+1) points.

**Planning Commission Questions:**

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

1. **Historic Preservation** - Staff believes the proposal positive three (+3) points for on-site historic preservation/restoration efforts of above average public benefit for a primary structure. Does the Commission agree?
2. **Windows and Doors** - Does the Commission agree the opening on the East side should remain a door and not be converted to a window?
3. **Garage Building** – Does the Commission have any feedback for the proposed garage design?
4. **Local Landmarking** – Does the Commission find the property is eligible for Local Landmarking?

### **Staff Recommendation**

The Planning Department recommends this proposal return for a Final Hearing after the Commission has provided initial comments.

VICINITY MAP: ( NO SCALE )



THOMAS RESIDENCE  
314 LINCOLN AVENUE

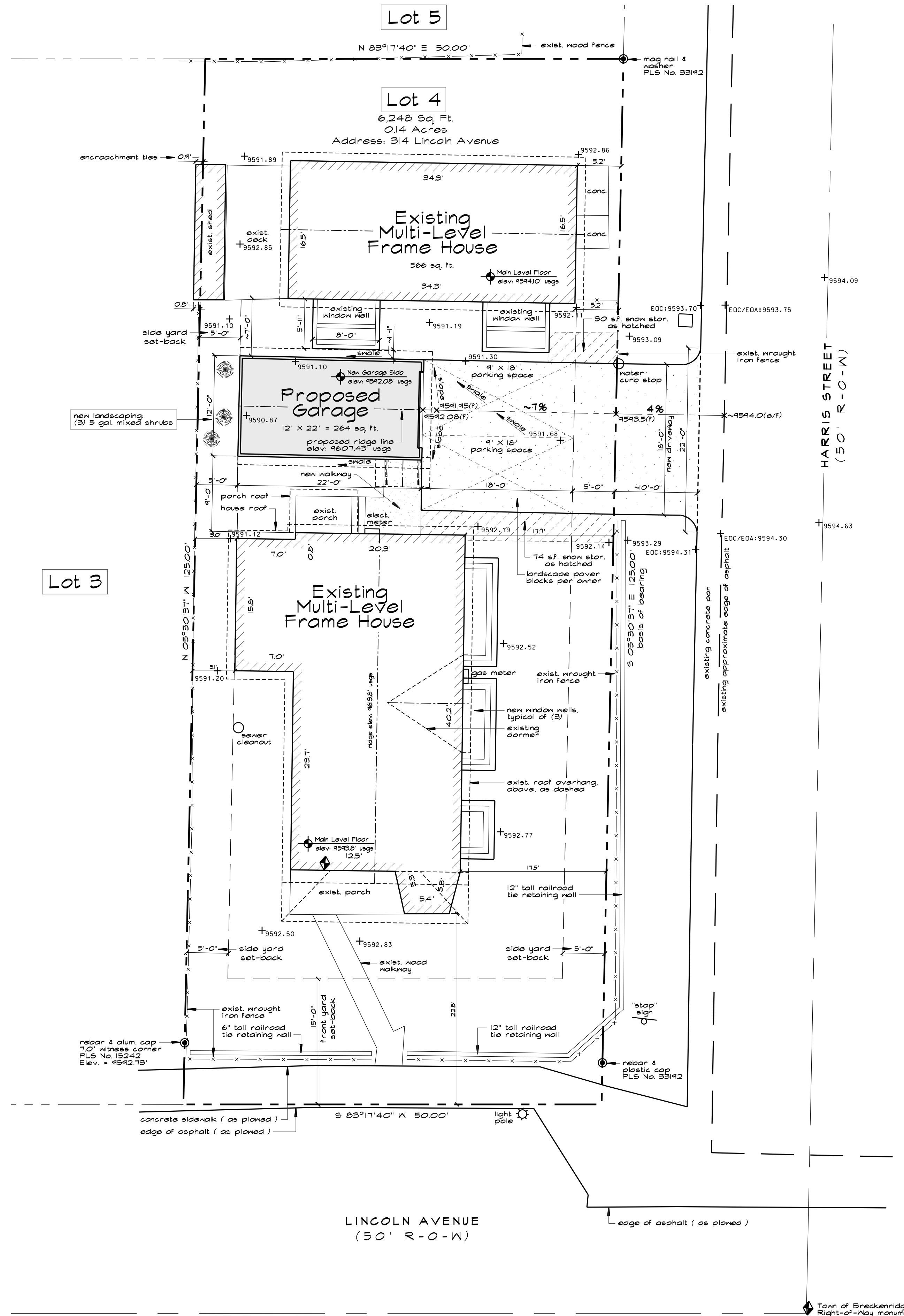
**SIGNATURE BLOCK:**

Project Name: Thomas Residence Remodel - 314 Lincoln Avenue  
 Legal Description: Lot 4, Block 1 - Yingling & Mickle's Addition  
 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, until such time as the Town has issued a final certificate of occupancy or a certificate of compliance. Prior to the issuance of a final certificate of occupancy or certificate of compliance, this plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein and in the development permit for this site. Abandonment, withdrawal 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: \_\_\_\_\_  
 Owner Name: \_\_\_\_\_  
 Architect's Signature: \_\_\_\_\_  
 Community Development Director Signature: \_\_\_\_\_

**SITE CALCULATIONS:**

Building footprint's:	1,837 Sq. Ft.
New Driveway / Parking:	414 Sq. Ft.
Covered porches, patios, decks, walkways:	563 Sq. Ft.
Total non-permeable lot coverage: (~45%)	2,814 Sq. Ft.
Lot size:	6,248 Sq. Ft.
Open space: (~55%)	3,434 Sq. Ft.
Snow stack required: 414 Sq. Ft. X 25%	104 Sq. Ft.
Snow stack provided:	104 Sq. Ft.



**SHEET INDEX:**  
 SP1 ----- SITE PLAN ( 1:8 SCALE ) & NOTES  
 LP1 ----- LANDSCAPE PLAN  
 A2 ----- FLOOR PLANS  
 A3 ----- EXTERIOR ELEVATIONS  
 A4 ----- GARAGE ADDITION / STREET SCAPE  
 AB1 ----- AS-BUILT FLOOR PLANS  
 AB2 ----- AS-BUILT EXTERIOR ELEVATIONS

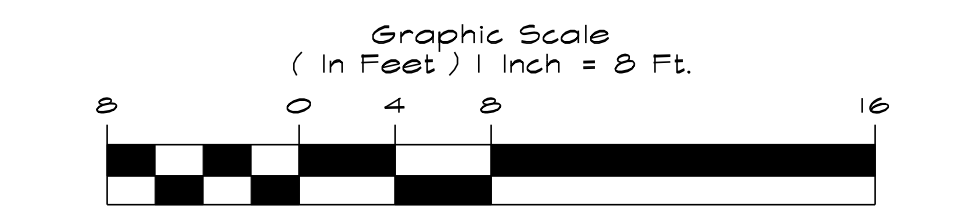
**ARCHITECT:**  
 NEELY ARCHITECTURE  
 1705 AIRPORT RD. UNIT #5  
 BRECKENRIDGE, CO 80424  
 PHONE (970) 547-0554

**LAND SURVEYOR:**  
 SCHMIDT LAND SURVEYING, INC.  
 PO BOX 5761  
 FRISCO, CO 80443  
 PHONE (970) 409-9963  
 DATE OF SURVEY: 01/31/2022  
 PROJECT # 2107

**ZONING DISTRICT:**  
 LAND USE DISTRICT # 17  
 RESIDENTIAL / HISTORIC DISTRICT

**PROJECT DESCRIPTION:**  
 A REMODEL / RESTORATION TO THE EXISTING HISTORIC RESIDENCE WITH THE CREATION OF A NEW LOWER LEVEL OF THE MAIN HOUSE AND A COMPLETE RECONSTRUCTION OF THE EXISTING FOUNDATION AND THE ADDITION OF A NEW DETACHED GARAGE OF 264 SQUARE FEET.

