

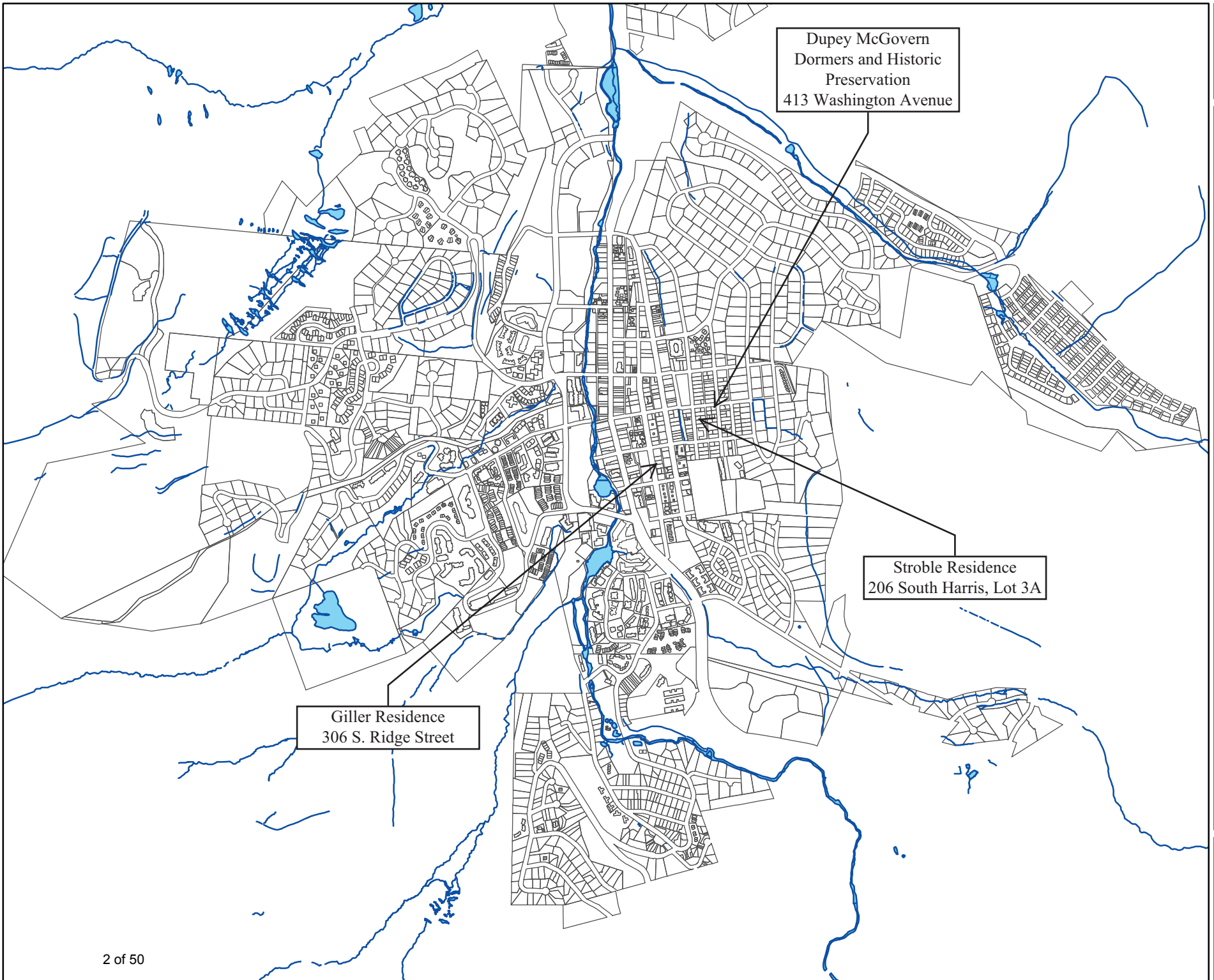
Town of Breckenridge
Planning Commission Agenda

Tuesday, November 15, 2011
Breckenridge Council Chambers
150 Ski Hill Road

7:00	<i>Call to Order of the November 15, 2011 Planning Commission Meeting; 7:00 p.m. Roll Call</i>	
	<i>Approval of Minutes November 1, 2011 Regular Meeting</i>	3
	<i>Approval of Agenda</i>	
7:05	<i>Preliminary Hearings</i>	
	1. Giller Residence (MM) PC#2011054	8
	306 South Ridge Street	
	2. Stroble Residence (MM) PC#2011060	16
	206 South Harris, Lot 3A	
8:30	<i>Combined Hearings</i>	
	1. Dupey McGovern Dormers and Historic Preservation (MGT) PC#2011068	38
	413 Washington Avenue	
9:15	<i>Other Matters</i>	
9:30	<i>Adjournment</i>	

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 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.*



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PLANNING COMMISSION MEETING

The meeting was called to order at 7:02 p.m.

ROLL CALL

Kate Christopher Jim Lamb Trip Butler
Gretchen Dudney Michael Rath

Dave Pringle arrived at 7:08 p.m.

Dan Schroder arrived at 7:13 p.m.

APPROVAL OF MINUTES

With no changes, the October 18, 2011 Planning Commission meeting minutes were approved unanimously (5-0).

APPROVAL OF AGENDA

With no changes, the November 1, 2011 Planning Commission meeting agenda was approved unanimously (5-0).

CONSENT CALENDAR:

1. Wellington Neighborhood Lot 9A, Block 9 Single Family Home (MGT) PC#2011070
2. Wellington Neighborhood Lot 9B, Block 9 Single Family Home (MGT) PC#2011071
3. Wellington Neighborhood Lot 10, Block 9 Single Family Home (MGT) PC#2011072

With no requests for call up, the Consent Calendar was approved as presented.

CONTINUED HEARINGS:

1. Breckenridge Stables Horse and Carriage (CN) PC#2011061

Mr. Neubecker presented a proposal to operate a horse drawn carriage for rides and tours around Breckenridge as well as provide taxi service for special events, weddings, dinner rides, etc. The proposed new location is at the southeast corner of Main Street and Lincoln Avenue. On October 4, 2011, the Planning Commission reviewed this application. Based on public comment from neighboring business and property owners, the Planning Commission continued the hearing to allow Staff and the Applicant to consider other locations. Planning Staff has met with Staff from the Public Works and Police departments to consider other possible locations and has also talked with the Applicant about possible waiting locations. Based on visibility and location, as well as turning movements, the Applicant has indicated that the location at Main Street and Lincoln Avenue is their preferable new location. Staff recommend that the Planning Commission approve the Breckenridge Stables Horse and Carriage use (PC#2011061), along with the attached Findings and Conditions.

Commissioner Questions / Comments:

- Mr. Butler: Is there going to be a curb bulb out? (Mr. Neubecker: There is already a bulb out in that location.)
- Mr. Pringle: Everybody loves the carriage ride but everyone hates to have it in front of their house. You and your employees need to come up with a rock solid plan to address odors and to collect urine; then I think all the issues will go away, but if it can't then everybody will object to it. I'm glad that we found a place that works because the last thing I want to see is this operation becoming a problem. (Mr. Brad Bays, Applicant: We will work on keeping it clean and keeping the smells down.)
- Mr. Butler: Is this an annual permit? (Mr. Neubecker: It is a yearly permit. It could be renewed as a Class D, or it could possibly end up being a Class C and a Town Council call up if need be.) If the Applicant had proved that he had overcome those objections, couldn't it be incentive for him to run a tight ship?
- Mr. Pringle: The waiting area and restroom area in the Lincoln Mall is much greater than Creatures Great and Small. I would be reluctant to hint that if you do a real good job you could move it back where it was, because it might be a better location for everybody. (Mr. Neubecker: The permit is for this location. A change of location would require a new permit.)
- Mr. Lamb: This is a better location for visibility.
- Mr. Schroder: Seems like a great spot, with public restrooms; are there any community members that have objections to the new location? (Mr. Neubecker: Yes, some have. We've heard from property manager and a business owner in Lincoln West Mall. They are mostly concerned about the odor and cleanup process.) I am in support of the carriage as a whole. I believe our community will benefit from it.

Ms. Dudney opened the hearing to public comment. There was no public comment and the hearing was closed.

Ms. Christopher made a motion to approve the Breckenridge Stables Horse and Carriage, PC#2011061, with the presented findings and conditions. Mr. Pringle seconded, and the motion was carried unanimously (7-0).

WORKSESSIONS:

1. Town Council Report (Mayor John Warner)

Mayor Warner presented updates to recent Town Council agendas and discussions.

Dr. Warner: The idea of a solar garden; how do you do that without affecting the public right-of-way (i.e.: visibility in the historic district)? We came up with a list of relative priorities. I think Stillson Placer is a good location of for a solar garden. I just want to remind you that the SustainableBreck plan is in favor of something like this. I appreciate all of your comments; you (Planning Commission) raised the idea of a garden some place (when we were discussing the solar panel ordinance); but we as a group want to hear what you guys have to say. It is important for us to contemplate the possibility of solar gardens. Suggest looking at Park City and how they have few controls and have sprawled their historic district. There are only a handful of historic ski towns in the United States, so looking at Park City would be worthwhile as a field trip for the Planning Commission.

Major issues discussed: Block 11, McCain Property, Joint Meetings

We will be talking about the possibility of a bridge or culverts near Coyne Valley Road when the Blue River is moved to the west.

We don't have a plan for the McCain Property. We have an 80 acre rock pile. We have thought about a reservoir, reflection pools, and water pump-back. I do know that the Council and the Army Corps are very keen on reclaiming the western portion of the Blue River on the McCain Property. The Town has budgeted \$2 million, it is a \$5 million project. (Ms. Dudney: Did you feel the process worked properly with what we considered on the solar gardens?) Dr. Warner: It seemed from what I read in the minutes that there was some pre-judgment about the project. I feel you should go into a presentation with an open mind. You are supposed to listen and then make a decision. Some seemed skeptical of the positive point nature of the renewable energy. I was just surprised at the level of skepticism at Council's motives for being enthusiastic about this. It seemed to answer so many questions and issues with regards to the historic district and its restrictions; maybe I am misreading the minutes and I kind of struggled with it. (Mr. Pringle: I felt that this was an application given to us. This was a project that the Planning Commission was asked to make a decision on even though it was being proposed at Town's level. I thought there were a number of questions; I was kind of taken back that we would propose an application somewhere on the property. We can't take into consideration of past, present and how we have interpreted other policies. This was the application.) (Ms. Dudney: My understanding was that it was an application review process.)

There is no master plan in place for the McCain property. We signed a letter of intent with this solar company. We are in an RFP process; we haven't paid any money yet. It was kind of a "look-see", tell us what you don't like about it. You will see it again if we go forward. (Mr. Neubecker: We have the direction from the Planning Commission; we will be working on a more specific site plan.) I read the minutes in the context that it was a done deal. (Mr. Pringle: Now you understand why there should be a Town Council representative at our meetings.) (Dr. Warner explained why Mr. Berry, the Town Attorney, doesn't want a Council member here because of voting problems.) You are right; there is a breakdown of communication. I will be happy to try and see if one of us (from Town Council) can be here once a month so we can make sure there aren't any communication breakdowns. I think it is important that we both can function on a high level. I'm here to bridge that gap and you will see more of me. I would like to have two joint meetings per year. I wouldn't mind bumping that up to three or four times a year. It is hard to get Council members to do more stuff, especially when they are already on multiple committees. I'm asking for your patience and keep the faith, as I'm renewing a process for us to have better communication.

Mr. Eric Buck, Town Resident: There may have been a shortfall between the minutes and what was said because I was here during that meeting. Advanced consideration of what they will be reviewing, a lot of the issue came up with the fact that it seemed like it just got thrown in their lap. They should have the ability to go out and seen the site before reviewing the application.

BLOCK 11 PROPERTY:

Dr. Warner: Let's rethink the density on Block 11; let's make sure we understand our parking requirements, relative to the ski area. There have to be 500 spaces between the new CMC and Block 11 for skier parking. There is clearly a disconnect between how much parking is needed, the idea of carpooling, etc. Before we start building on Block 11, we really need to understand parking and housing requirements. Also, CMC has been thinking about the possibility of having residential (dormitory) uses near

their parking lot. This would push our parking requirements to the south. (Mr. Schroder: Who owns the land to the south of skier parking?) The School District owns 5 acres past the fence; it has been roped off. We have been talking to them about affordable housing, etc. They are holding onto that land.

The parking master plan is in a state of flux. 500 cars? 1,000 cars? We are struggling with the density level, 350 (11 units /acre); how quickly is this going to happen? (Mr. Pringle: Would it include seasonal rental/year-round apartments?) The new master plan for Block 11 includes: Multi-family, single family and town houses, a really unique mix. (Mr. Pringle: I think there is a need for seasonal rentals; Pinewood Village is a great example.) The rental stock needs to be bumped up.

Commissioner Questions / Comments:

Mr. Pringle: I think the meetings between us are so important. I have never felt so isolated from the Council. It has been a detriment to the town with this lack of communication between the two.

Ms. Dudney: I understand we have to use the code. Sometimes I do more thinking that what is needed (with regards to the business side of the deal). How would you suggest that I present that? Could I write a letter? Go to the meetings? (Dr. Warner: As far as the business side, I think we are always happy to hear what you are thinking. Minutes should reflect point analysis, etc., not the business side of the deal.) I struggled with not knowing anything of the 50 year lease for the solar garden. I believe there is a substantial risk with this. How to get the point to the Council that this seemed to be something that they should pay extra attention to?

Ms. Christopher: It (solar garden) could have been presented as a worksession.

Mr. Pringle: Is it being presented as a Town project or regular application by a private party? (Mr. Neubecker: Staff was uncertain about which way it was supposed to go; that is why tonight's presentation is a work session.)