**LEGAL DESCRIPTION:**  
 314 LINCOLN AVENUE  
 LOT 4, BLOCK 1, YINGLING & MICKLE'S ADDITION  
 SUMMIT COUNTY, COLORADO



**Site Plan**  
 Scale: 1" = 8'-0"

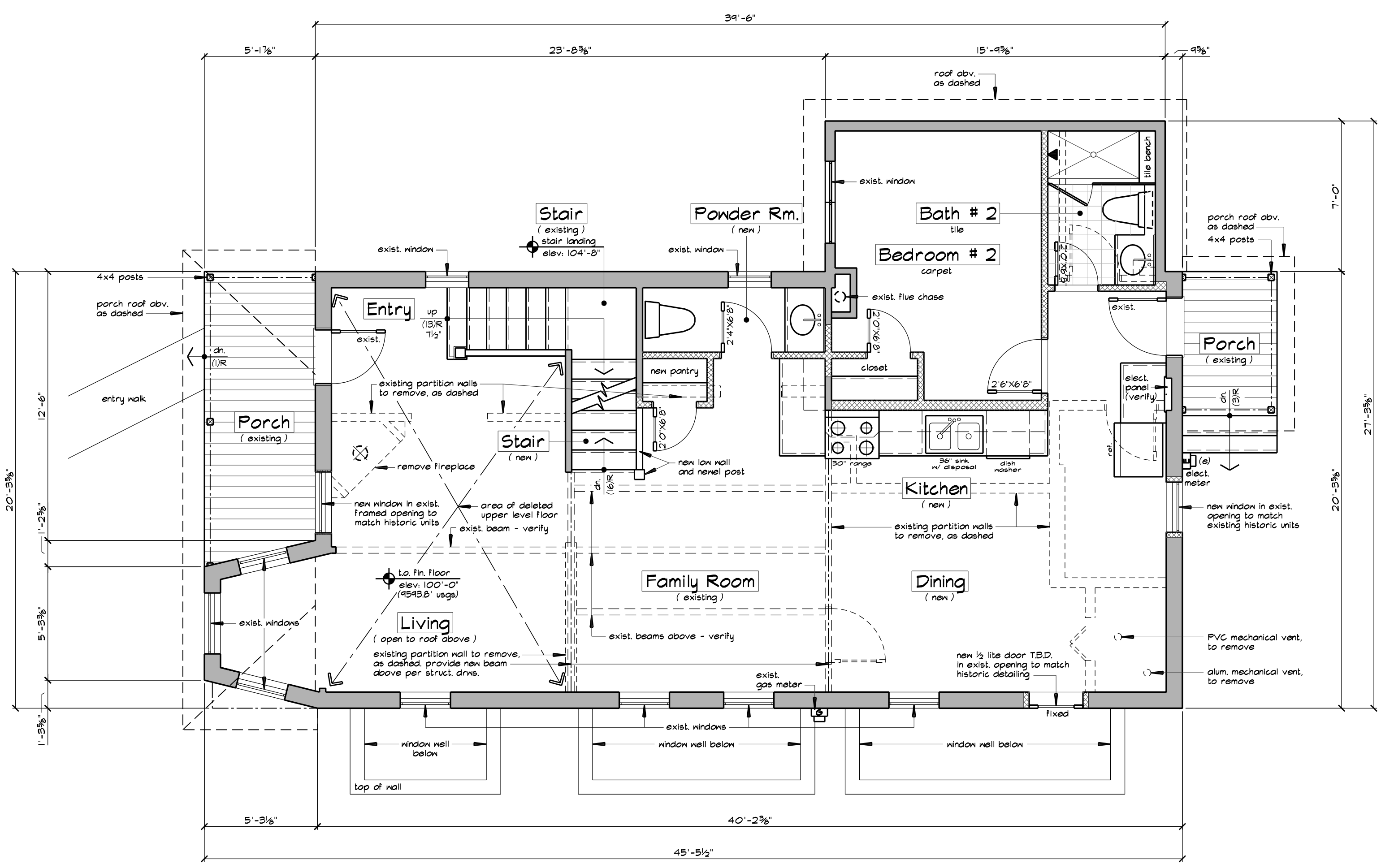
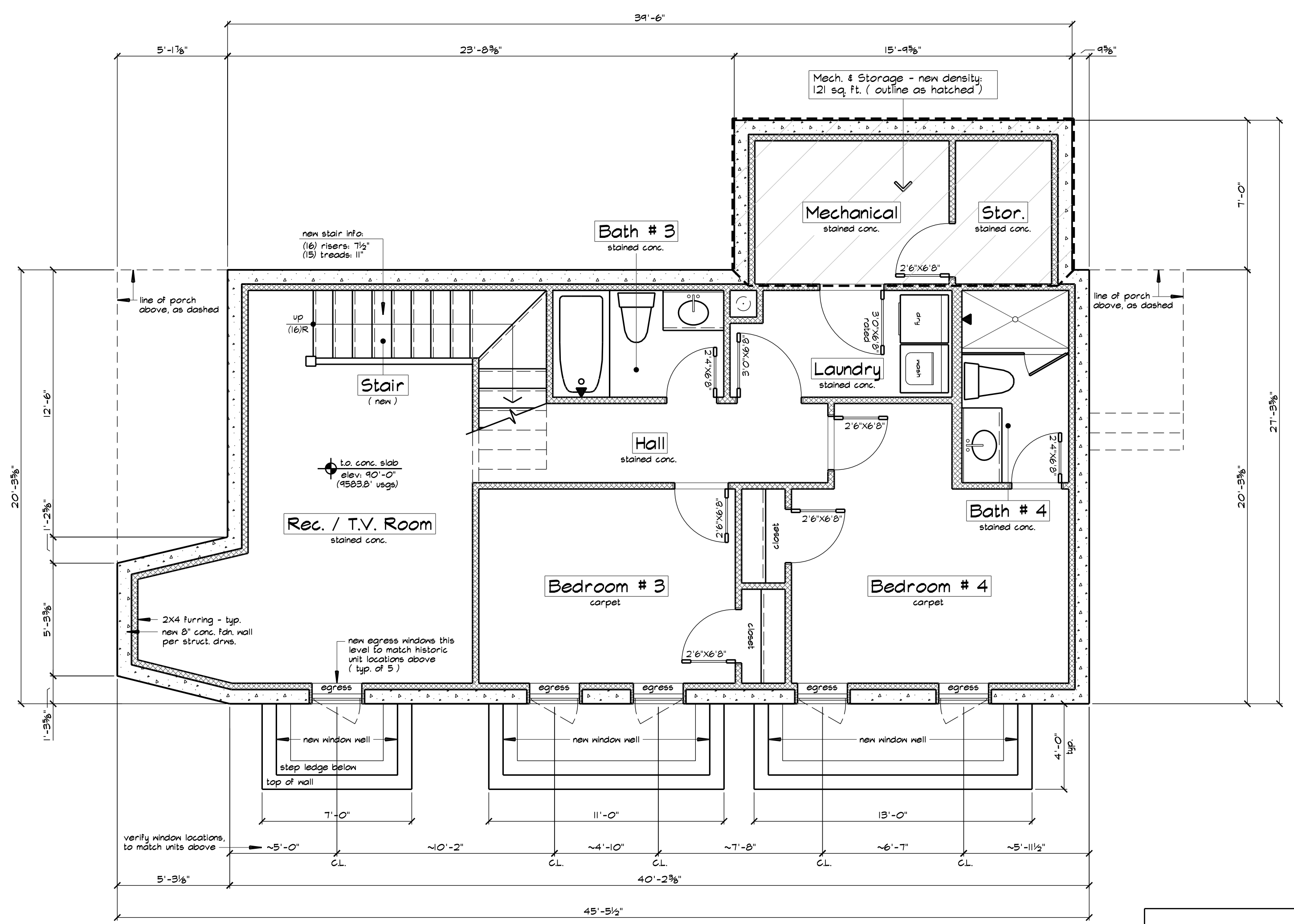
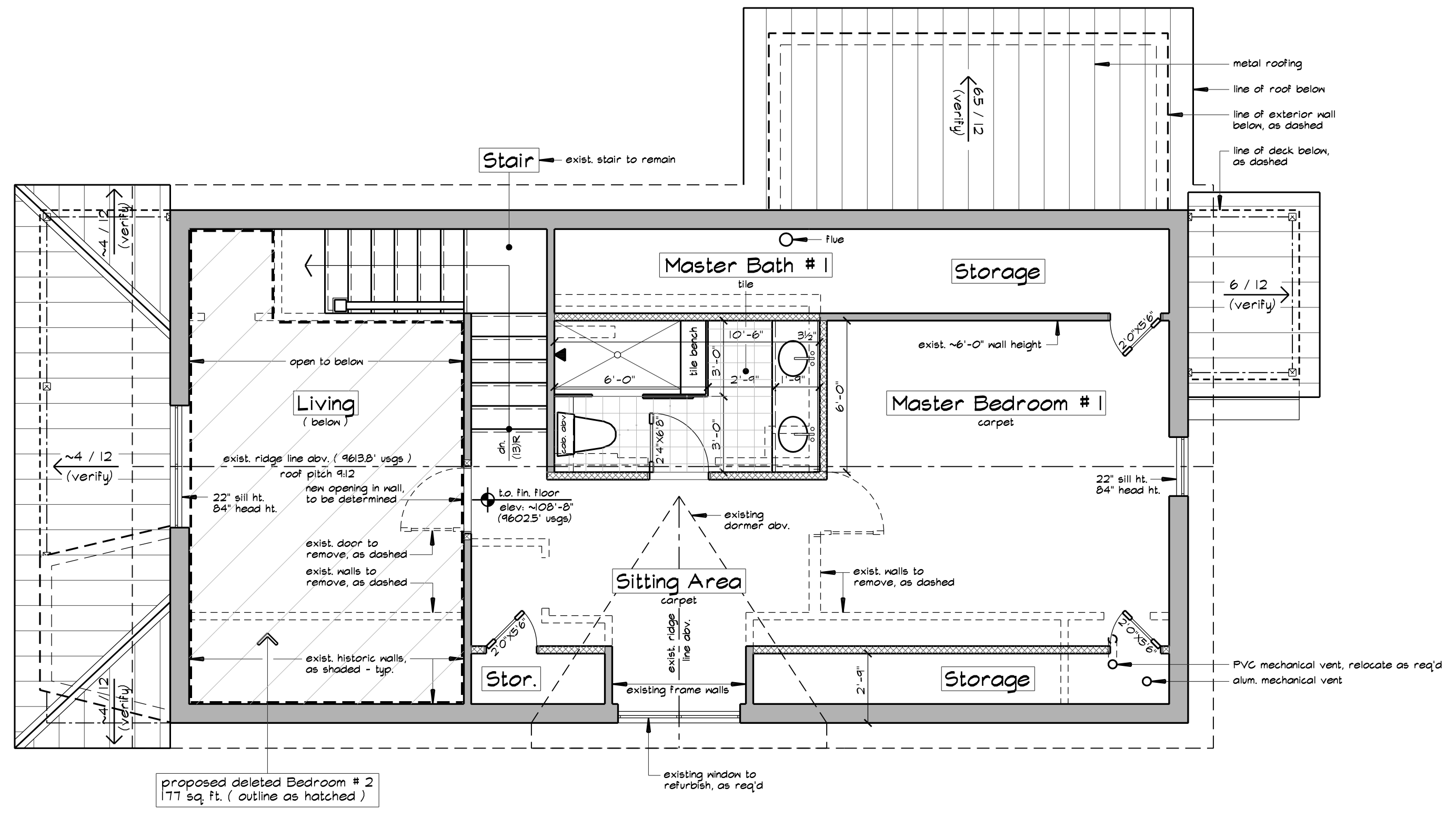
**NEELY ARCHITECTURE**  
 J. LEE NEELY · ARCHITECT  
 P.O. Box 3657  
 1705 Airport Road, Unit 5  
 Breckenridge, Colorado 80424  
 970-547-0554  
 Fax: 547-0564  
 neelyarchitectures@gmail.com

**THOMAS RESIDENCE - 314 LINCOLN AVE.**  
 REMODEL / RENOVATION / GARAGE ADDITION  
 LOT 4, BLOCK 1, YINGLING & MICKLE'S ADDITION  
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

JOB NUMBER: 2545  
 DATE: 12-08-2022  
 SET: CLASS "A" SUBMITTAL

**SP.1**  
 SITE PLAN

Square Footage Summary	
<b>HISTORIC RESIDENCE:</b>	
Lower Level Living	= 841 sq. ft.
Lower Level Mech. & Stor.	= 121 sq. ft.
Main Level Living	= 962 sq. ft.
Upper Level Living	= 387 sq. ft.
<b>Total Gross</b>	<b>= 2,311 sq. ft.</b>
<b>SECONDARY BUILDING:</b>	
Lower Level Living	= 566 sq. ft.
Main Level Living	= 566 sq. ft.
<b>Total Gross</b>	<b>= 1,132 sq. ft.</b>
<b>PROPOSED ONE CAR GARAGE:</b>	
<b>Total Gross</b>	<b>= 264 sq. ft.</b>
<b>PROJECT TOTAL:</b>	
<b>Total Gross</b>	<b>= 3,707 sq. ft.</b>



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

**Lower Level Floor Plan**  
 Scale: 1/4" = 1'-0"  
 Lower Level Living Sq. Ft. = 841 Gross  
 Lower Level Mech. & Stor. = 121 Gross

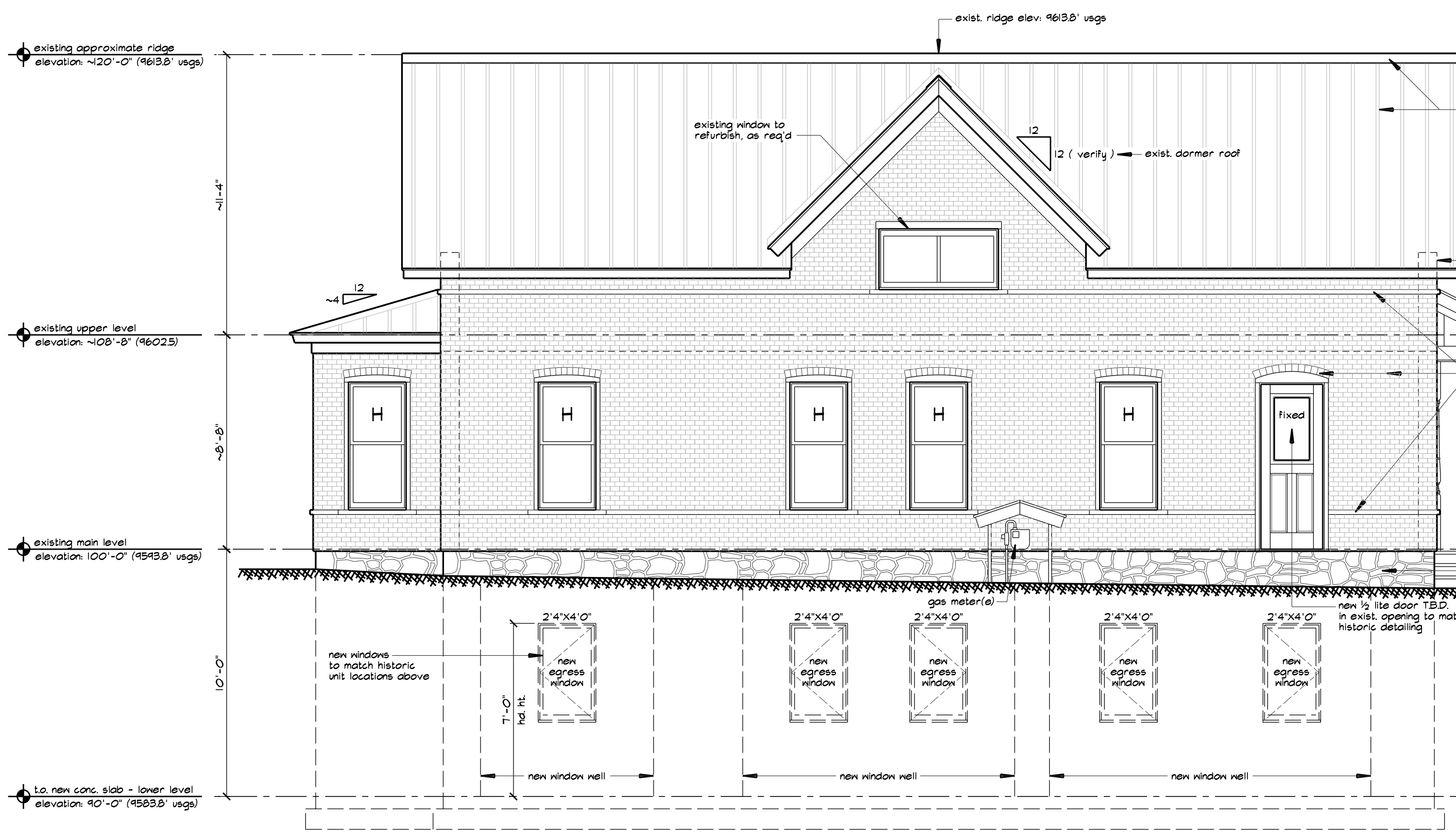
**Main Level Floor Plan**  
 Scale: 1/4" = 1'-0"  
 Main Level Living Sq. Ft. = 962 Gross

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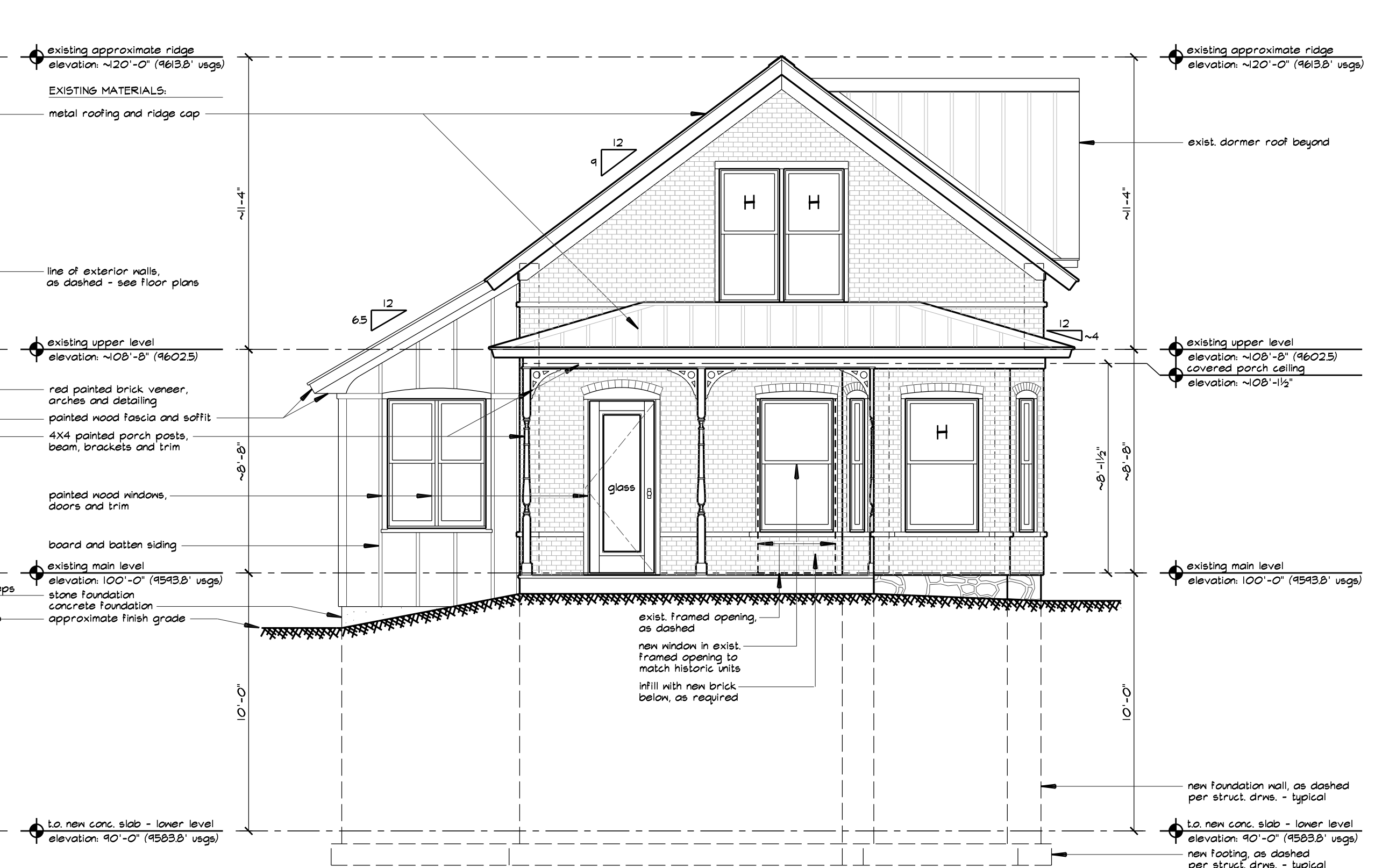
**THOMAS RESIDENCE - 314 LINCOLN AVE.**  
 REMODEL / RENOVATION / GARAGE ADDITION  
 LOT 4, BLOCK 1, YINGLING & MICKLE'S ADDITION  
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

JOB NUMBER:	2345
DATE:	12-08-2022
SET:	CLASS "A" SUBMITTAL

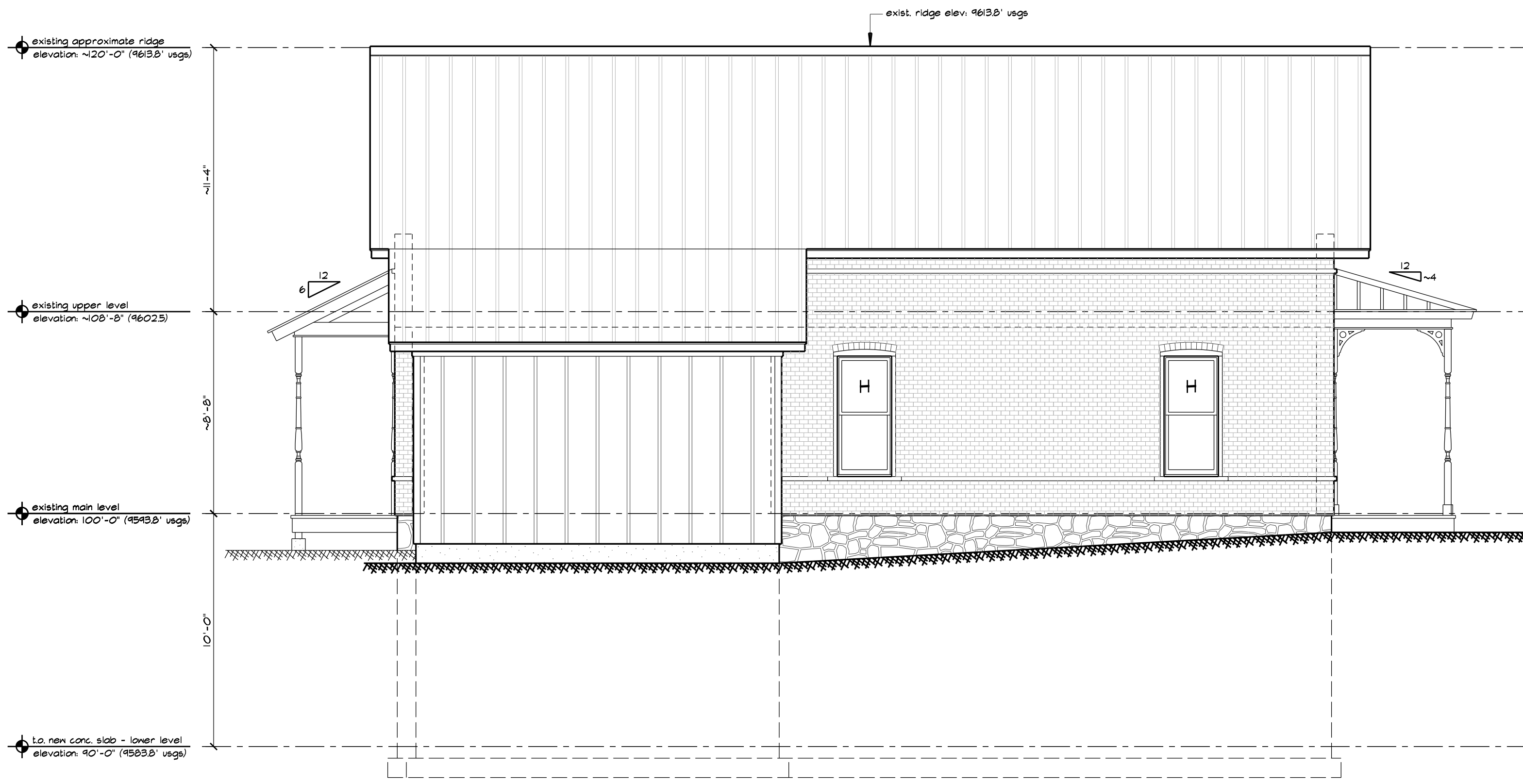
**A.2 FLOOR PLANS**



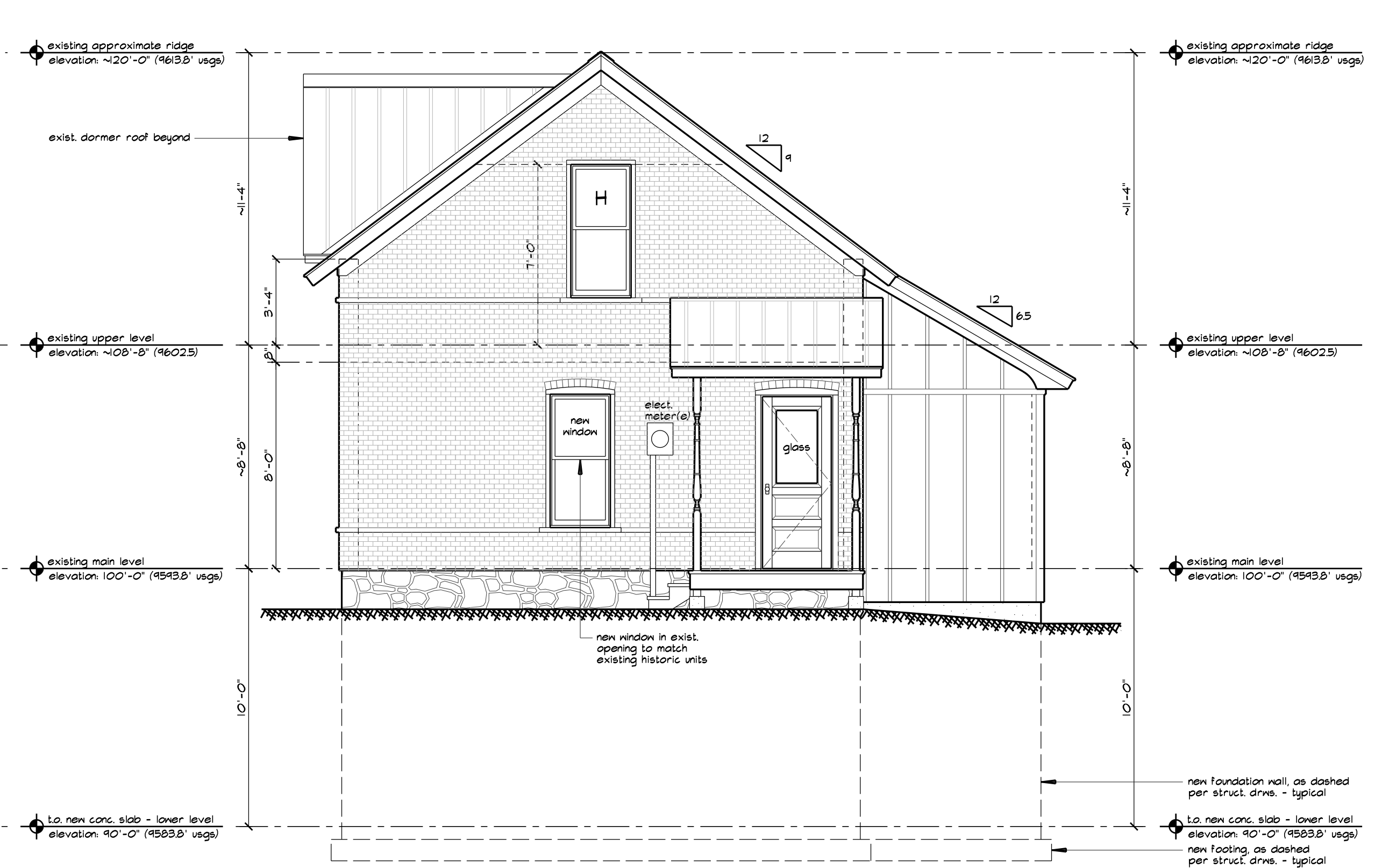
**East Elevation**  
Scale: 1/4" = 1'-0"