2. Stillson Patch Placer Solar Garden (JP), 710 Wellington Road

Ms. Puester presented a proposal to install a 500 kilowatt photovoltaic (PV) solar garden on a 4 acre portion of the 38 acre Stillson Patch Placer property. The proposed solar panels would consist of approximately 2,130 panels in 9 rows and produce approximately 780,000 kWh of energy per year. The proposed solar panels would be managed by Clean Energy Collective (CEC). They would then sell panels to residents and businesses within the entire Summit County area who would pay the upfront cost of the panels. Xcel Energy would credit the purchaser's Xcel bill monthly for their share of the value of the energy produced.

Since this is a worksession, the Planning Commission meeting minutes will be forwarded to the Town Council for further discussion of solar garden sites.

Any additional comments or concerns that the Commission has with a solar garden of this size at the Stillson Patch Placer site would be appreciated.

Commissioner Questions / Comments:

Mr. Pringle: When we talk about solar devices outside of the conservation district, I don't think that when we wrote this policy or when we were contemplating this policy, solar gardens were a part of the thought process. I think we need to expand this to talk about solar arrays on a macro scale. I am in favor of modifying the policy to apply to solar gardens. (Ms. Puester: We were thinking we would see some detached systems when we wrote this policy. This is what we have in place. The way the code works would be to look at the other policies regarding buffering and landscaping and so on.) It would be nice if we could have a dual track-where they fit, how they are going to be addressed, what are the other needs that are going to have to be mitigated because of the size of the gardens and what is going to be incorporated there. I am a firm believer solar gardens are a way to offset carbon footprints. (Ms. Puester: I don't think we would want to write a policy so tight that it would eliminate the need for our point system to work to buffer this site.) Does this sort of policy really apply to a 10 acre area? (Mr. Neubecker: It is the policy we have in place and I think the policies we have cover most of the concerns people have. What we can do tonight is get your feedback on other issues even if we don't nail down Policy 33; maybe down the road we might need to add to Policy 33/R.)

Mr. Schroder: The policy almost implies it would be near a home, I would like to address the land use. Does Public Works have a place to go with their materials? (Ms. Puester: Yes.) Need to think about where to offset that material. Given the Xcel sub-station being there, it is a pretty heavy-duty area. I think it is a good location. I understand the community feel there and of looking at this berm and you can't see over that berm easily, it is pretty huge.

Mr. Pringle: If I was going to be a potential owner of the solar panel, do I get the tax credit from the government? Who owns the solar panel? (Ms. Lauren Martindale, Clean Energy Collective: We provided a discount system in the amount of the tax credit; you do get the savings as a onetime upfront rebate. The Federal Government offers a onetime 30% tax credit for solar. If businesses buy in, they can use accelerated depreciation schedule and take it out on their own tax returns.) Apparently there is a 25 year life of a panel and then you will come in and replace the panels? Do I have to buy another one and all the panels will be resold again or will they be replaced to the original owners at no cost? (Ms. Martindale: We haven't had enough time to flush out all details with Council. But panels will last more than 25 years, we don't intend to replace them all unless they have issues. The industry thinks they should last 40 years, maybe 50 if they are maintained correctly. Our plan is to not replace them all, but the initial sale price includes everything for 50 years. There are no additional fees assessed to the customers except a 5% management fee that the customer doesn't pay; it is taken off the Xcel utility bill and includes funds for a local solar installer to replace panels, and pay for the maintenance activities.)

Mr. Rath: So this is a program with Xcel, since they are giving you a break. Is that as long as you live within that specific home or within an Xcel district? Are you getting to take the panel if you move? (Ms. Martindale: You can sell the panel to a new customer or back to CEC, for whatever panels are selling for at market price. Xcel will not let us move it to a new county. If you always rent within the County or move within the County, you can keep using it, transferred. You don't lose the value, it maintains the value.)

Ms. Dudney opened the hearing to public comment.

Mr. Eric Buck, full time resident in Breckenridge: When it comes to Town and Planning Commission matters, I see absolutely nothing wrong with this location. I think it is a great location. My only comment might be that I think that the current requirements of the public notice of 300 feet around a development/notice of public hearings may not be enough. I think we need to make sure everyone in the neighborhood has enough time to comment on their own behalf. (Mr. Neubecker: This would really be a Class D permit per the code, at staff level we have elevated it to a worksession and we will bump it up to a Class C application should Council move it forward. We have noticed this worksession and will also for the Class C process which is not required at all by code. We are already going above and beyond the code for notice.)

There was no more public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Pringle: Believe that that is why we need a new code section for this type of application. (Mr. Grosshuesch: This is a very through public process; we have even held an open house on this in addition to all the public notice.) Judging solar gardens is like Main Street Station being reviewed as a single family home. Policy 5 and this application are two different things. Not credible. (Mr. Lamb: This is how the code works. Look at the other policies and points to achieve what you are looking for. We would require more landscaping at Main Street Station than for a single family to get the same points.) I would suggest we look into enhancing the landscaping on the berm so there is no impact to the people driving by. There are already uses there that are not pretty; people are looking down on this location too.

Mr. Lamb: I think it is a great location; the buffering off Wellington Rd. is quite good; I really like this project. I never see the junk behind the berm. Get in the program before it goes away. (Mr. Grosshuesch: If Xcel even continues the program than we can consider re-writing the policy. Submitted under this code. Not going to be able to write a new policy before this comes through.)

Ms. Dudney: Like the project here.

Mr. Rath: Seems like our first baby step and wait for the larger gateway one. This is the perfect location for a Town project now.

Staff had the following specific questions for the Planning Commission:

- 1) Did the Commission find that the existing berm along Wellington Road provides effective site buffering?
 - a. Mr. Schroder: Compatible.
 - b. Mr. Lamb: Yes, plenty large.
 - c. Ms. Dudney: Always like to see more trees but not required for this location, I think berm is high enough.
 - d. Mr. Butler: Berm provides effective side buffering.
 - e. Ms. Christopher: Great location, great project; yes.

- f. Mr. Rath: Yes, perfect location for something like this.
- g. Mr. Pringle: Could use more trees on the berm to blend more.
- 2. Did the Commission feel that the project met the intent of the Community Needs section of Policy 24/R?
 - a. Mr. Schroder: Striving to really start meeting mid/long-term goals; significant introduction into this arena; I am pleased to see that we are actively looking into this. Agree with positive six (+6) points here as well. (All Commissioners agreed with +6 points.)
 - b. Mr. Lamb: Yes.
 - c. Mr. Butler: Meets intent of community needs.
 - d. Ms. Christopher: Yes.
 - e. Mr. Rath: Yes.
- 3. Did the Commission believe that the project conserves significant amounts of energy and Policy 33/R should apply?
 - a. Mr. Schroder: Yes.
 - b. Mr. Lamb: Yes.
 - c. Mr. Butler: Yes.
 - d. Ms. Christopher: Yes.
 - e. Mr. Rath: Yes.
- 4. Did the Commission have concerns with the policies addressed by staff in this report?
 - a. Mr. Lamb: No concerns with report.
 - b. Ms. Dudney: No.
 - c. Mr. Butler: No concerns; looking forward to seeing project.
 - d. Ms. Christopher: No.
 - e. Mr. Rath: No.
- 5. Are there any applicable policies that the Commission finds missing from the report?
 - a. Mr. Lamb: No, nothing noticed missing from the analysis.
 - b. Ms. Dudney: No.
 - c. Mr. Butler: No.
 - d. Ms. Christopher: No.
 - e. Mr. Rath: No.

OTHER MATTERS:

Mr. Neubecker: Save the dates of February 1-3, 2012, for the “Saving Places” historic preservation conference in Denver. They are not taking registration yet, but in two weeks you can register online. Everyone is encouraged to attend. If you register early, you save \$30-\$40. Please register through Ms. Brewster in the Community Development office. This year the event will be at the convention center.

Mr. Pringle: Selection of Chair/Vice-Chair
Ms. Dudney nominated Mr. Schroder for Chair, Mr. Pringle seconded. The motion was approved unanimously (7-0).
Mr. Pringle nominated Ms. Dudney for Vice-Chair, Mr. Schroder seconded. The motion was approved unanimously (7-0).

Mr. Neubecker: More than one meeting with Town Council a year? We will keep it in the spring for now.

ADJOURNMENT:

The meeting was adjourned at 9:24 p.m.

Gretchen Dudney, Vice-Chair

Planning Commission Staff Report

Subject: Giller Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011054, Second Preliminary Hearing, (The last hearing on September 20, 2011 was a first preliminary hearing)

Proposal: To restore the exterior of the historic house to an earlier period, landmark the historic house, add a full basement beneath the historic house, and the demolition of a newer historic addition to the house along with a non-historic shed addition at the back of the site. The property would be used as a duplex, with a two-car garage (with a vehicle lift inside).

Date: November 8, 2011 (For meeting of November 15, 2011)

Project Manager: Michael Mosher, Planner III

Applicant/Owner: Michael and Jennifer Giller

Agent: Janet Sutterley, Architect

Address: 306 South Ridge Street

Legal Description: Lots 25 & 26, Block 9, Abbetts Addition

Site Area: 0.11 acres (4,600 sq. ft.)

Land Use District: 18.2; Commercial 1:1 FAR; Residential 20 Units per Acre (UPA)

Historic District: Character Area #3, South End Residential; Up to 12 UPA above ground (with negative points)

Site Conditions: The original historic house and additions along with the non-historic shed addition are the only structures on the site. There is a 9-foot drop in the land from the east (alley side) to the west (primary façade). Four mature cottonwood trees flank the west property line near the public sidewalk. A railroad tie planter box is located at the southwest corner of the lot. The western edge and the southern edge of this planter extend over the property corner. An unimproved 13-foot wide Town alley right of way (ROW) exists along the east property line, extending from East Adams Avenue to East Jefferson Avenue. A portion of this alley ROW is not accessible (see below).

Adjacent Uses: North: Residential
East: Alley and Residential
South: Commercial (Cottonwood Thicket)
West: South Ridge Street and Food Kingdom/Post Office

Density: Existing Residential: 1,290 sq. ft.
Allowed under LUGs - 100% residential: 3,379 sq. ft.
Proposed Density (less 'free' basement) 2,721 sq. ft.
Proposed overall Density (incl. basement): 3,671 sq. ft.

Above Ground Density: Suggested 9 UPA: 1,521 sq. ft.
Proposed 9.95 UPA: 1,681 sq. ft.

Mass: Existing: 1,209 sq. ft.

Allowed under LUGs: 4,055 sq. ft.
 Proposed mass: 2,302 sq. Ft.

Setbacks: Front: 13.84 ft.
 Sides: 5.5 and 3.0 ft.
 Rear: 5.0 ft.

Changes since the last Preliminary Hearing on September 20, 2011

1. The commercial use has been eliminated from the proposal and the use of the property is proposed as duplex.
2. There is no accessory apartment proposed.
3. Natural stone has been added to the foundation base of the addition along the north and south elevations.
4. The three windows on the west elevation of the new addition have been reduced to two.
5. The above ground density has been reduced.
6. The proposed hot tub has been eliminated from the plans.
7. The site plan includes landscaping data.

Staff Discussion

Land Use Guidelines (2/A & 2/R): Land Use District 18.2 allows both commercial and residential uses. The applicant is proposing a duplex for the property. Staff has no concerns with the proposed use..

Density/Intensity (3/A & 3/R) - Mass (4/A & 4/R):

With the proposed removals and additions, the density calculations become rather complex. See the chart below:

DENSITY	Existing 1847 House	Existing 1907 South Addition	Existing Newer 1930+/- Addition	Existing South East Kitchen 1930+/- Addition	Existing East Stair access shed	Outside Historic Footprint	Total Existing (less non-historic shed (1970s +/-))
EXISTING HISTORIC HOUSE							
Main	355 SF	261 SF	174 SF	398 SF	102 SF		1,290 SF
To be Removed			174 SF	166 SF			340 SF
Remaining	355 SF	261 SF	0 SF	232 SF	102 SF		950 SF
PROPOSED DENSITY - Free Basement Density Shaded							
Unit A							
Lower Level	355 SF	261 SF	0 SF	232 SF	102 SF		950 SF
Main Level	290 SF	261 SF	0 SF	232 SF	102 SF		885 SF
Unit B							
Lower Level						675 SF	675 SF
Main Level						460 SF	460 SF
Upper Level						701 SF	701 SF
TOTAL							3,671 SF
MASS							
Unit A + Storage	290 SF	261 SF	0 SF	232 SF	163 SF	0 SF	946 SF
Unit B + Storage	0 SF	0 SF	0 SF	0 SF	0 SF	1,216 SF	1,216 SF
Garage						140 SF	140 SF
TOTAL							2,302 SF
Above Ground Density							
Main	290 SF	261 SF	0 SF	232 SF	102 SF	95 SF	980 SF
Upper	0 SF	0 SF	0 SF	0 SF	0 SF	701 SF	701 SF
TOTAL ABOVE							1,681 SF

In this Character Area, 9 UPA above ground density is recommended. However, this above ground density is allowed to go up to 12 UPA, with negative points being assigned. With the above ground density being proposed at 9.95 UPA (reduced from 10.4 UPA), negative six (-6) points will be incurred at final review.

Architectural Compatibility (5/A & 5/R): At the last hearing we heard Commission support for the removal of the south-most historic addition with negative points being assigned. The rating of the building as “contributing with qualifications” would remain after the restoration of the rest of the building.

Restoration and Renovation of the 1881 and 1907 Sections

At the previous meeting, the Commission was comfortable with the restoration plans for the historic house. This included the removal of the south most portion of the house and replacing the fabric from this portion back to the original house sections.

The New Addition

The proposed addition would remain essentially the same with the exception of the added stone base to the north and south foundation walls and the reduction of windows on the west elevation facing the street.

Architectural Compatibility (5/A & 5/R): The plans show that the new addition and connector link will be sided in natural cedar. The connector will have vertical board and batten while the rest of the addition will have lap siding with a 4-1/2-inch reveal.