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



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



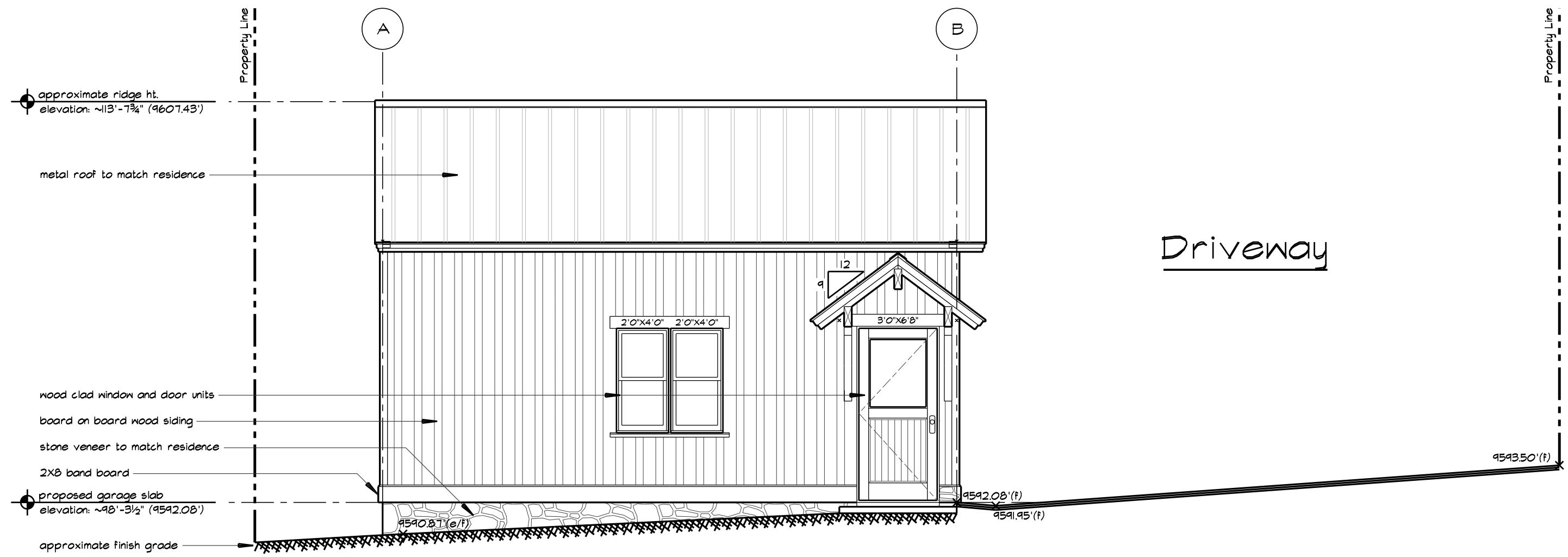
**North Elevation**  
Scale: 1/4" = 1'-0"

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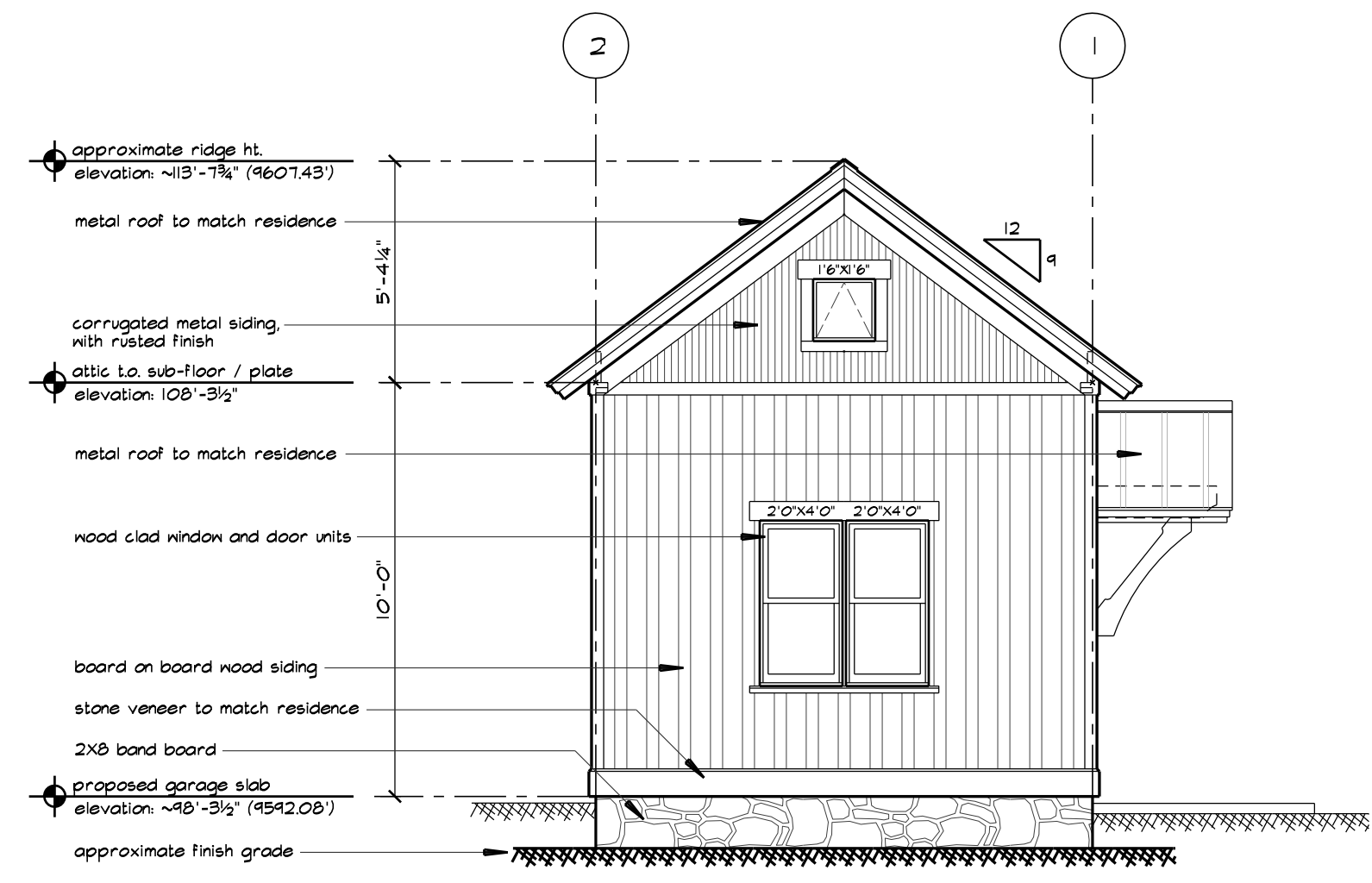
**THOMAS RESIDENCE - 314 LINCOLN AVE.**  
REMODEL / RENOVATION / GARAGE ADDITION  
LOT 4, BLOCK 1, YINGLING & MICKLE'S ADDITION  
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