Building Height (6/A & 6/R): At the previous meeting, we heard Commissioner support for the proposed building height and that the addition was far enough away from the historic house meeting the intent of the Development Code policy and the intent of the Historic Design Standards.

Placement of Structures 9/A & 9/R): The setbacks, existing and proposed, remain unchanged since the last hearing. We heard Commission approval allowing an 18-inch encroachment for eaves and other similar projections into the absolute setback. Per the Code, negative points will be assessed for not meeting the relative setbacks.

The drawings show the new addition 5.5-feet off the north side yard property line and 3-feet off the south property line. It is placed 5-feet off the alley to the east. The east and south setbacks meet the absolute setbacks for this policy, but will incur negative six (-6) points under the relative portion of this section. The north setback of the proposed addition meets the relative portion of this section.

Snow Removal and Storage (13/A & 13/R): The Code requires that 25% of the paved area be provided in functional snow storage. 25% of the paved area equals 181 square feet. The plans indicate that 193 square feet is being provided in snow stacking area. Staff has no concerns.

Parking (18/A & 18/R): Per this section of the Code:

2 x (-2/+2)

(1) Public View: The placement and screening of all off street parking areas from public view is encouraged.

At the last hearing, we heard Commissioner support for awarding positive two (+2) points for placing the parking away from public view.

With the total square footage (including the 'free' basement density), four on-site parking spaces are required. The plans show that each unit will be assigned two parking spaces. Unit A will have one space in the north half of the garage and one space in the courtyard (see plan). Unit B will have two spaces in the south half of the garage utilizing a vehicle lift to place on car above the other, similar to the Storm Residence (PC#2001122). We have no concerns.

Open Space (21/R): Counting the *applicable* areas (not the driveway and courtyard), the drawings indicate that 33% of the site will be open space. Staff has no concerns.

Landscaping (22/A & 22/R): The drawing show that the mature cottonwood trees lining the west side of the property line are all to remain. The site plan now includes landscaping data. The applicant may be seeking positive points for the landscaping. At the time of this writing, we are still working with the Applicant and Agent to determine if any points are warranted.

Social Community (24/R): E. Historic Preservation and Restoration:

At the last meeting we heard support from the Commission to award positive twelve (+12) points for the restoration efforts. No changes are proposed from the September 20th meeting.

Landmarking: At the last meeting, we heard the Commission concur with staff that the landmarking criteria for this proposal could be met with the following criteria:

The property is at least 50-years old.

- 1. The property exemplifies specific elements of architectural style or period.
- 5. The property is of a style particularly associated with the Breckenridge area.
- 8. The property is a significant historic remodel.
- 11. The property is associated with a notable person or the work of a notable person.
- 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.
- The structure is on its original location or is in the same historic context after having been moved.

Energy Conservation (33/R): The applicant has indicated that this development will include energy saving designs that should warrant positive points with a HERS rating. Additionally, the applicant is planning on heating the interior courtyard. This will incur negative points, but could be off-set with some positive points from the pending HERS data. This will be reviewed at the next meeting.

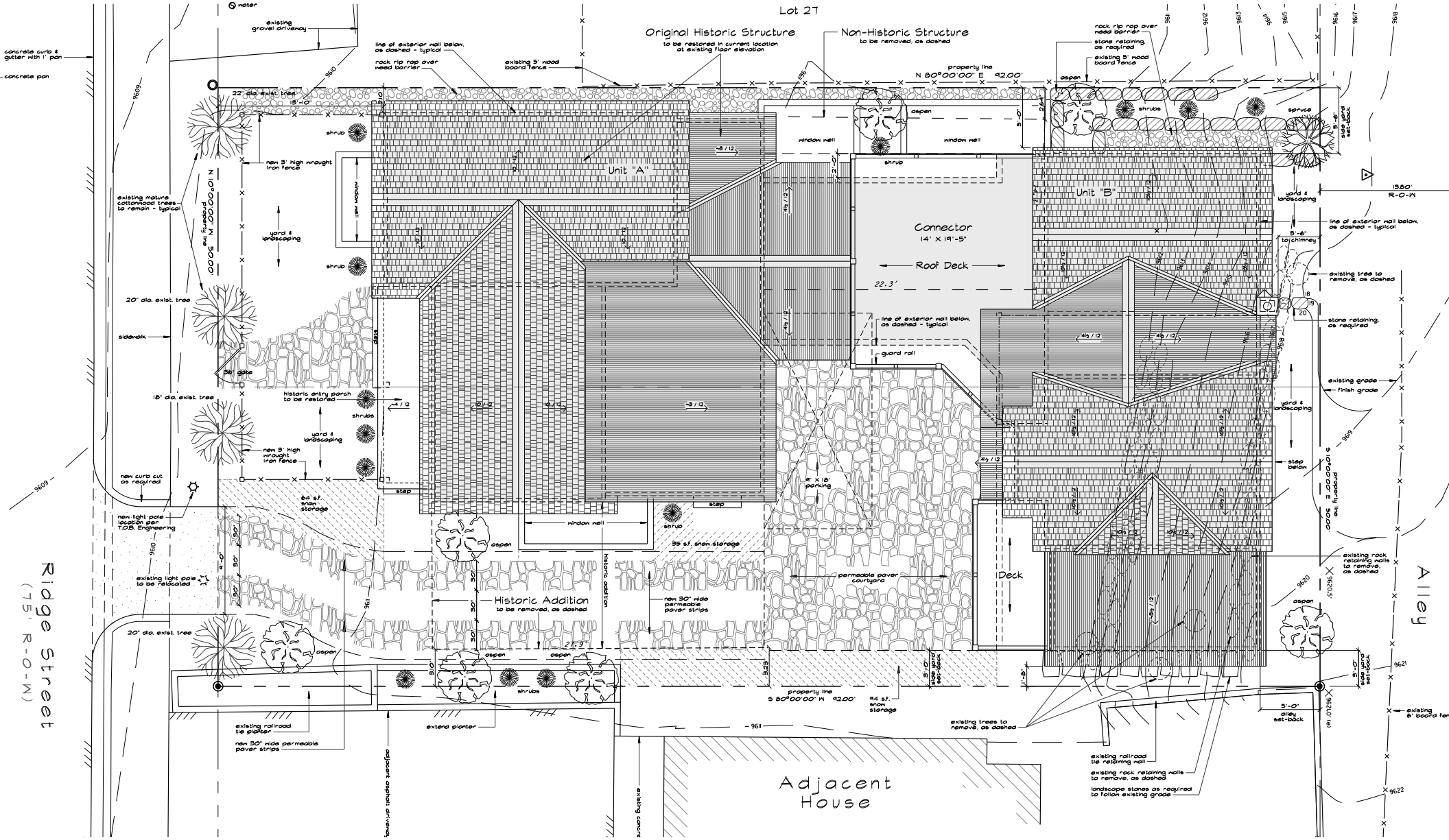
Assignment of Points 9-1-17- 3: At this preliminary review we are anticipating the proposal incurring negative twenty (-20) points. These are from the above ground density overage (-9 points under Policy 5/R), removal of historic fabric (-5 points under Policy 5/R), and for not meeting two suggested building setbacks (-6 points under Policy 9/R).

Positive two (+2) points are being sought under Policy 9/R, Parking, for screening all the parking from public view by placing it behind the historic structure. Positive twelve (+12) points are suggested for the restoration/rehabilitation efforts. The applicant intends to provide additional detailed data regarding positive points under Policy 22/R, Landscaping and Policy 33/R, Energy Conservation at the next hearing.

Staff Recommendation

This review primarily addresses the change of use from residential/commercial to all residential (duplex) and some design concerns expressed by Staff and the Commission. The overall architectural concept has remained the same. We anticipate the Applicant returning with additional detail on the energy conservation and landscaping.

At this time, Staff has no specific concerns with the application as presented. We will have further detail on the mitigation of the negative points at the next hearing. We welcome any Commissioner comments.



Ridge Street
(75' R-O-N)

Alley

Lot 27

Original Historic Structure
to be restored in current location
at existing floor elevation

Non-Historic Structure
to be removed, as dashed

Unit "A"

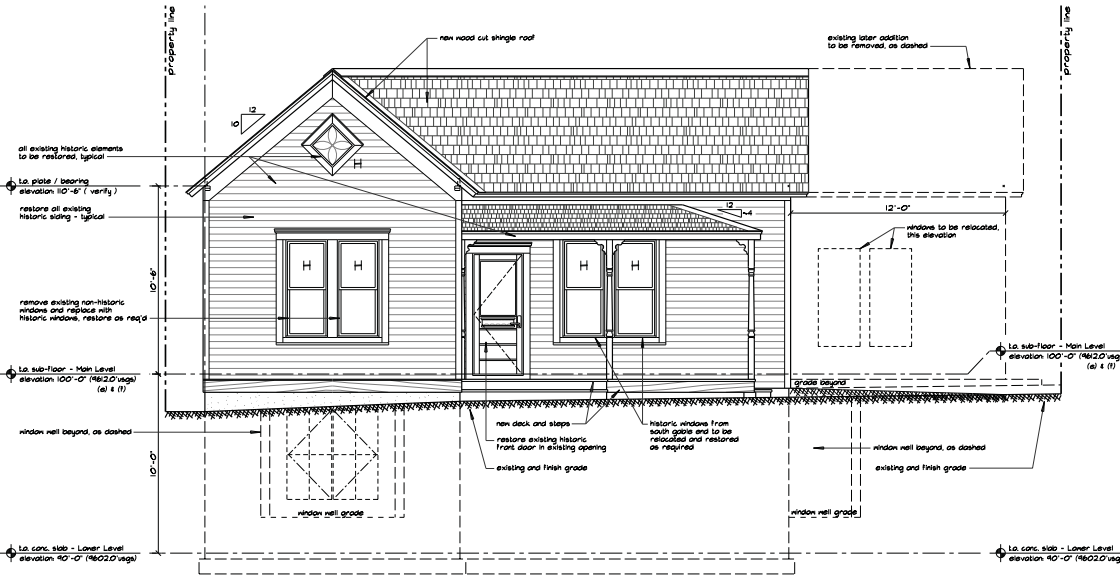
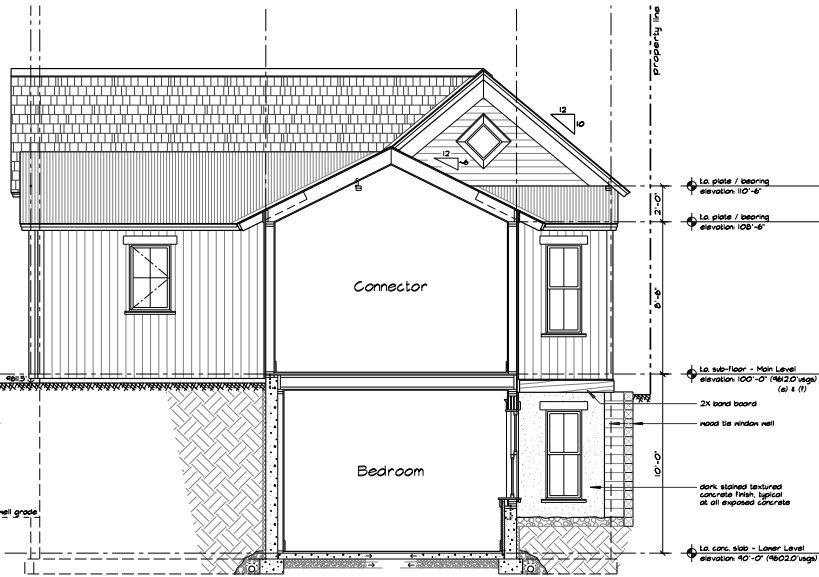
Unit "B"

Connector
14' x 19' - 5"

Roof Deck
22.3'

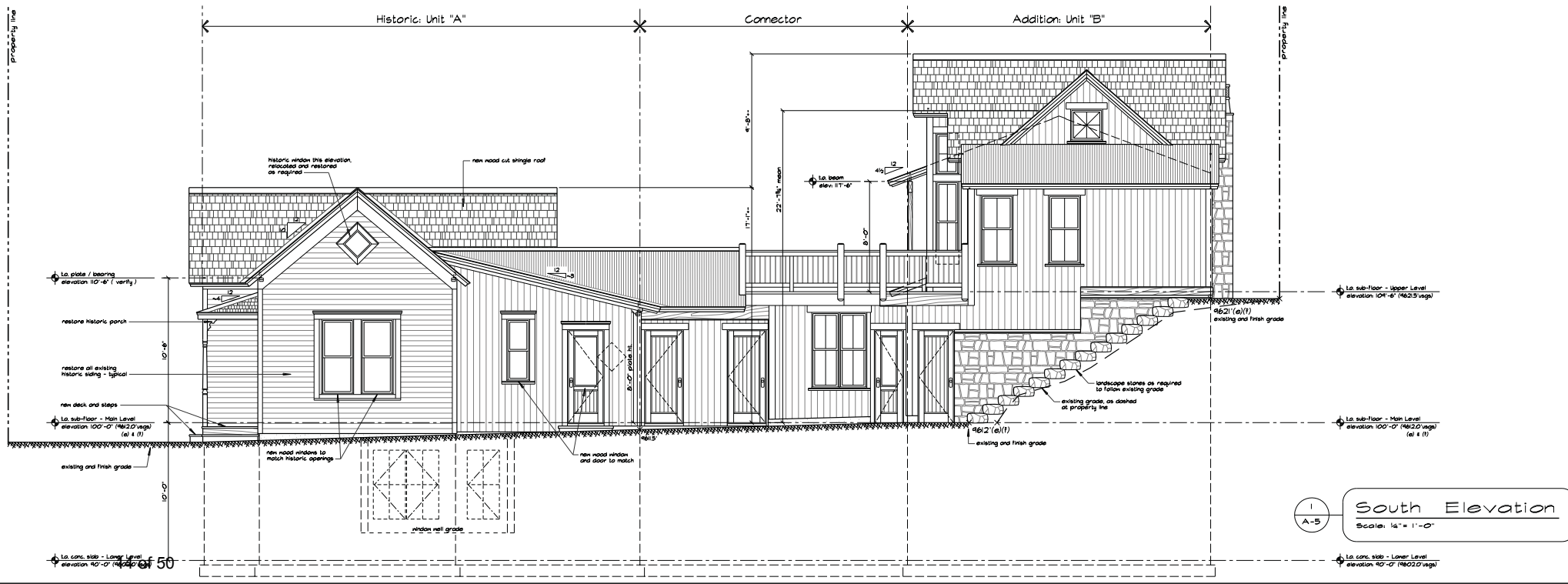
Historic Addition
to be removed, as dashed