JOB NUMBER:	2345
DATE:	12-08-2022
SET:	CLASS "A" SUBMITTAL

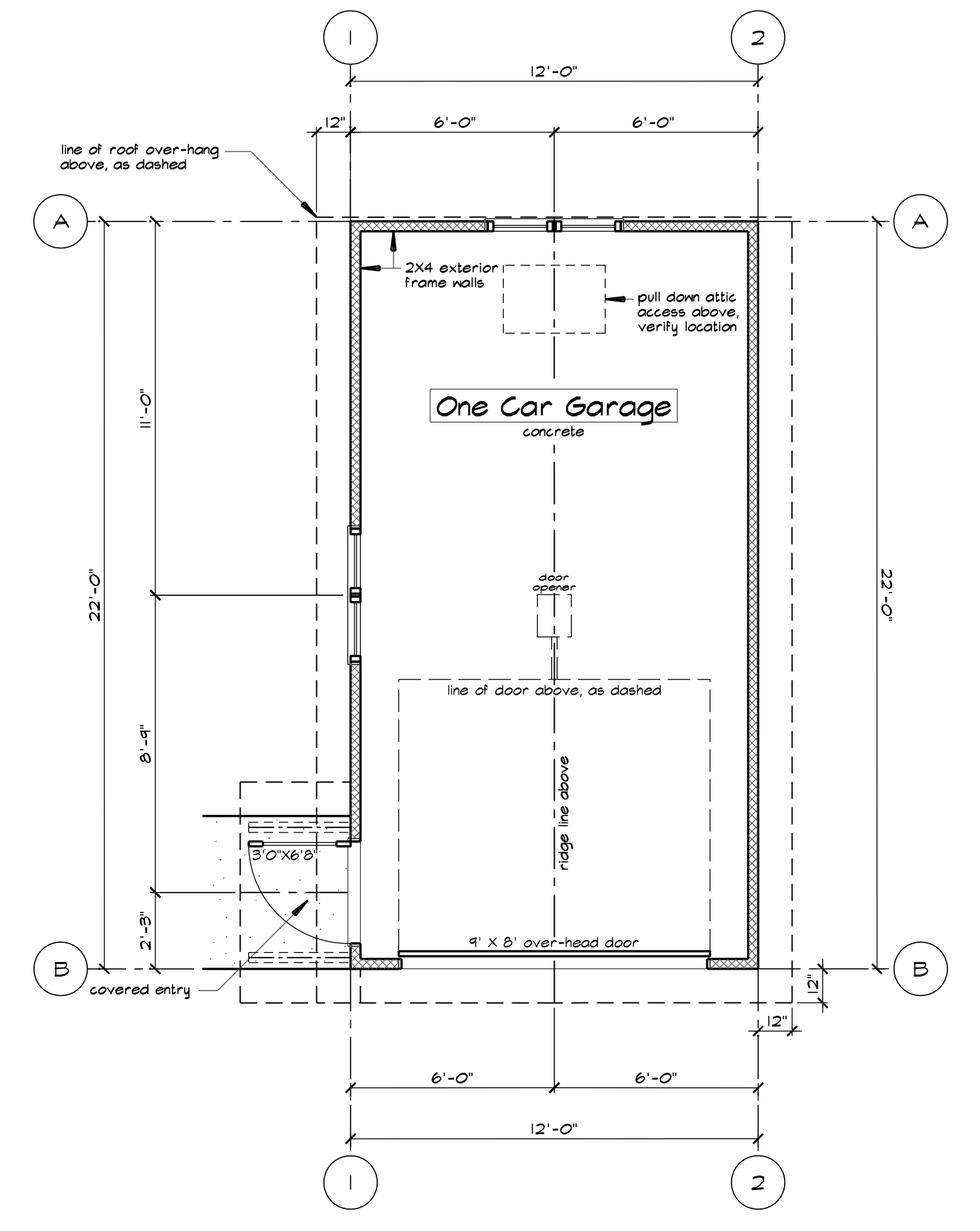
**A.3**  
ELEVATIONS



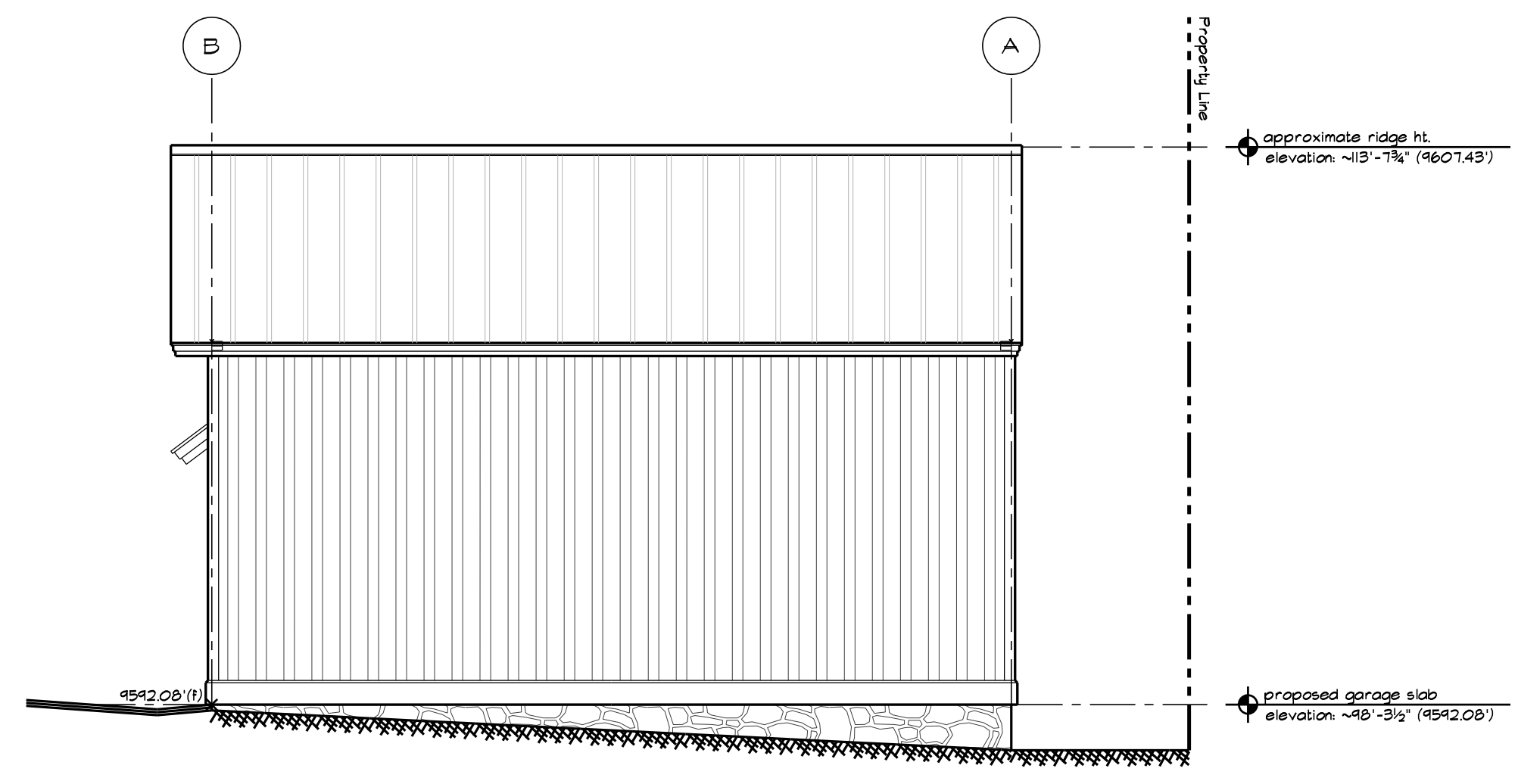
**South Elevation**  
Scale: 1/4" = 1'-0"



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



**Proposed Garage Plan**  
Scale: 1/4" = 1'-0"  
Garage Gross Sq. Ft. = 264

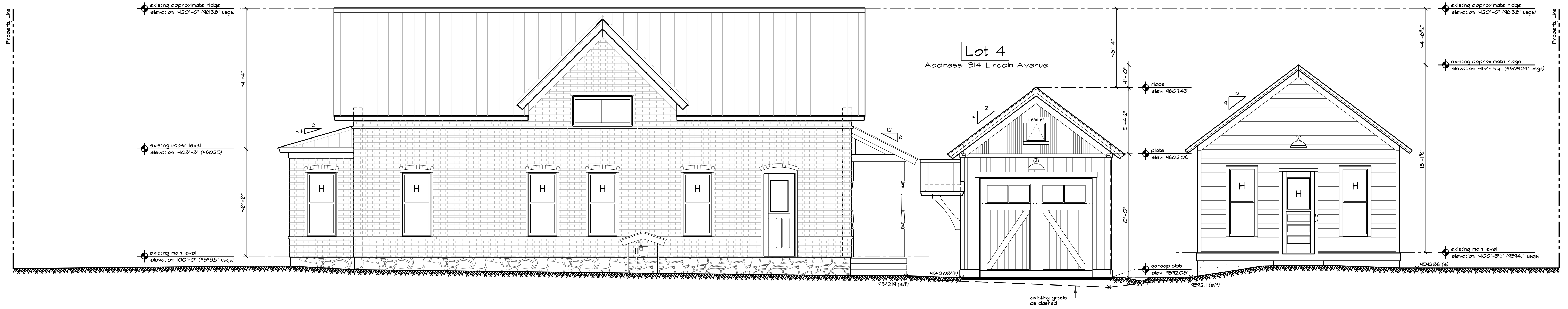


**North Elevation**  
Scale: 1/4" = 1'-0"

**Existing Thomas Residence**

**Proposed Garage**

**Existing Secondary Structure**



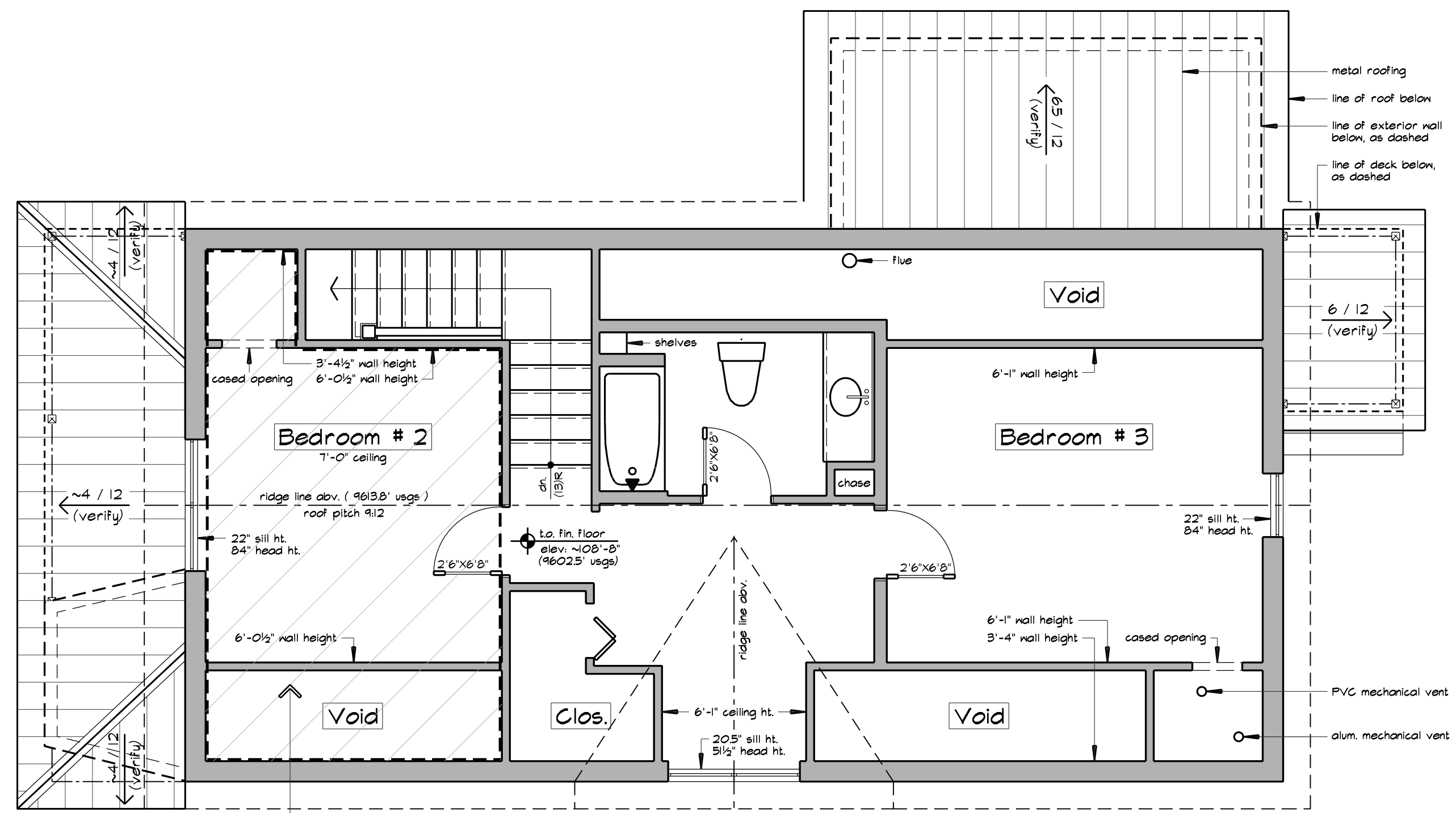
**Harris Street: East Elevation Street Scope**  
Scale: 1/4" = 1'-0"

**NEELY ARCHITECTURE**  
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970-547-0564  
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neelyarchitecture@gmail.com

**THOMAS RESIDENCE - 314 LINCOLN AVE.**  
REMODEL / RENOVATION / GARAGE ADDITION  
LOT 4, BLOCK 1, YINGLING & MICKLE'S ADDITION  
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

JOB NUMBER:	2345
DATE:	12-08-2022
SET:	CLASS "A" SUBMITTAL

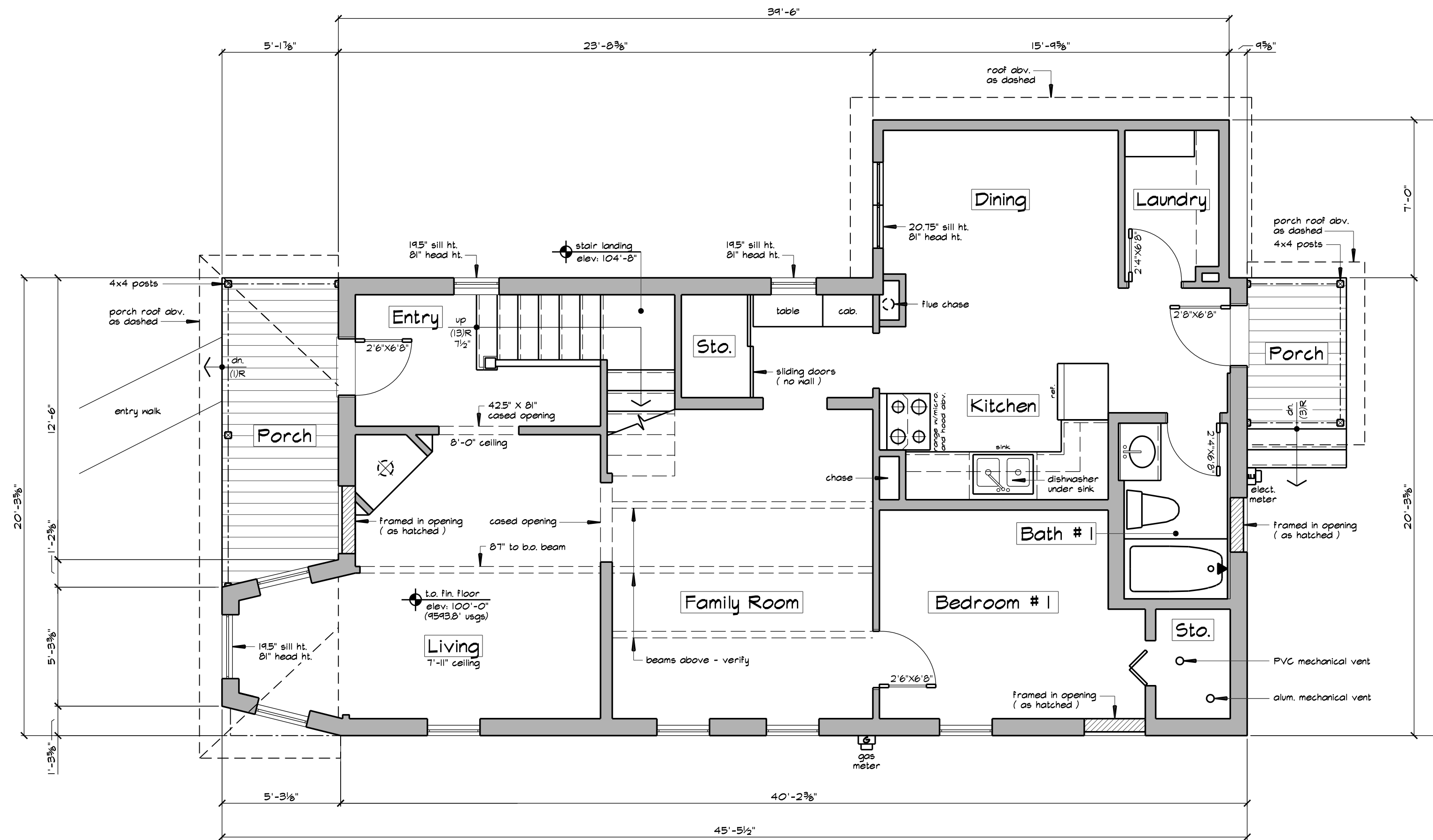
**A.4**  
GARAGE ADD.



proposed deleted Bedroom # 2  
177 sq. ft. ( outline as hatched )

As-Built Conditions


**Upper Level Floor Plan**  
 Scale: 1/4" = 1'-0"  
 Upper Level Gross Sq. Ft. = 569  
 ( does not include stair or void areas )

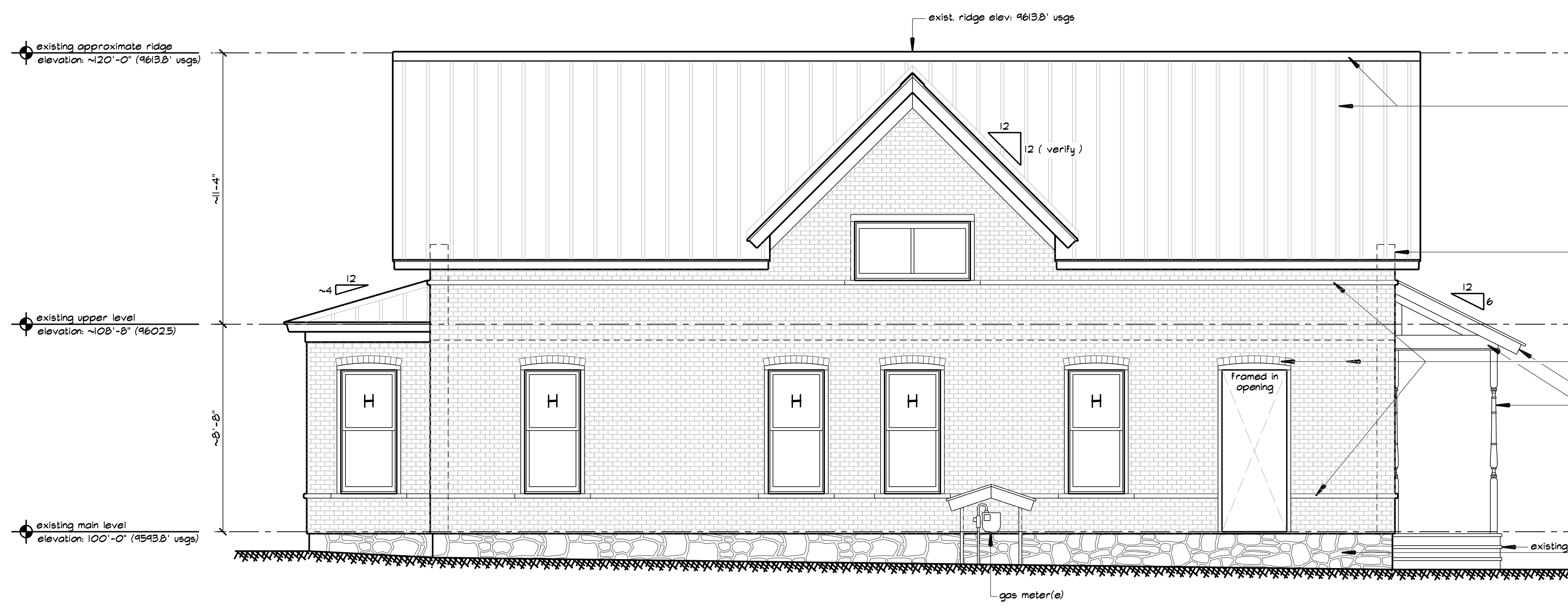


As-Built Conditions

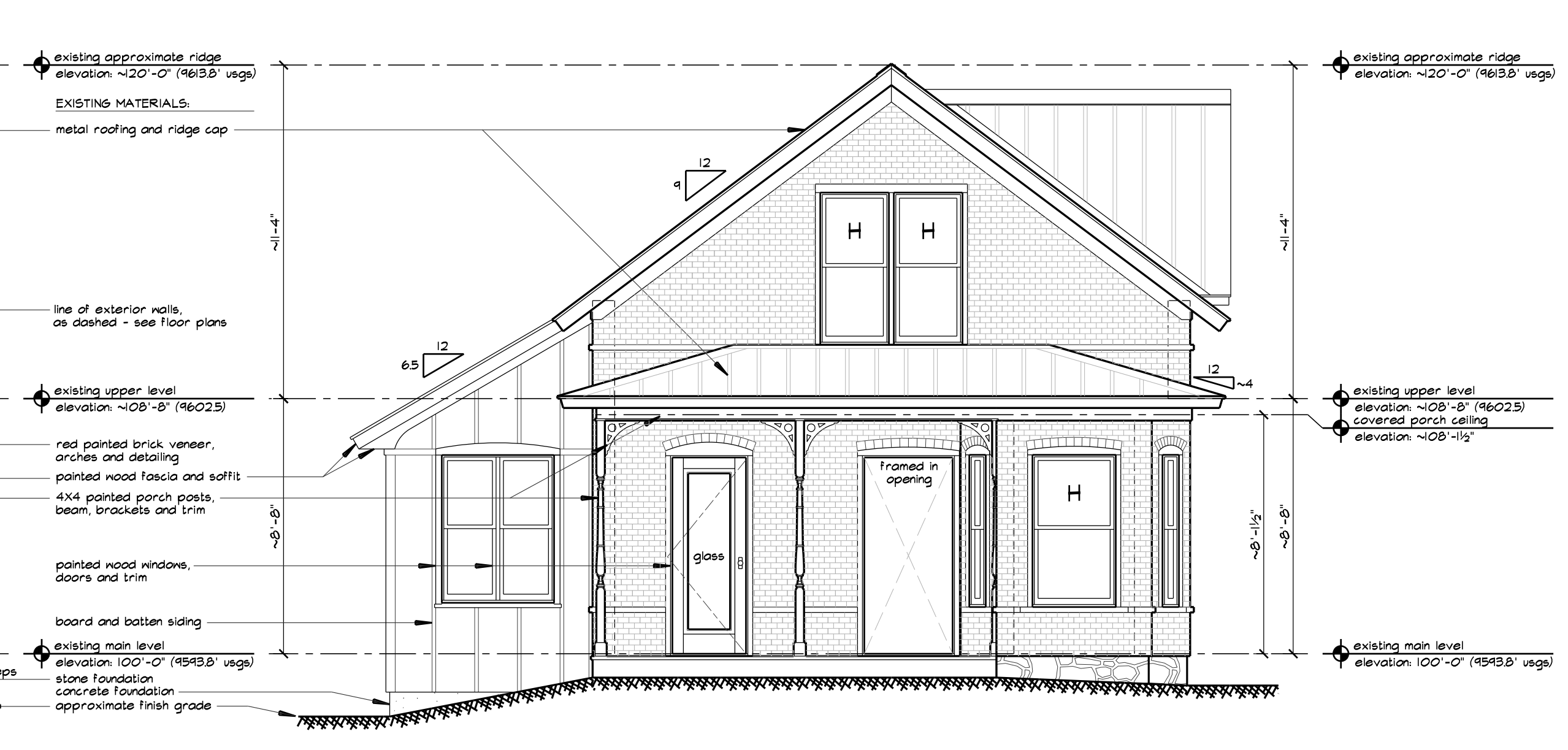

**Main Level Floor Plan**  
 Scale: 1/4" = 1'-0"  
 Main Level Gross Sq. Ft. = 962

**THOMAS RESIDENCE - 314 LINCOLN AVE.**  
 REMODEL / RENOVATION / GARAGE ADDITION  
 LOT 4, BLOCK 1, YINGLING & MICKLE'S ADDITION  
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

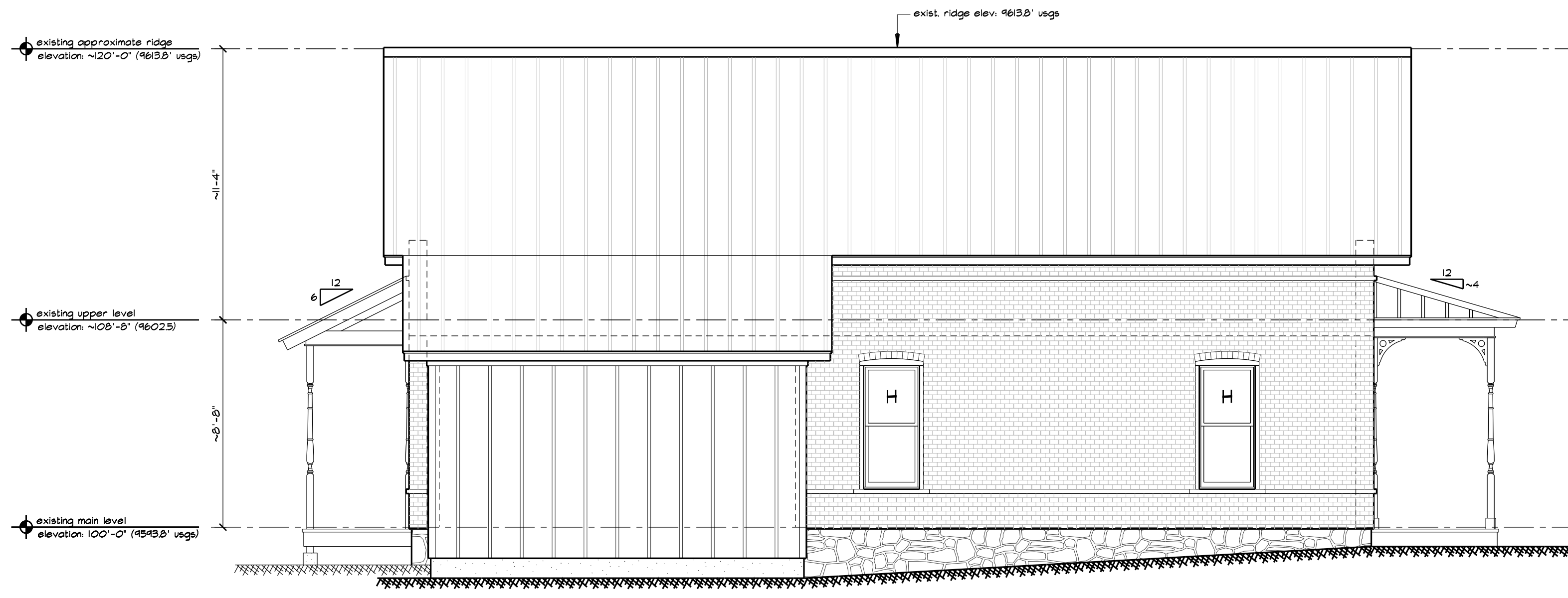
JOB NUMBER:	2345
DATE:	12-08-2022
SET:	AS-BUILT CONDITIONS