Adjacent House

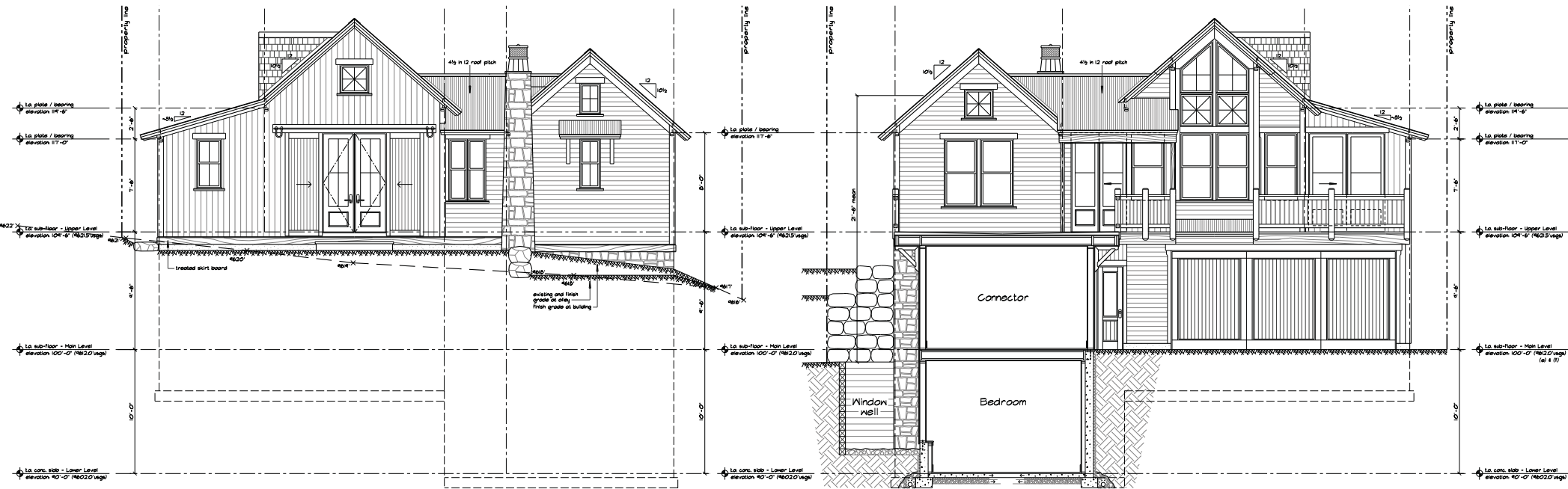


3
A-5 East Elevation
Scale: 1/8" = 1'-0" Historic

2
A-5 West Elevation
Scale: 1/8" = 1'-0" Historic



1
A-5 South Elevation
Scale: 1/8" = 1'-0" Historic

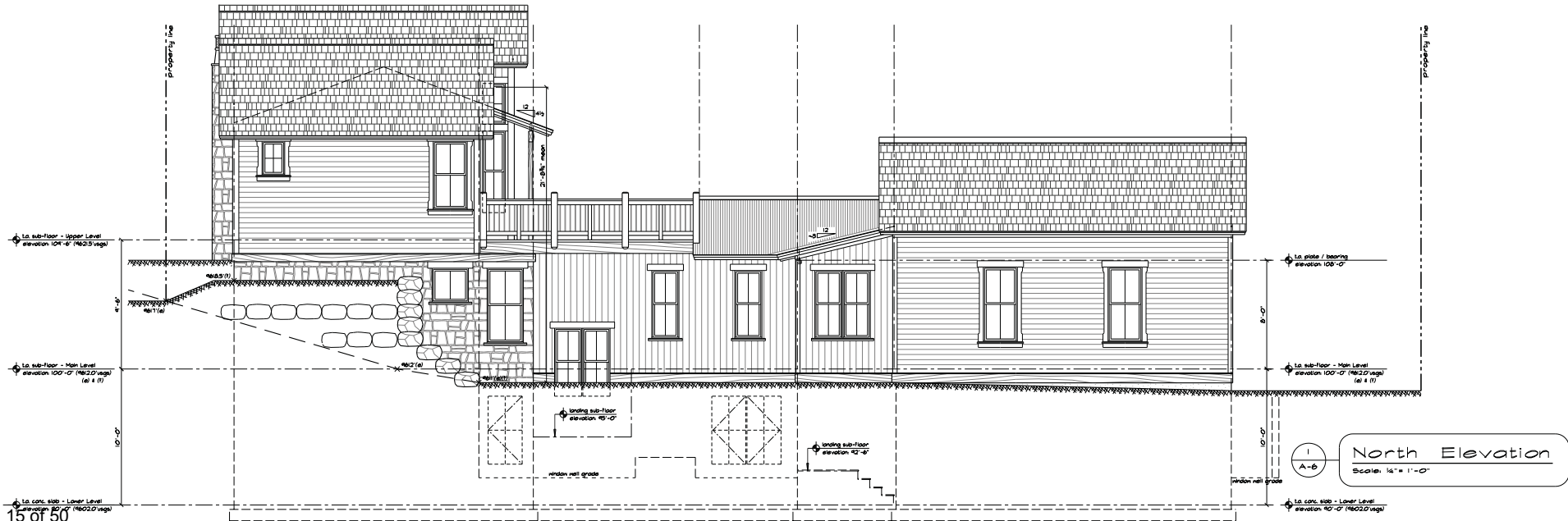


3
A-B

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

2
A-B

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



1
A-B

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

Planning Commission Staff Report

Subject: Stroble Residence Restoration, Rehabilitation, Addition and Landmarking
(Class B Preliminary Hearing; PC#2011060)

Proposal: To move and restore the exterior of the historic house to an earlier period, remove the non-historic upper level addition, replace and add to the non-historic addition at the back, landmark and add a full basement beneath the historic house. An accessory unit is proposed in a portion of the new basement.

Date: November 3, 2011 (For meeting of November 15, 2011)

Project Manager: Michael Mosher, Planner III

Applicants/Owners: Garth and Judy Stroble

Agent: Janet Sutterley, Architect

Address: 206 South Harris Street

Legal Description: Lot 3A, Block 6, Yingling and Mickles, a resubdivision of Lot 3, Block 6. Rec# 242516

Site Area: 0.072 acres (3,124 sq. ft.)

Land Use District: 17, Residential at 11 Units per Acre (UPA), Single Family or Duplex

Historic District: 1 - East Side Residential - up to 10 UPA above ground (w/ negative points)

Site Conditions: The site is relatively flat sloping slightly to the west 1-foot. A 10-foot snow stack easement lies along the west property line abutting the South Harris Street ROW.) The front of the property has a 20-foot X 30-foot parking easement which is essentially all graveled parking area. The neighboring house to the south encroaches onto this property by 1.62 feet.

Adjacent Uses: Residential

Total Density:

Allowed under LUGs:	1,262 sq. ft.
Existing density:	1,882 sq. ft.
Proposed density:	1,684 sq. ft. (reduce existing by 198 sq. ft.)

Above Ground Density:

Suggested at 9 UPA:	1,033 sq. ft.
Existing:	1,882 sq. ft.
Proposed:	1,282 sq. ft. (reduce existing by 600 sq. ft.)

Mass:

Allowed under LUGs:	1,514 sq. ft.
Existing mass:	1,882 sq. ft.
Proposed mass:	1,332 sq. ft.

F.A.R.	1:1.9	
Total:	Lower Level:	1,054 sq. ft.
	Main Level:	1,282 sq. ft.
	Total	2,336 sq. ft.
Height:	Recommended:	23 ft.(mean) up to 26 ft. w/ negative points)
	Existing:	21 ft. (mean) 24 ft. (overall)
	Proposed:	14.5 ft. (mean); 18.5 ft. (overall)
Parking:	Required:	3 spaces
	Proposed:	2 spaces
Snowstack:	Required (snow melt area proposed)	
	Non-melted area:	23 sq. ft.
	Proposed:	36 sq. ft.
Setbacks:	Existing:	
	Front:	20 ft.
	Sides:	1.3 ft. and 11.5 ft.
	Rear:	3 ft.
	Proposed:	
	Front:	16.6' ft.
	Sides:	1.3 ft. and 5 ft.
	Rear:	5 ft.

Item History

This circa 1896 house was likely built for Charles J. and Sophia Wahlstrom after their marriage on May 29, 1895. They had two sons, Avid and Emil. Later, the Wahlstroms moved their family to the Lower Blue valley to develop the beautiful Columbine Ranch. T. B. Thompson purchased this property and its improvements from the couple on May 14, 1901. On June 22nd of that same year, Thompson sold it to David Green. After six years, Green conveyed it to a local miner, Frank Albee. Another miner, W. H. Oakley, purchased the property from Albee in 1913. In 1934, H. W. McDonald acquired the property through a liens tax sale. McDonald, who was by then retired, passed away in 1947. More recent owners include Albert L. and M. Karen Fox, Bill and Susanna G. Abernathy, Roger and Catherine Richmond, Charles R. Hyson, James W. Holthaus, and Garth and Judy Stroble.

Recent architectural history per the property file:

Abernathy - Additions 1973 -

- Interior remodel and upstairs addition to existing living area
- Added the two large dormers to west elevation and the pop-up roof
- Moved historic front door to north wall beneath porch
- Historic windows on the south elevation removed and covered
- Historic window on the north elevation removed and replaced with smaller, non-historic window

- Added storage area off east side of house

Richmond - Addition 1978 -

- 37' X 20' Addition of two-story to the east side of house

Holthaus- Construction and Subdivision - June 1982

- Subdivided lot and built a separate 1,421 sq. ft. house on vacant east side (after removing historic sheds)
- From the 1982 Staff report:
 - *Applicant has to deed restrict the upstairs unit of the original house on the W-1/2 of the lot in order to meet the density requirements of the lot as a duplex. An alternative to this deed restriction would be to turn the original house back into a single family dwelling.*
- The overall allowed density of both houses was calculated as a “duplex” on one lot.
- The property was subdivided into two separate lots on July 26, 1982.
- An Employee Housing restriction was placed on the upstairs unit on Jan 31, 1983 Rec#251503.

Strobel - Modifications 1993

- Build rear stairs and extend front porch
- A variance was created for the placement of the stairs in the rear and south yard setbacks.

Rebecca Waugh, Town Historian, states that this house was once identical to the houses at 208 South Harris Street (next door to the south) and the Wedding House at 106 North Harris Street.

As it stands today with the current Code, the existing house on the subdivided lot is 620 feet over density, 735 feet over aboveground density and 368 feet over mass. It does not meet the setbacks on the sides and rear of the property. These conditions are legal non-conforming.

The applicant proposes improvements to the property which will restore much of the historic character while reducing the degree of non-conformity.

Staff Comments

Non-conforming Structures:

From the Town Code:

“NONCONFORMING STRUCTURE: A structure which was lawful when constructed, but which does not comply with the absolute policies of this chapter. (Ord. 41, Series 2002)”

Also:

“9-1-12: NONCONFORMING STRUCTURE:

F. No nonconforming structure shall be structurally altered or expanded in any way that would increase the degree or area of nonconformance.”

“...An existing nonconforming structure shall not be required to be brought into compliance with the absolute policies of this chapter in connection with an addition to or alteration of such structure.”

The submitted drawings indicate a reduction of the overall density, mass and the above ground density. See discussion regarding the building setbacks below.

Density/Intensity (3/A & 3/R)/Mass (4/R): As mentioned above the drawings show that the overall density and aboveground density are being reduced, but are still nonconforming. Some of the square footage that occurred in the non-historic upper-floor addition (being removed) would be brought to the main level behind the historic footprint. The overall mass would be brought into conformance with the Code.

Architectural Compatibility (5/A & 5/R):

Reviewing against the *“Handbook of Design Standards for the Historic and Conservation Districts”* and the *“Design Standards for the Historic District Character Area #1: East Side Residential”*:

Historic Home:

The historic house still retains much of the original fabric, despite the series of non-compliant additions over time. Like other similar homes in the area, staff believes this home went through three historic additions. The original historic house may have been the simple gable-roof form perpendicular to the street. Later the south gable portion was added. Lastly the shed portion, filling in the “T” in the back yard was added. This was the condition of the house when the 1973 “Abernathy Addition” was created.

All of the 1970’s and future ground level additions occurred to the back yard, to the east.

All of the existing non-historic additions (upper and lower) are proposed to be removed. To maintain the livable space, the drawings show that the new addition would again cover much of the historic walls. (Just how much historic fabric remains would be assessed during the demolition of the additions. The plans may be modified as a result.)

A new cut shingle roof is proposed.

West (front) Façade:

The applicants intend to bring the west façade back to historic accuracy based on the existing historic openings and the other similar historic houses in the area. As proposed, the entire upper level addition of the house (roof pop-up and dormers) would be removed and the original historic roof line restored. The front door would be relocated to its original location on the west elevation.

North Façade:

The drawings indicate that the historic window openings would be restored (the non-historic fixed horizontal window would be removed). A new smaller double hung window is proposed between the historic windows in the kitchen where an existing non-historic exhaust vent is located to reduce the loss of fabric.