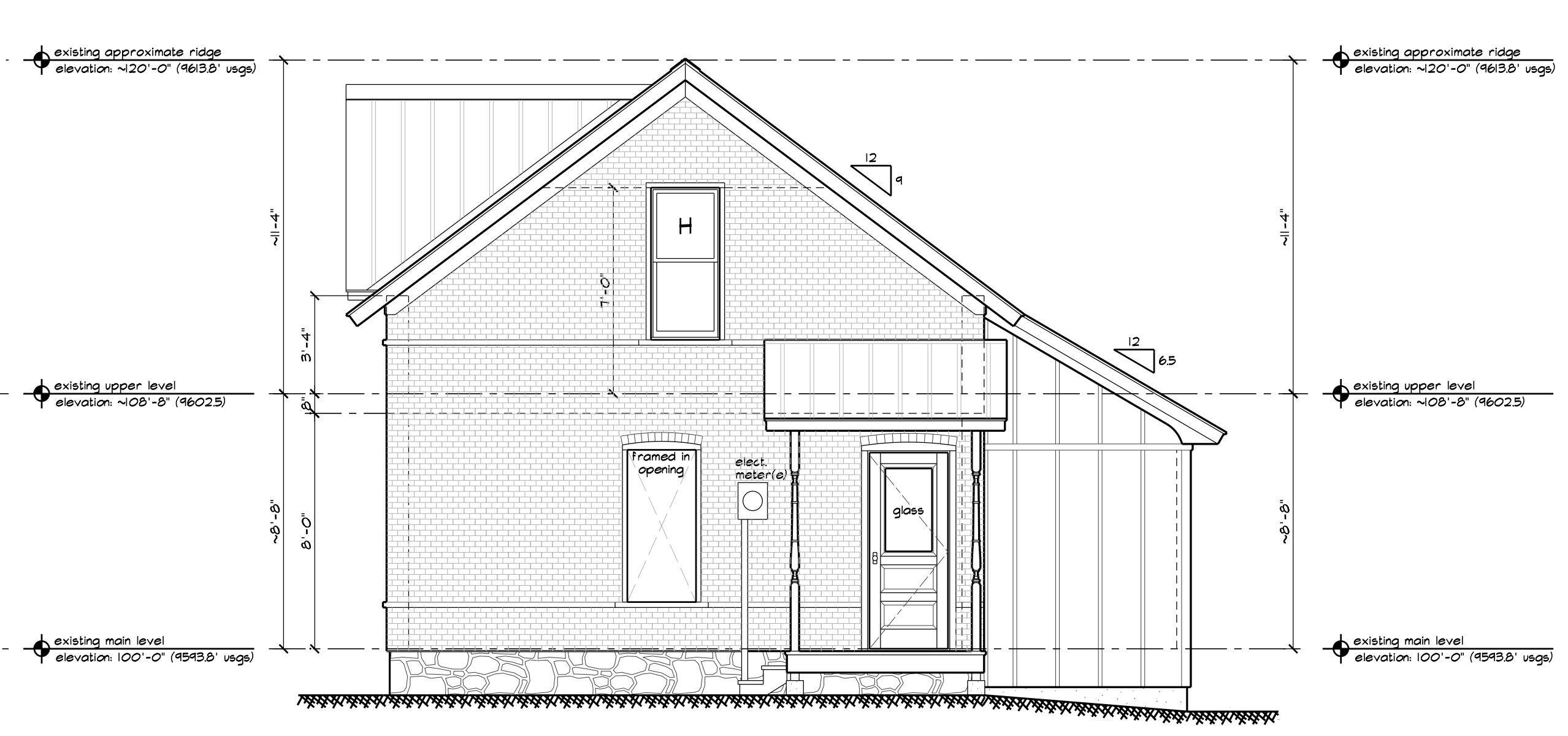
As-Built Conditions  
**East Elevation**  
 Scale: 1/4" = 1'-0"



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



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



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

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**THOMAS RESIDENCE - 314 LINCOLN AVE.**  
 REMODEL / RENOVATION / GARAGE ADDITION  
 LOT 4, BLOCK 1, YINGLING & MICKLE'S ADDITION  
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

JOB NUMBER:	2345
DATE:	12-08-2022
SET:	AS-BUILT CONDITIONS

**AB.2**  
 ELEVATIONS





December 29, 2022

Project: Thomas Residence, 314 Lincoln Avenue Remodel/ Renovation/ Garage Addition  
Class A Development Permit Preliminary Review  
Attn: Town of Breckenridge Planning Department

Detailed Project Description:

- Remove existing river rock foundation with structural assistance
- Dig out sections to support brick walls/ create new lower level floor area
- Structurally assist existing main level floor system to strengthen & level
- Place new concrete foundation walls at building perimeter and new concrete pads as required for structural tracking
- River rock veneer wainscoting shall be applied to new concrete foundation to match existing.
- Removal of the front upper level floor system to create vaulted roof section
- Reinforce exterior brick walls and roof system with new structural components
- Insulation improvements: R-10 exterior insulation at new foundation walls with R-23 batt insulation in new 2x4 interior furring walls. Roof insulation: spray foam in sistered 2x8 rafters to existing 2x4 rafters for R-49 total roof insulation. Exterior, solid brick walls (9") shall remain uninsulated.
- The existing mechanical system/ boiler shall be evaluated and upgraded as necessary to accommodate the new hot water distribution design.
- The existing metal roofing shall be replaced with new standing seam metal roofing with substrate repaired and a new ice and water shield membrane installed.
- The existing colors of the main house shall remain.
- Exact roofing colors to be determined in coordination with the existing colors of the main house and the new garage natural stain colors. Selected colors shall also coordinate with the existing secondary dwelling.
- The new windows shall match (as close as possible) to the existing historic windows. There are two newer windows that shall remain. The historic windows and doors shall be reconditioned.
- The new egress windows on the Harris St. side (below grade) shall be casement windows to allow higher sill height for egress that requires shorter egress window well walls.
- The new garage shall be placed on new concrete foundation frost walls with required footings. The structure shall be wood framed with stained wood and metal siding. The garage's roof material and color shall match the main house's new standing seam metal roofing.

# COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

(Page 1 of 7)

### Office Eligibility Determination

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible - National Register
- Determined Not Eligible - National Register
- Determined Eligible - State Register
- Determined Not Eligible - State Register
- Needs Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

### I. IDENTIFICATION

1. Resource number: **SST130.113**
2. Temporary number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **Thompson House**
6. Current building name: **Peterson House**
7. Building address: **314 Lincoln Avenue**
8. Owner name: **Guy R. & Margaret A. Peterson**  
Owner address: **402 23rd Street**  
**Golden, CO 80401**

### II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**  
**SW** of **NE** of **NE** of **SW** of section 31
10. UTM reference  
Zone **13**  
Easting: **410311**  
Northing: **4370841**
11. USGS quad name: **Breckenridge, Colorado**  
Year: **1970 (Photorevised 1987) 7.5'**
12. Lot(s): **4** Block: **1**  
Addition: **Yingling & Mickels Addition** Year of Addition **1982**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):  
**L-Shaped Plan**
15. Dimensions in feet: **1474 square feet**
16. Number of stories: **1.5**
17. Primary external wall material  
**Brick**
18. Roof configuration (enter one):  
**Gabled Roof / Front Gabled Roof**
19. Primary external roof material (enter one):  
**Metal Roof**
20. Special features (enter all that apply):  
**Porch**  
**Segmental Arch**  
**Fence**

22. Architectural style / building type:

**No Style**



**21. General Architectural Description**

This house is located at the northwest corner of Lincoln Avenue and Harris Street in Breckenridge. Constructed in 1908-1909, the 1.5 story dwelling is built of brick masonry construction. It is supported by a coursed river rock foundation, and its walls are made of the solid red bricks which are laid in running bond. A stringcourse, composed of a single course of projecting brick stretchers, forms a water table at the level of the bottom of the main floor window sills. Another stringcourse, also composed of a single course of projecting brick stretchers, encircles the building at the level of the bottom of the window sills in the upper half story. The roof is a steeply-pitched front gable, with a small intersecting gable on the east (side) elevation, and an intersecting shed roof over a 16' by 7' addition at the north end of the west elevation. The roof is covered with green metal roofing material, and the eaves are boxed with painted cream color wood trim.

A painted cream color wood-paneled front door enters the house from a 5' by 12.5' wood porch at the west end of the facade (south elevation). This door features a segmental brick arch and a single upper sash light which is surrounded by small square stained glass Queen Anne lights. The porch has a wood plank floor, and turned columns with decorative brackets which support a low-pitched hipped porch roof. Another entry door was traditionally located at the east end of the front porch; however, this door has been filled in with plywood and is no longer in use. A large bay with windows is located at the east end of the facade, and is covered by an extension of the porch roof. This bay features three 1/1 double-hung sash windows, with painted cream wood frames and surrounds, and with painted green exterior wood storm windows. The dwelling's first story windows are, otherwise, entirely single and paired 1/1 double-hung sash with segmental brick arches, painted cream wood frames and surrounds, and painted green exterior wood storm windows. Windows in the upper half story are the same, except they have flat, rather than segmental, arches. A rear entry is located on the north elevation. Here, a painted cream color wood-paneled door, with one upper sash light, is covered by a wood storm door. This door leads into the house from a 4.5' by 7' wood porch, covered by a shed roof supported by turned columns.

The shed-roofed addition on the west elevation features a concrete foundation, painted red board-and-batten walls, a set of paired single-light casement windows on its south elevation.

22. Architectural style / building type: No Style

23. Landscape or setting special features:

This property is located at the northwest corner of Lincoln Avenue and N. Harris Street, near the east end of the Breckenridge Historic District. The property also includes a cabin (with the address of 103 N. Harris Street), and a shed, and it is enclosed by wrought iron and woven wire fences.

## 24. Associated buildings, features, or objects

**Cabin at 103 N. Harris Street**

Built circa 1883, this cabin is located 28' north of the house. This historic building measures 16.5' N-S by 30' E-W, including a 16.5' by 10' historic gabled addition to the west (rear) elevation. Oriented toward Harris Street to the east, the cabin is of wood frame construction, is one story in height, and has a wood timbers on grade foundation. The exterior walls on the east and west elevations are clad with painted green horizontal weatherboard siding, with painted kelly green 1" by 4" corner boards. The exterior walls on the north and south elevations are clad with painted green plywood, which has been nailed over the horizontal weatherboard siding. The cabin roof is a moderately-pitched front gable, covered with brown metal roofing material laid over 1x wood decking and 2x wood rafters. The eaves are boxed with painted green wood trim. The cabin has a symmetrical facade on the east elevation. Here, a painted green wood-paneled door, with one upper sash light and with a wood-paneled storm door, is flanked on either side by a 1/1 double-hung sash window with painted green wood frames and surrounds. Windows on the south elevation include a large horizontally-oriented fixed-pane window, and one vertically-oriented single-light casement window. A small 1/1 double-hung sash window, with a painted green wood frame and surround, penetrates the west (rear) elevation. There are no windows on the north elevation. A rear entry door leads into the cabin from a 12' by 12' wood deck on the west elevation.

**Shed**

A storage shed, which measures 4' by 12', extends from the cabin's west elevation and faced onto the wood deck. This small utilitarian structure appears to be constructed of scrap lumber. It has unpainted vertical wood plank walls on its east, south, and west elevations; however its north elevation wall is made of painted green plywood nailed to horizontal wood planks. The structure is covered by a shed roof, covered with rolled black asphalt roofing material laid over plywood decking and 2x wood rafters. A set of paired vertical wood plank doors are located on the shed's south elevation.

**IV. ARCHITECTURAL HISTORY**

## 25. Date of Construction:

Estimate

Actual 1908-1909

Source of information: **Sanborn Insurance Maps; Summit County Journal, December 12, 1908.**

## 26. Architect: unknown

Source of information: n/a

## 27. Builder/ Contractor: T.B. Thompson

Source of information: **Summit County Journal, December 12, 1908.**

## 28. Original owner: P.D. Mickels

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 1, page 350.**

## Architectural Inventory Form

(Page 4 of 7)

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**29. Construction History (include description and dates of major additions, alterations, or demolitions):**

Summit County Clerk and Recorder records indicate that this property's cabin at 103 N. Harris Street was constructed in 1883. The brick residence at 314 Lincoln Avenue was then built some years later, in 1908-1909. Built by T.B. Thompson, this was reportedly Breckenridge's first brick dwelling, and it was constructed with red-pressed bricks left over from the construction the school building located in the block to the north (presently used by the Colorado Mountain College). It is also possible that bricks leftover from construction of the Summit County Courthouse may also have been used. The cabin at 103 N. Harris St. originally measured 16.5' N-S by 20' E-W; however, it was extended ten feet to the west at some point early in its history. The house appears largely as originally built, except for a shed-roofed addition at the north end of its west elevation. This addition was built by current owner Guy Peterson in the 1970s. The small storage shed and deck at the rear of the cabin were reportedly constructed by renters in the late 1960s or early 1970s.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**  
 32. Intermediate use(s): **Domestic / Single Dwelling**  
 33. Current use(s): **Domestic / Single Dwelling**  
 34. Site type(s): **Residence**

### 35. Historical Background

Summit County Clerk and Recorder records show P.D. Mickels as the first owner of this property. Mickels and his partner, F.P. Yingling, established the Yingling and Mickels Addition to the town of Breckenridge in 1882. In 1883, Mickels sold this lot to Agnes Bradley, who likely built the small frame cabin on the site. Bradley later sold the property to Matilda Lehman, who later lost it to a "sheriff's sale" in 1898. At the sale, T.B. Thompson, a local coal dealer and expressman, paid \$128.36 for the property. Thompson would later become the long-time proprietor of a general department store located at 101 S. Main Street in Breckenridge. He also engaged in ranching.

In December of 1908, T.B. Thompson began erecting the "first brick dwelling of Breckenridge" on this site with red-pressed brick left over from the construction of the school building across the street. The Thompson family used the fine brick house as their primary residence while renting the small cabin. The property remained in the Thompson family until 1958 when they sold it to Thomas and Maxine Henney. Two years later, the Henneys sold it to the Summit County Development Company. Guy and Margaret Peterson, who are the current owners, acquired the lot and its improvements from Round and Porter Lumber Company, Inc., on April 1, 1968.

### 36. Sources of Information

Sanborn Fire Insurance Maps, dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor. Commercial and Residential Property Appraisal Records.

Summit County Clerk and Recorder. Warranty Deed Record, book 1, p. 350.

Summit County Clerk and Recorder. Sheriff's Deed and Notaries Bond and Com'n. Record, book 70, p. 85.

Summit County Clerk and Recorder. Miscellaneous Deed Record, book 136, p. 325.

Summit County Clerk and Recorder. Quit Claims Deed Record, book 120, p. 538.

Summit County Clerk and Recorder. Miscellaneous Deed Record, book 153, p. 48.

Summit County Clerk and Recorder. Miscellaneous Deed Record, book 155, p. 416.

Summit County Clerk and Recorder. Schedule #0300920.

*Summit County Journal*, December 12, 1908.

## VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: n/a

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in prehistory or history;

Qualifies under Criteria Considerations A through G (see Manual).

**xx** Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

**Architecture; Community Planning and Development**

40. Period of Significance: **1883-1958**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This property is historically significant for its association with Breckenridge's development and evolution as a successful Colorado mining town - from the time of its construction in the early 1880s, through its progressive associations with the Bradley, Lehman, and Thompson families which came to a close in 1958. The cabin is architecturally significant for its early 1883 date of construction, and for its representative unstylized wood frame front-gabled architectural plan. The house is also architecturally significant, for its brick construction (it is reportedly Breckenridge's first brick dwelling), and for the fine display of craftsmanship found in its construction details from the Late Victorian era. The two buildings' significance in these regards, though, is probably not to the extent that the property would qualify for individual listing in the National Registers of Historic Places. Moreover, there has been a small loss of integrity. This property, though, may well qualify for individual listing in the State Register of Historic Properties. It should also be considered eligible for individual local landmark designation by the Town of Breckenridge, and it is a contributing resource located within the boundaries of the existing Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property exhibits an overall high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The house's integrity has been diminished to a modest degree by the construction of a small addition to the west (side) elevation in the 1970s.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located within the boundaries of the Breckenridge Historic District which was listed in the National Register of Historic Places on April 9, 1980.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **BREC-24**

Frame(s): **7-18**

Negatives filed at: **Town of Breckenridge  
150 Ski Hill Road  
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **May 28, 2005**

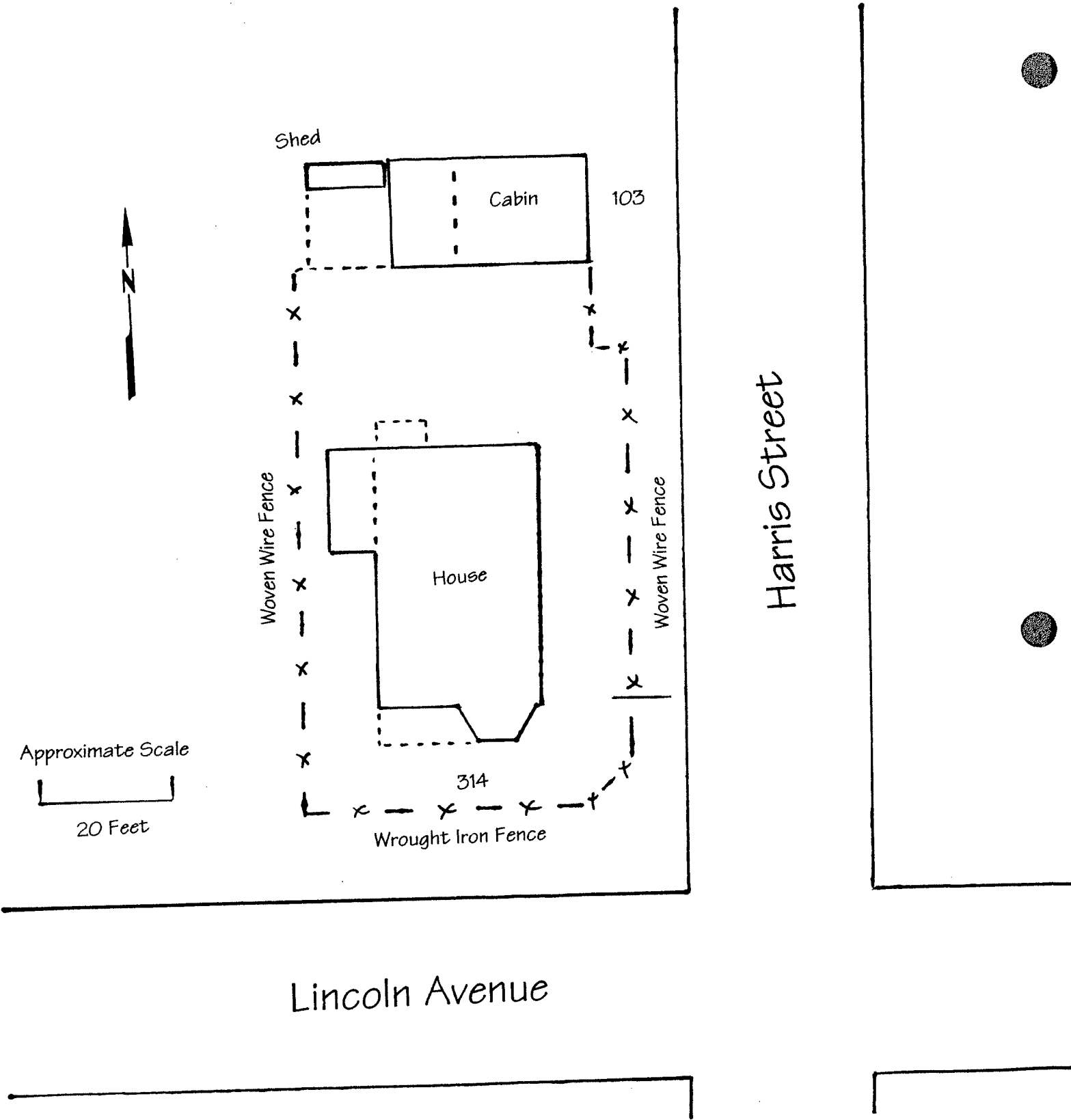
50. Recordors: **Carl McWilliams** **Rebecca Waugh**

51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**

52. Addresses: **1607 Dogwood Court** **150 Ski Hill Road**  
**Fort Collins, Colorado 80525** **Breckenridge, Colorado 80424**

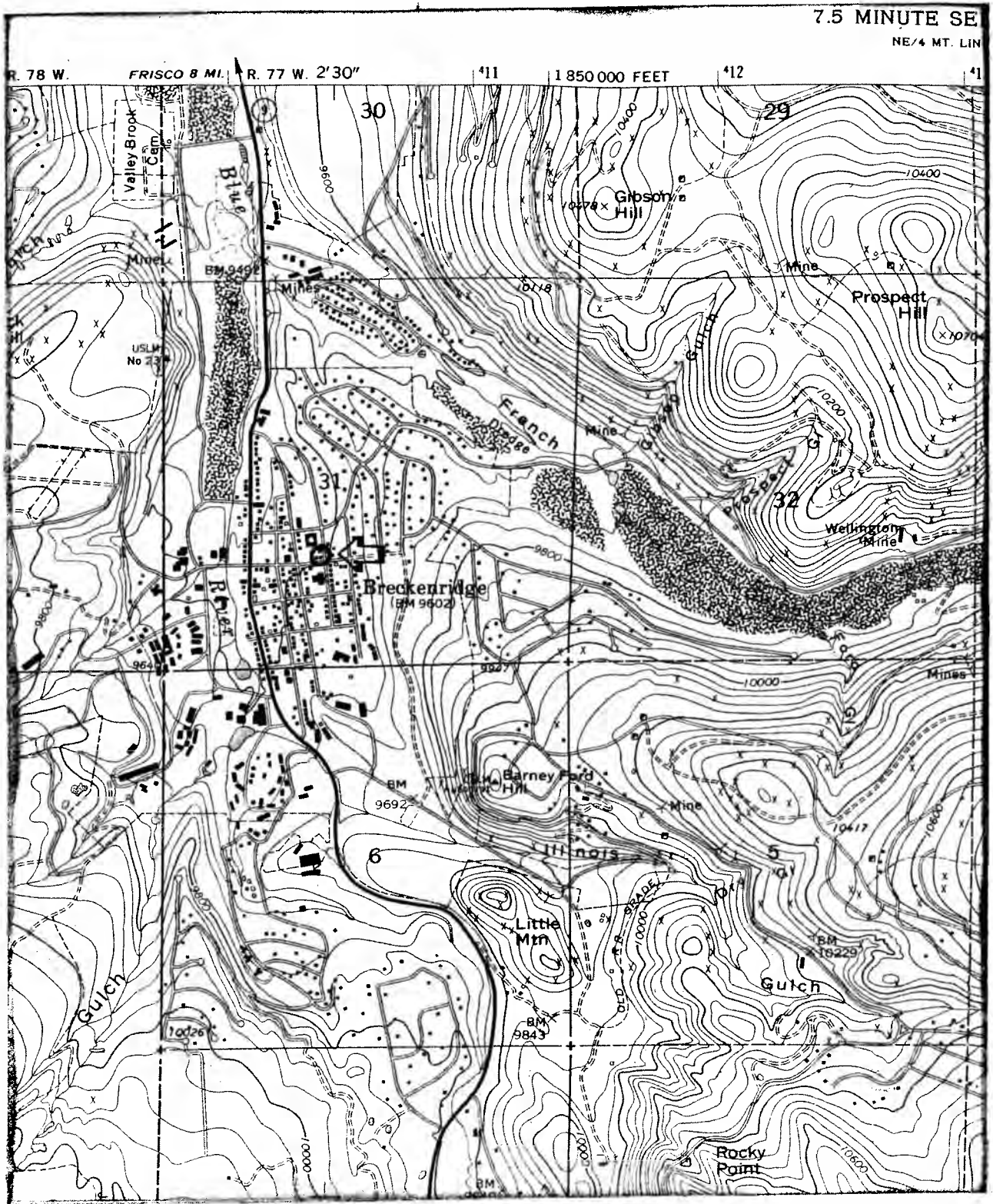
53. Phone numbers: **970/493-5270** **303/629-6966 ext. 142**





SKETCH MAP

314 Lincoln Ave. / 103 N. Harris Street, Breckenridge, Colorado



LOCATION MAP

314 Lincoln Ave. / 103 N. Harris St., Breckenridge, Colorado  
(Copied from Breckenridge, Colorado USGS Quadrangle Map)