South Façade:

The historic window openings would be replaced with a pair of double hung windows. The upper floor would be removed and the roof line restored.

East Façade - New addition:

This is the elevation with multiple newer additions. As mentioned above, much of the original historic fabric is still inside the existing additions and inside the new additions.

As shown on the plans, the massing of the new addition on this elevation has been nicely broken up into smaller forms with simple gable forms and vertically orientated double-hung windows. The siding materials meet the design guidelines of the Handbook Of Design Standards.

The plans show that the non-compliant additions at the east side of the property and over the house would be removed and a new, ground level, addition and basement would be built in the same general area. As part of the plan, the drawings show that the entire house would be moved 3-feet towards the west property line to accommodate the new addition and a new basement would be placed beneath it. With the addition, the building will increase the 3-foot rear setback to 5-feet, reducing the non-conformity.

Relocation of Historic Buildings, Chapter 6.0 of the *Handbook of Design Standards for the Historic and Conservation Districts*

This chapter discusses the relocation of historic buildings. Much of the context of the design standards and policies in this chapter are related to relocating a building off-site. Some address moving a building on-site, as in this case.

Per this chapter: *Because moving buildings is a part of the history of Breckenridge, in some rare cases, a historic building may be considered for relocation to an appropriate setting when certain conditions merit doing so. This approach will be approved only if all the standards that follow are met unconditionally.*

Staff has identified the standards from this section that are of concern. Staff reminds the Commission that Priority Policies act as absolute and must be met unconditionally, while Design Standards are relative and can be assessed negative points.

The building will be moved within its original site as stated in Priority Policy 103. However, the relocation does not meet Design Standard 104, “Relocation must be merited because of site conditions”, as the building is being moved “*simply to facilitate new construction on the original site*”. Thus, since this is a Design Standard and not a Priority Policy we believe that negative points should be incurred. Does the Commission concur? All other Priority Policies are being met with the proposal.

Priority Policy 80A. Use connectors to link smaller modules and for new additions to historic structures. (The module size in this Character Area is 1,500 square feet. The overall main level area of this proposal is 1,476 square feet.) And, “*When adding onto a historic building, a connector should be used when the addition would be greater than 50% of the floor area of the historic structure or when the ridge height of the roof of the addition would be higher than that of the historic building.*”

The proposed addition is 405 square feet while the historic house is 1,056 square feet. This equates to the addition being 38% of the floor area of the historic house. Thus, a connector is not required.

The agent understands the importance of the existing exterior walls that have been and are now on the inside. (See colored floor plan.) We anticipate a modification to the plans for the next meeting to show more preservation of the interior walls.

Placement of Structures (9/A & 9/R): As the building sits today two of the four setbacks (the front and south) have been met. The rear and north side yard setbacks are not met.

The 1.3-foot north setback has been this way since the original house was built in 1895. The 3-foot rear setback is a result of the 1982 subdivision of the lot.

As mentioned above, the plans show that the house is being moved west 3-feet maintaining the north 1.3-foot setback. The house would be aligned with the neighboring historic homes (Priority Policy 89 of the Handbook of Design Standards) maintaining the established historic setback dimension. As a result, the front yard setback will be reduced from 20-feet to 17-feet. The relative setback for a front yard is 15-feet. Staff has no concerns with the front setback.

With the new addition at the back yard, the 3-foot rear setback will be increased to 5-feet. Again, the non-conforming setback will not be brought into compliance, but the non-conformance will be reduced.

Snow Removal And Storage (13/R):

C. Excessive Energy Usage: Developments with excessive energy components are discouraged. However, if the planning commission determines that any of the following design features are required for the health, safety and welfare of the general public, then no negative points shall be assessed. To encourage energy conservation, the following point schedule shall be utilized to evaluate how well a proposal meets this policy:

<i>Point Range</i>	<i>Design Feature</i>
<i>1x(-3/0)</i>	<i>Heated driveway, sidewalk, plaza, etc.</i>

The existing house is about 12-feet away from the south property line. The neighboring house, to the south, is over the property line by about 1.5-feet. Also, the roof of the neighboring house sheds snow onto the applicant’s property in this area. As a result, the plans are showing that this portion of the driveway (between the historic house and the neighbor’s house) would be snow-melted.

Though this is not a public space, Staff sees this as a hardship as, regardless of any other site improvements, there will be additional snow dumped from the neighboring house onto the driveway. It is also shaded by the neighboring house inhibiting natural melting from the sun. As a result, we are not suggesting any negative points as the space is minimal and is addressing pre-existing off-site conditions. A special Finding could be drafted to address this condition. We welcome Commissioner comments.

Parking (18/A & 18/R): This property is located outside the Parking Service area. Thus all parking required by the development should be parked on the property. The Parking ordinance requires all development “provide its fair share of off street parking facilities”. Also:

“h) to the extent new development places demands upon the town's public parking facilities, those demands should be satisfied, at least in substantial part, by shifting the responsibility for providing off street parking from the public to the development creating the demand.”

Today, the entire front yard of the property is graveled and is used for parking vehicles. With this proposal, the 20-foot X 30-foot parking easement would be abandoned and a driveway with parking for two cars is proposed along the south side of the property.

Currently, the property requires three parking spaces; two for the single family home and one for the employee unit in the upper level. At the time of this writing, the applicants intend to move the employee housing unit off-site to a new location (with Town approval). This would reduce the on-site parking need from three spaces to two. However, the floor plans are showing an accessory apartment (no employee restriction) proposed in the basement. This would bring the parking need back up to three spaces. Only two are shown on the plans.

As currently drawn, the lower level accessory apartment is accessed from the 'shed' addition at the end of the driveway (see plans). The size of the 'shed' addition moves the proposed two parking spaces, for the home, further west resulting in one space being located within the Town's snow stacking easement. Public Works Staff has approved this design (with an encroachment license agreement). The applicants are asking the required third parking space to be provided on the Town's public streets.

Staff is not supportive of the addition of an accessory apartment, unless the parking requirement can be met on-site.

Social Community / Employee Housing (24/A &24/R): As part of the Holthaus construction and Subdivision in June 1982, this property was required to have an employee housing unit. The existing unit (in the pop-up portion) is 658 square feet. As mentioned above, the Applicants intend to replace this unit with a comparable off-site unit in the Upper Blue Valley. This would be addressed at final review with a condition that the unit is comparable to the existing unit and it must be approved by the Town. Staff has no concerns.

Point Analysis (Section: 9-1-17-3): To be discussed at the next meeting.

Staff Recommendation

Staff believes that the restoration of this historic house is a good public benefit for the community. However, there are several concerns that would improve the benefits of this proposal.

The Code allows the moving of historic structures with negative points. It does not allow placing the parking requirements of development off-site and onto public streets. We believe a compromise to the connector requirement might be met as long as preservation of historic fabric is considered.

We have the following questions for the Commission:

1. Does the Commission support moving the historic building 3-feet to the west with negative points being assigned?
2. Does the Commission support requiring the preservation of interior historic fabric if no connector link is used?
3. Does the Commission believe proposed snow-melt portion of the driveway is warranted without negative points because of the existing site conditions and neighboring property impacts?

We welcome any additional comments.













STROBLE RESIDENCE

MAIN LEVEL PLAN

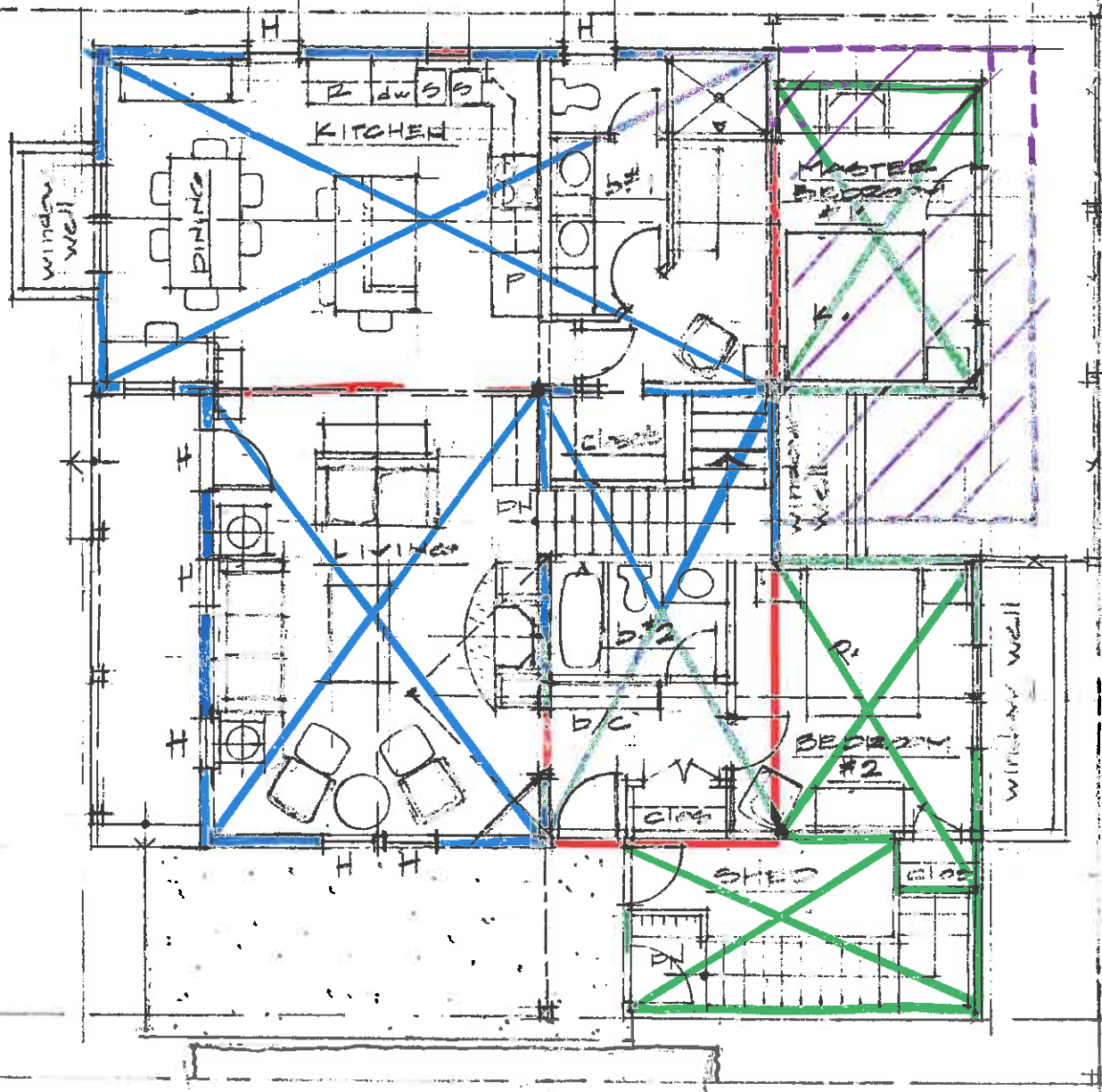
1/8" = 1'-0" 7.28.11 JLS, AIA

X = HISTORIC FOOTPRINT

— = FABRIC LOSS

X = PROPOSED ADDITION

/// = EXISTING ADDITION



3' conc. pan

S. Harris Street
(50' R-O-W)

CENTERLINE ROAD

20' x 30' parking easement, to be vacated
10' snowstack easement to be vacated

new 30' wide permeable paver strips

edge of asphalt street at pan (typ.)

elev. = 9605.31

9605

proposed side yard set-back (historic structure only)

flat stone site wall

property line N 05°30'37" W 50.00'

flat stone site wall

gravel

36 sq. ft. snow storage

existing railroad tie retaining wall

19.63' (e)
16'-7" (p)
historic street alignment

cottonwood

shrub

cottonwood

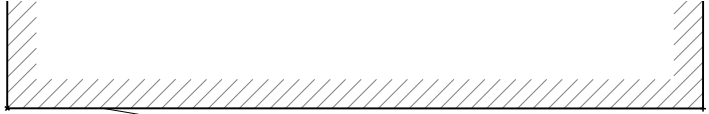
shrub

cottonwood

10'-3 3/4" between structures

162' platted encroach easement

existing railroad tie retaining wall



LOT 2

EXISTING 2-STORY FRAME HOUSE
(existing location - as dashed)
existing main levels usgs = 9608.5'

property line N 83°17'40" E 62.50'

HISTORIC FOOTPRINT

1,054 Sq. Ft.

proposed main levels usgs = 9609'

LOT 3A

heated concrete stamped & colored

EXISTING HOUSE
208 S. HARRIS ST.

near yard set-back

fence

yard

addition

yard fence

yard

addition

addition

addition

near yard set-back

near yard set-back

near yard set-back

near yard set-back

near yard set-back

near yard set-back

near yard set-back

near yard set-back

CP-OTHER
elev. = 9606.36

9607

9608

5' utility easement

deck

patio

EXISTING HOUSE

LOT 3B

property line S 05°30'37" E 50.00'

double aspen 10'18" (e)

side yard set-back

side yard set-back

side yard set-back

side yard set-back

side yard set-back

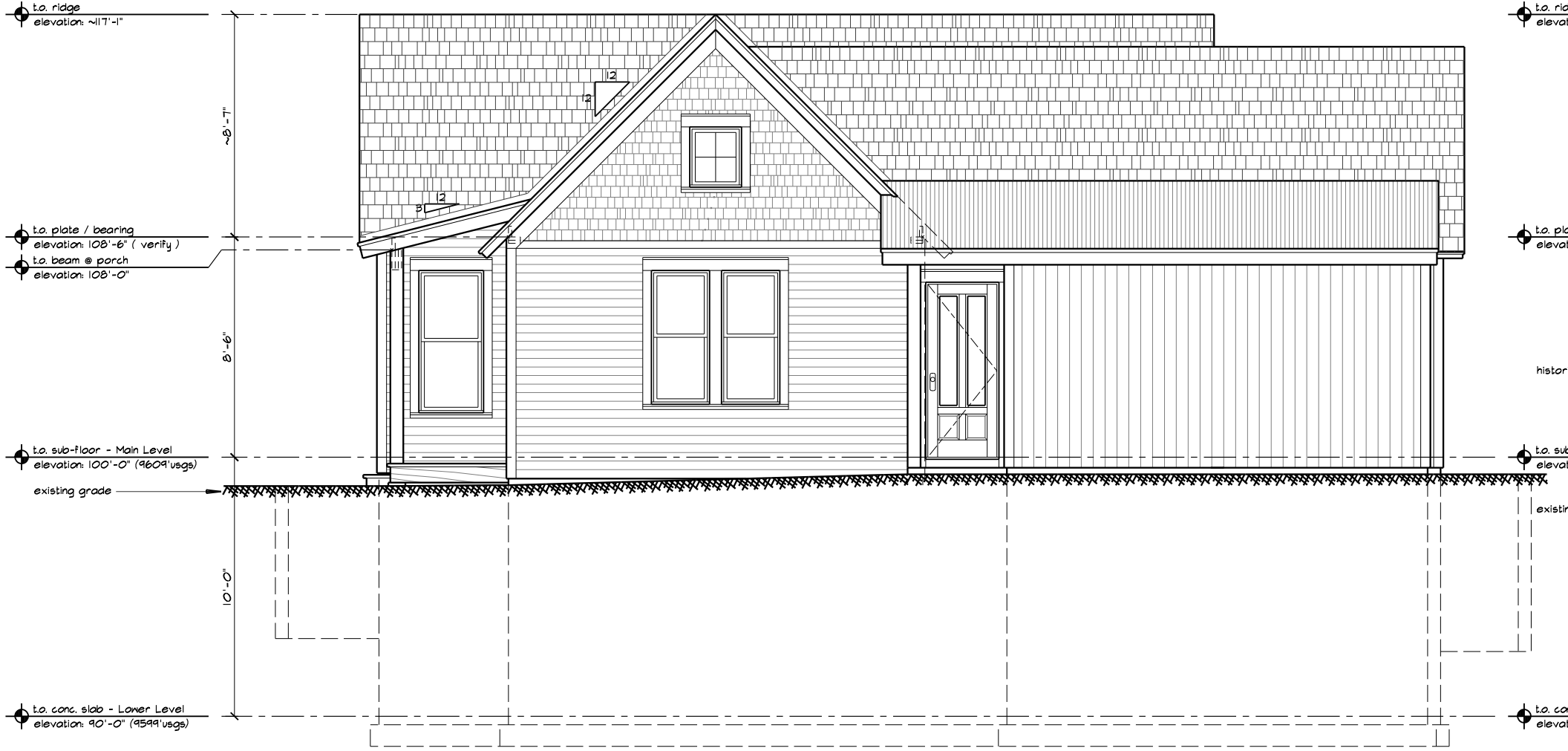
side yard set-back

side yard set-back

side yard set-back

side yard set-back

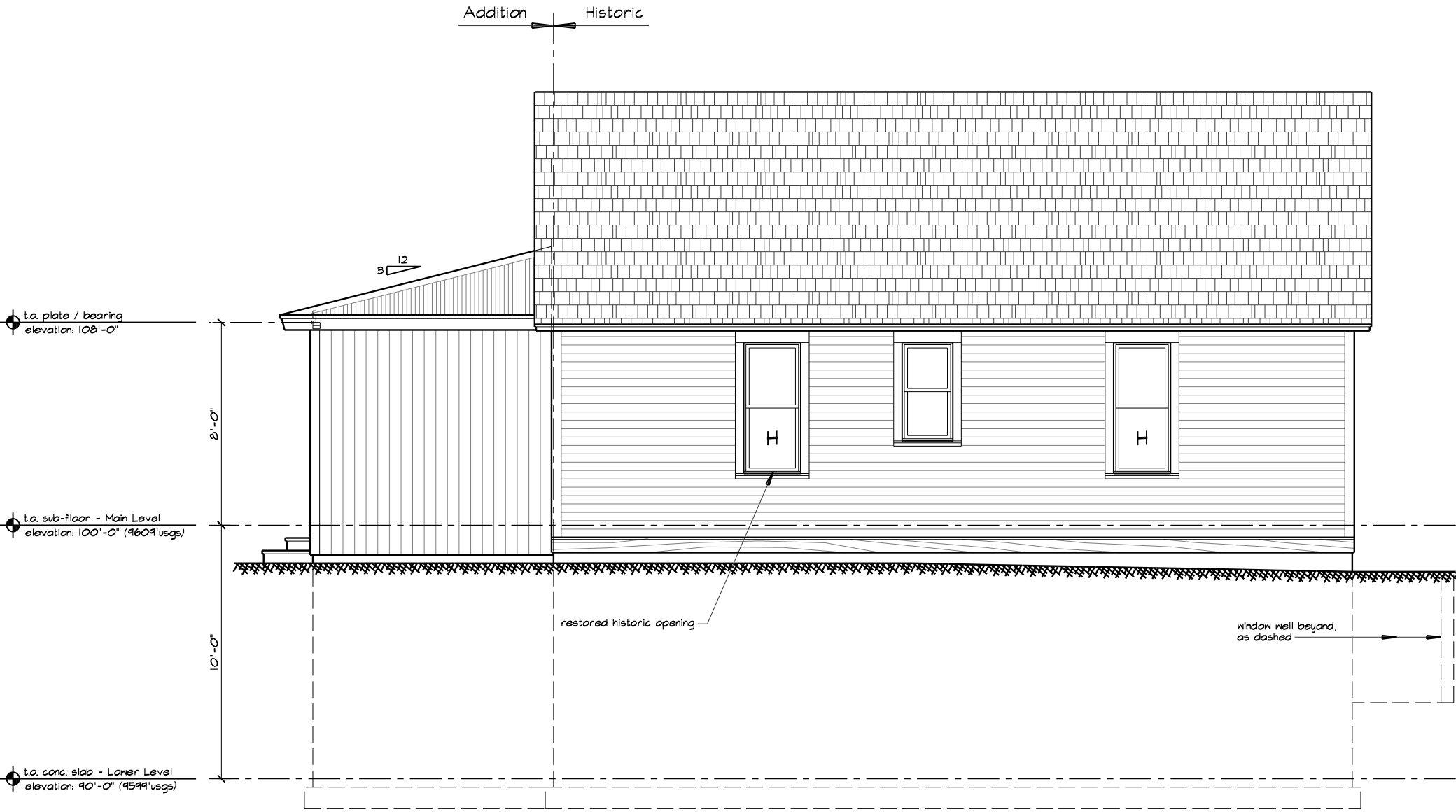
LOT 4



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



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



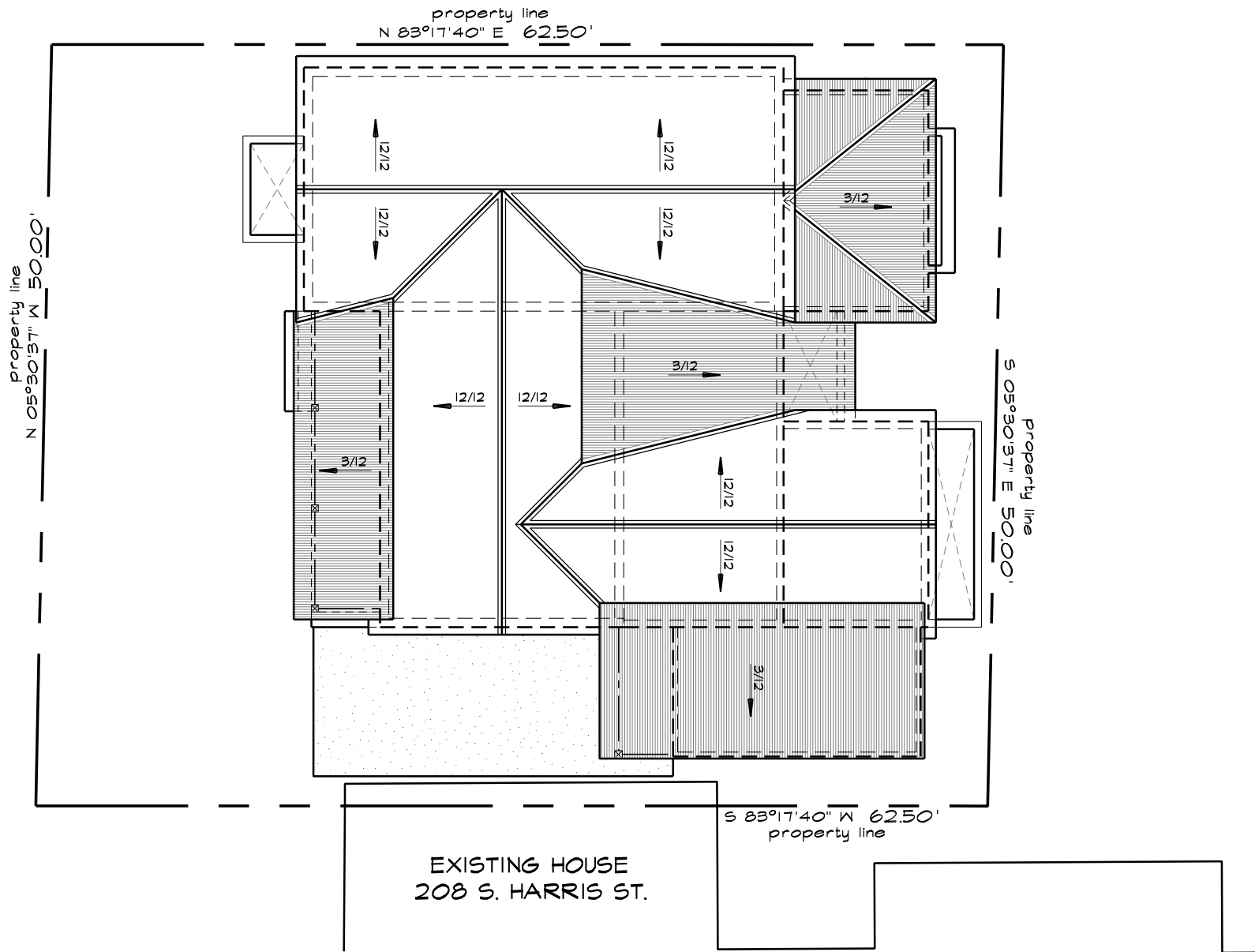
North Elevation

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



East Elevation

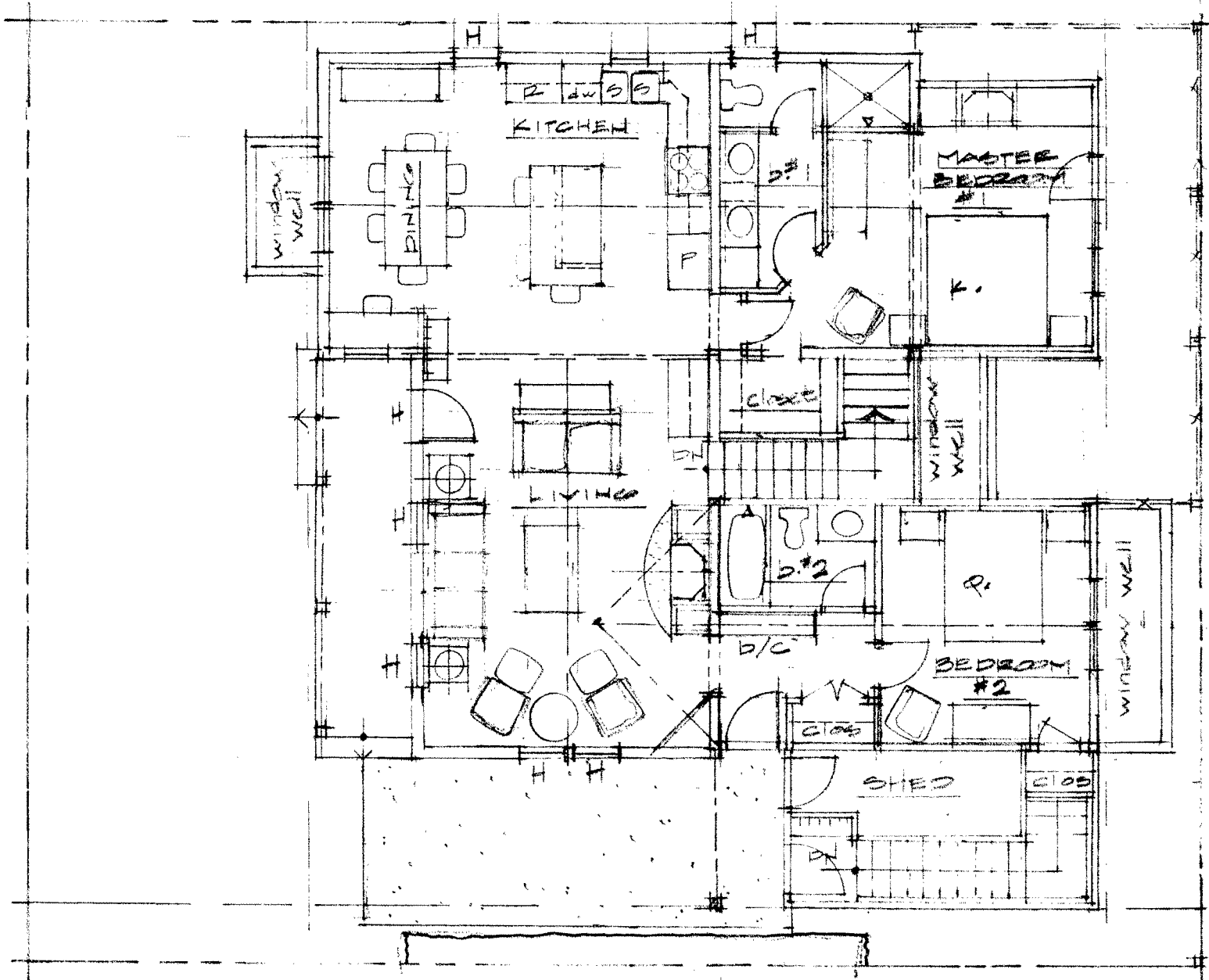
Scale: 1/4" = 1'-0"



Roof Plan

Scale: 1/8" = 1'-0"

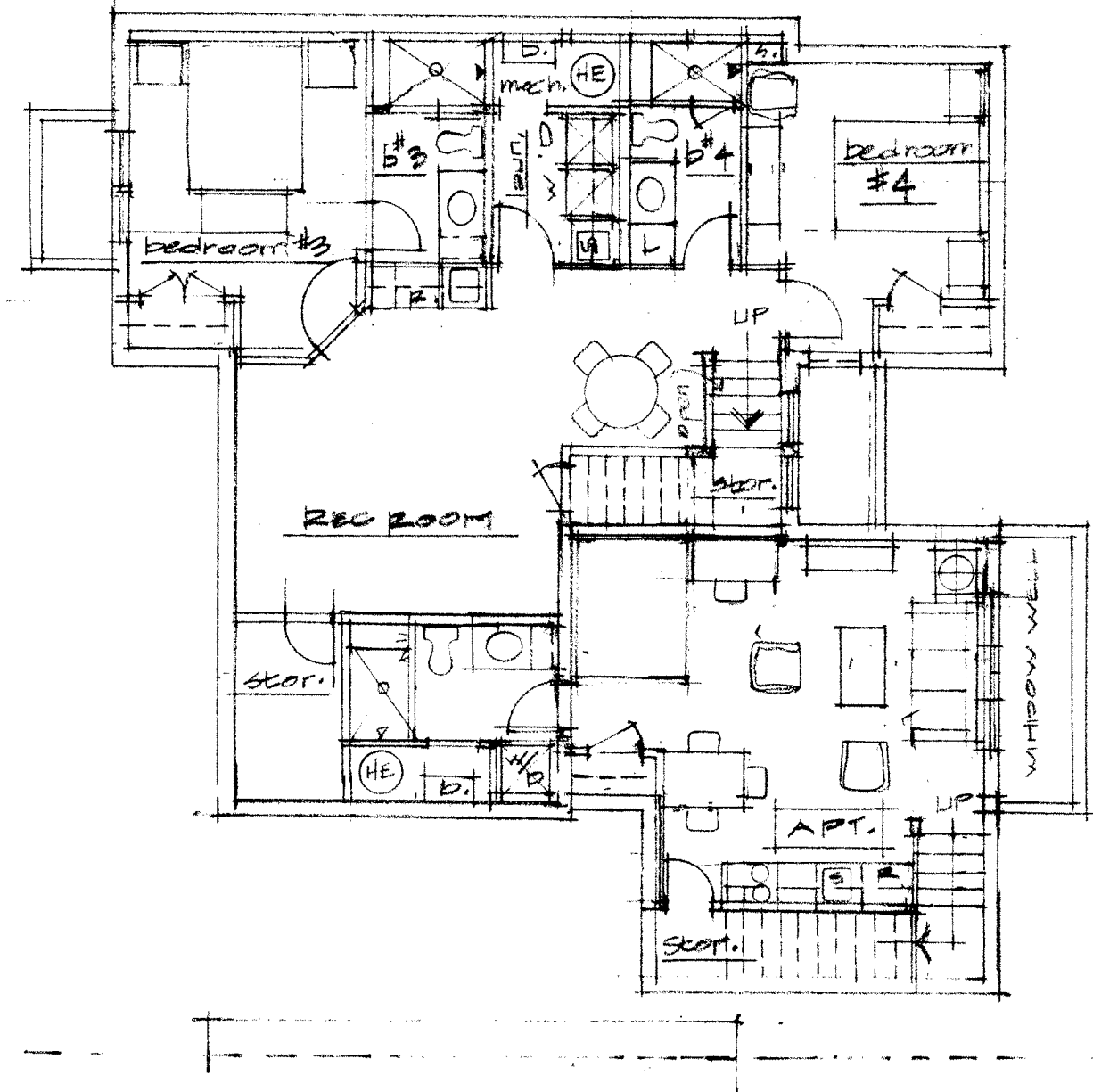
STROBLE RESIDENCE
MAIN LEVEL PLAN
1/8" = 1'-0" 7.28.11 JLS, AIA



STROBLE RESIDENCE

LOWER LEVEL PLAN

1/8" = 1'-0" 7.28.11 JLS, AIA.



Parking: No change, three spaces existing

Snowstack: No change

Setbacks: No change

History

Dean and Clara Huntington relocated this house from Old Dillon, Colorado, in 1961 when the construction of the Lake Dillon Reservoir and Dam forced the evacuation of this historic mountain town. The house was built circa 1909, in Dillon, for the Ira Blundell Family. Mr. Blundell came to Summit County in 1907 as a U.S. Forest Ranger at the Dickey Ranger Station, in which capacity he served for twelve years. He and Bessie Warren were united in marriage on April 24, 1908, they had no children. Ira became the new postmaster of Dillon in 1922, which covered two rural routes. He also ran a general store in connection with the office. He died in 1942, after living in Dillon for 35 years. Robert and Maryanne Cameron and Susan Daley are among the property's most recent owners, in Breckenridge.

Staff Comments

Architectural Compatibility (Policy 5/A & 5/R) and Social Community (Policy 24/A and 24/R) are the only Development Code policies that are relevant to this application. Hence, Staff will not discuss other Development Code policies that are not pertinent to this proposal.

Social Community (24/A & 24/R): Per Section E. Historic Preservation and Restoration, Policy 24/R: *“The preservation and restoration of historic structures, town designated landmark, federally designated landmark, landmark sites, or cultural landscape districts within the town is a priority. Additional on site preservation and restoration efforts beyond the requirements of the historic district guidelines for historic structures and sites as defined in chapter 11 of this title are strongly encouraged.”*

While this residence is neither eligible for individual National Register nor Local Landmark status, it is a historic structure in our Historic District, and the preservation and rehabilitation of this residence is important.

Applicants Preservation and Restoration Proposal

1. Remove all current exterior siding and trim.
2. Install batt insulation at west wall along the deck area.
3. Install blown in insulation where needed.
4. Relocate door three feet on west elevation to allow kitchen to function properly.
5. Remove existing casement window at east elevation and install new double hung unit.
6. Install 4 ½” natural wood siding on all exterior walls.
7. Replace all fascia, soffit, corner and window trim.
8. Remove existing skylights and install dormers in same location using existing openings.
9. Remove existing shingles and replace with standing seam metal roof.
10. Paint all exterior surfaces two colors to meet Development Code requirements.

The strongest component of this proposal is bringing back the correct siding material. Per the East Side Residential Character Area Priority Policy 125: **Maintain the present balance of building materials found in the Character Area.**

- *Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate.*

Applicant proposes to use 4 ½” reveal natural wood siding on all exterior walls. This is quite an improvement over the existing 10” reveal metal siding. The applicant’s proposal meets the requirements of Priority Policy 125.

The property owner proposes to replace the non-historic bubble skylights with historically accurate dormers. The existing skylights leak water in the second floor and the applicant does not like the non-historic look of the bubble skylights. The use of dormers to provide a second floor in a one-and-a-half story building form is encouraged by the East Side Residential historic design standards. The applicant is working on a strict budget, while doing all of the work himself. Hence, they are proposing three options for the dormers, in this order:

1. Replace the bubble skylights with dormers using the existing skylight openings.
2. Replace the bubble skylights with flat glass skylight in the existing skylight openings.
3. Cover up the existing west skylight with the new metal roof and replace the eastern bubble skylight with a flat piece of glass. The eastern bubble skylight is above the bathroom and natural light is needed. Applicant would like to be able to open the glass to let steam escape.

The applicant proposes to replace the asphalt shingle roof with a standing seam metal roof. Per Priority Policy 126: **Use roofing material similar to those found historically.**

- *“Smooth-sawn wooden shingles and rolled seam sheet metal are appropriate materials. These are encouraged.”*

Staff believes the proposed standing seam metal roof meets the requirements of Policy 126 and, hence, has no concerns with the roofing material.

Per the Development Code positive points will be awarded according to the following point schedule for on-site historic preservation, or restoration efforts, in direct relation to the scope of the project, subject to approval by the planning commission.

The construction of a structure or addition, or the failure to remove noncontributing features of a historic structure may result in the allocation of fewer positive points:

+3 *On site historic preservation/restoration effort of minimal public benefit.*

Examples¹: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details.

¹ Examples set forth in this policy are for purpose of illustration only, and are not binding upon the planning commission. The ultimate allocation of points shall be made by the planning commission pursuant to section 9-1-17-3 of this title.

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

Examples: Preservation of, or the installation of a new foundation, structural stabilization, complete restoration of secondary structures.

Staff believes that the proposed project is an on-site historic preservation/restoration effort of minimal public benefit, which warrants positive three (+3) points.

Architectural Compatibility (5/A & 5/R): Per Section B. Conversation District: *“Within the Conservation District, which area contains the Historic District, compatibility of a proposed project with the surrounding area and the district as a whole is of highest priority. Within this district, the preservation and rehabilitation of any historic structure or any “town designated landmark” or “federally designated landmark” on the site (as defined in Chapter 11 of this title) is the primary goal. Any action which is in conflict with this primary goal or the “Handbook Of Design Standards” is strongly discouraged, while the preservation of the town’s historic fiber and compliance with the Historic District design standards is strongly encouraged. Applications concerning development adjacent to Main Street are the most critical under this policy.” (Ord. 24, Series 2001)*

Staff applauds the applicant for a proposal that brings the residence back to a more historically accurate appearance. The applicants proposal will meet all requirements of the Policy 5/A and 5/R, bringing the structure back to a more historically accurate exterior appearance. This proposal will make the residence much more compatible with the neighborhood and Historic District Design Standards.

Point Analysis (Section: 9-1-17-3): Staff has conducted a point analysis and believes the application warrants positive three (+3) points under Policy 24/R for a Historic Preservation project of minimal public benefit.

Staff Recommendation / Decision

The Planning Department recommends the Planning Commission approve PC#2011068, the Dupey/McGovern Siding and Skylight Replacement Proposal, located at 413 E. Washington Avenue, Lot 16A, Block 6, Yingling and Mickles Subdivision, with the attached Findings and Conditions.

Final Hearing Impact Analysis

Project: Dupey/McGovern Siding and Skylight Replacement Proposal
 PC#: 2011068
 Date: 11/10/2011
 Staff: Matt Thompson, AICP

Positive Points +3
Negative Points 0
Total Allocation +3

Items left blank are either not applicable or have no comment

Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		

18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	4x(-2/+2)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	+3	Historic Preservation project of minimal public benefit.
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		

TOWN OF BRECKENRIDGE

Dupey/McGovern Siding and Skylight Replacement Proposal
413 E. Washington Avenue
Lot 16A, Block 6, Yingling & Mickles Subdivision
PERMIT #2011068

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve this application with the following findings and conditions.

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a 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 **November 7, 2011**, 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 **November 15, 2011**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **November 22, 2014**, 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 three years, 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 completion for the project covered by this permit. The determination of whether a certificate of completion

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 not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. **Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.**
9. 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

10. **Applicant shall contact the Town of Breckenridge and schedule a preconstruction meeting between the Applicant, Applicant's architect, Applicant's contractor and the Town's project Manager, Chief Building Official and Town Historian to discuss the methods, process and timeline for restoration efforts to the historic building(s).**
11. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.

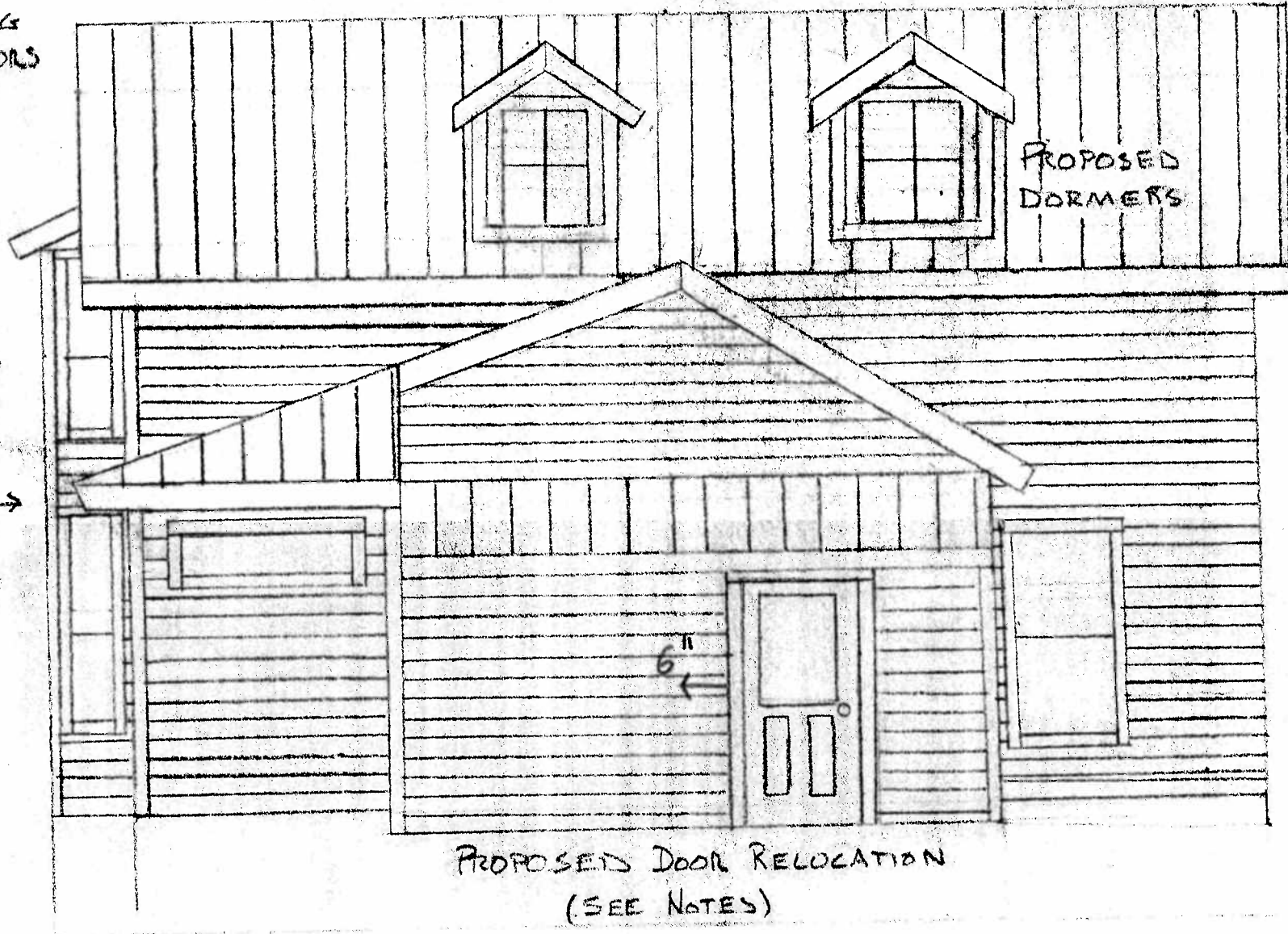
PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION

12. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
13. 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.

14. 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 not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
15. 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.**
16. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

RAISED SEAM STEEL ROOF

3/4"
WOOD CASING
TRIM. ALL DOORS
& WINDOWS



PROPOSED
DORMERS

1/2" LAP SIDING
ALL SURFACES
MATERIALS PER
TOWN SPECS

6" X 10" FASCIA →

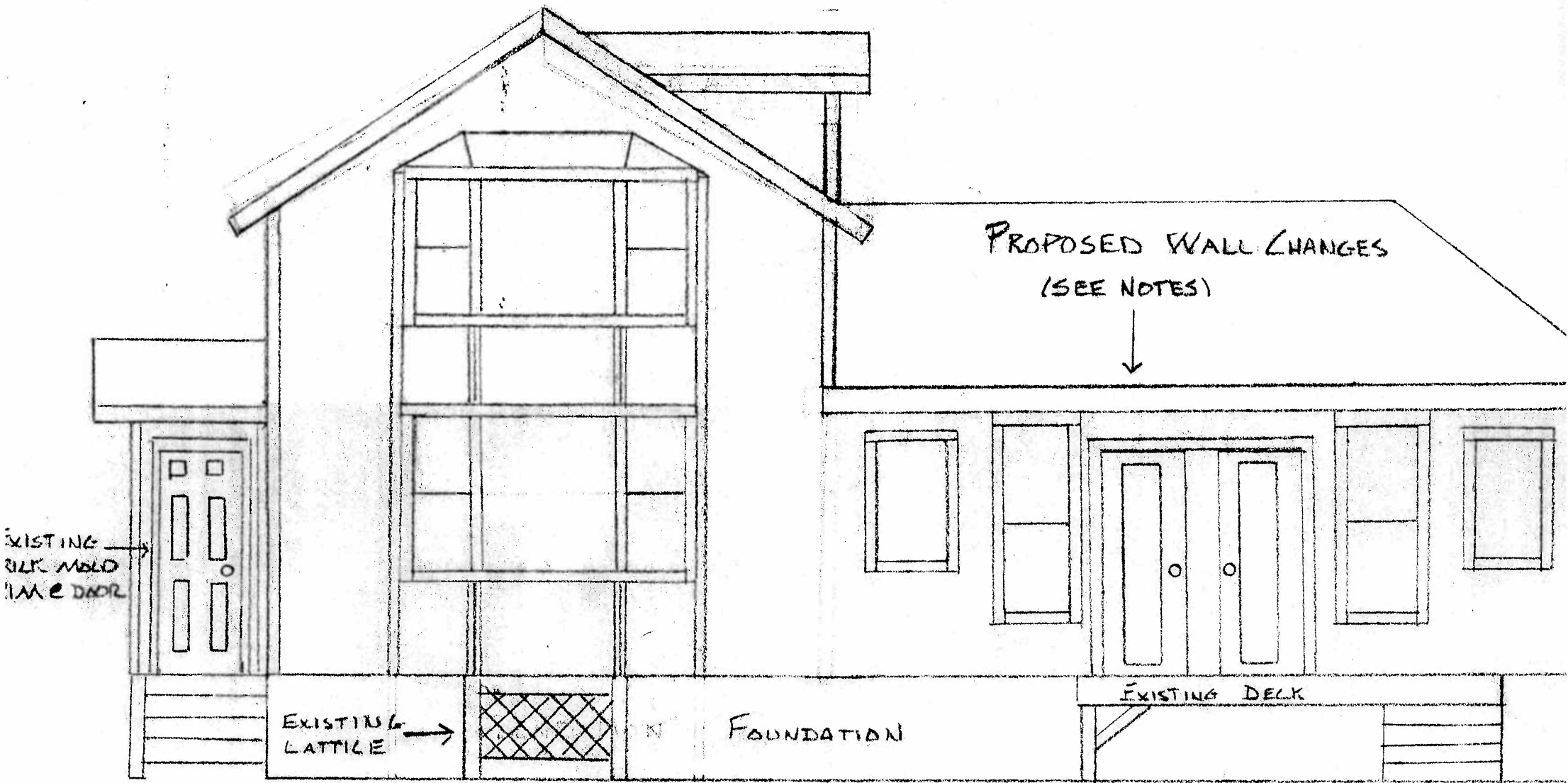
ALL OTHER FASCIA
1" X 6"

6"
←

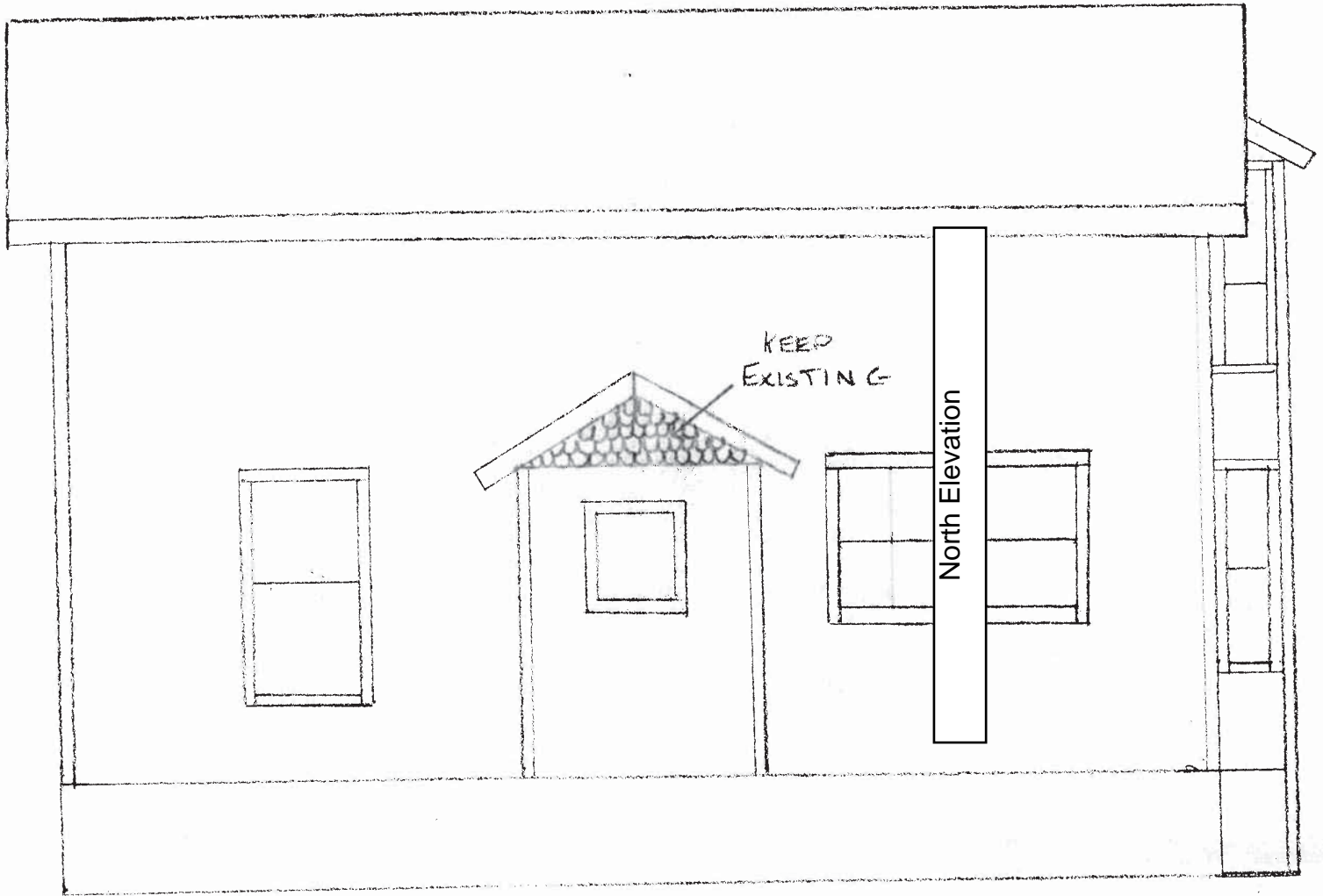
PROPOSED DOOR RELOCATION
(SEE NOTES)

SOUTH ELEVATION

SCALE 1/4" = 1'0"



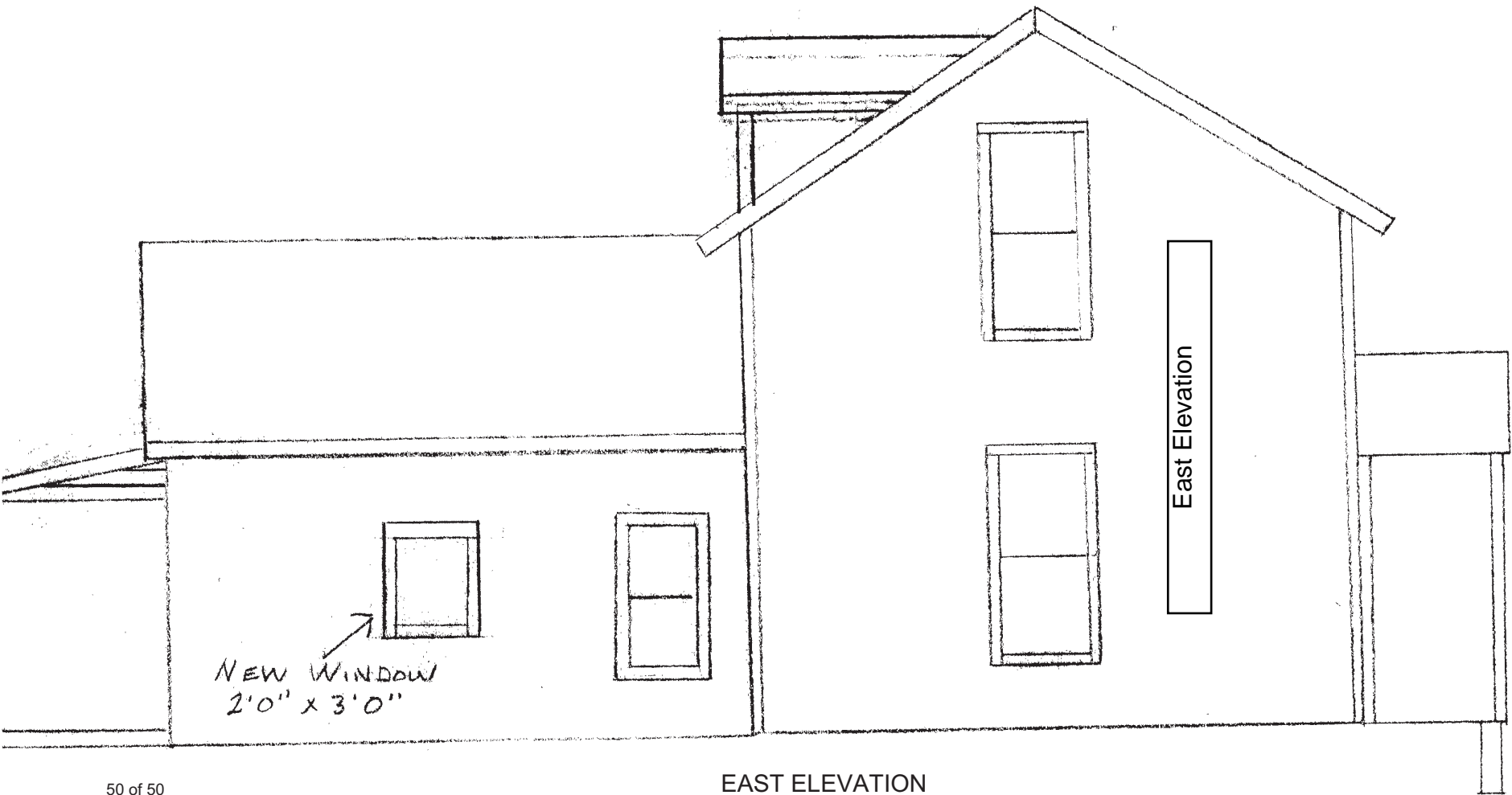
WEST ELEVATION



KEEP EXISTING

North Elevation

NORTH ELEVATION



NEW WINDOW
2'0" x 3'0"

East Elevation

EAST ELEVATION