



PLANNING COMMISSION AGENDA

Tuesday, April 15, 2014
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The April 15 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	4
	<i>Approval Of Agenda</i>	
7:10pm	<i>Town Council Report</i>	
7:30pm	<i>Other Matters</i>	
	1. Valley Brook Cemetery Landmarking (Valley Brook Cemetery, Masonic Placer MW 9616) (JP) PC#2014024; 905 Airport Road	8
	2. Red, White and Blue Fire Museum Landmarking (Snider Addition, Lots 19-20) (MM) PC#2014026; 308 North Main Street	12
	3. Iowa Hill Site Landmarking (Iowa Hill Subdivision, Tract A) (MM) PC#2014027; Airport Road	15
	4. Old Masonic Hall Landmarking (Stiles Addition, Block 1, Lots 4-5) (MM) PC#2014028; 136 South Main Street	19
8:30pm	<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.**



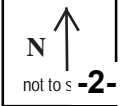
Iowa Hill Site
Landmarking
Airport Road

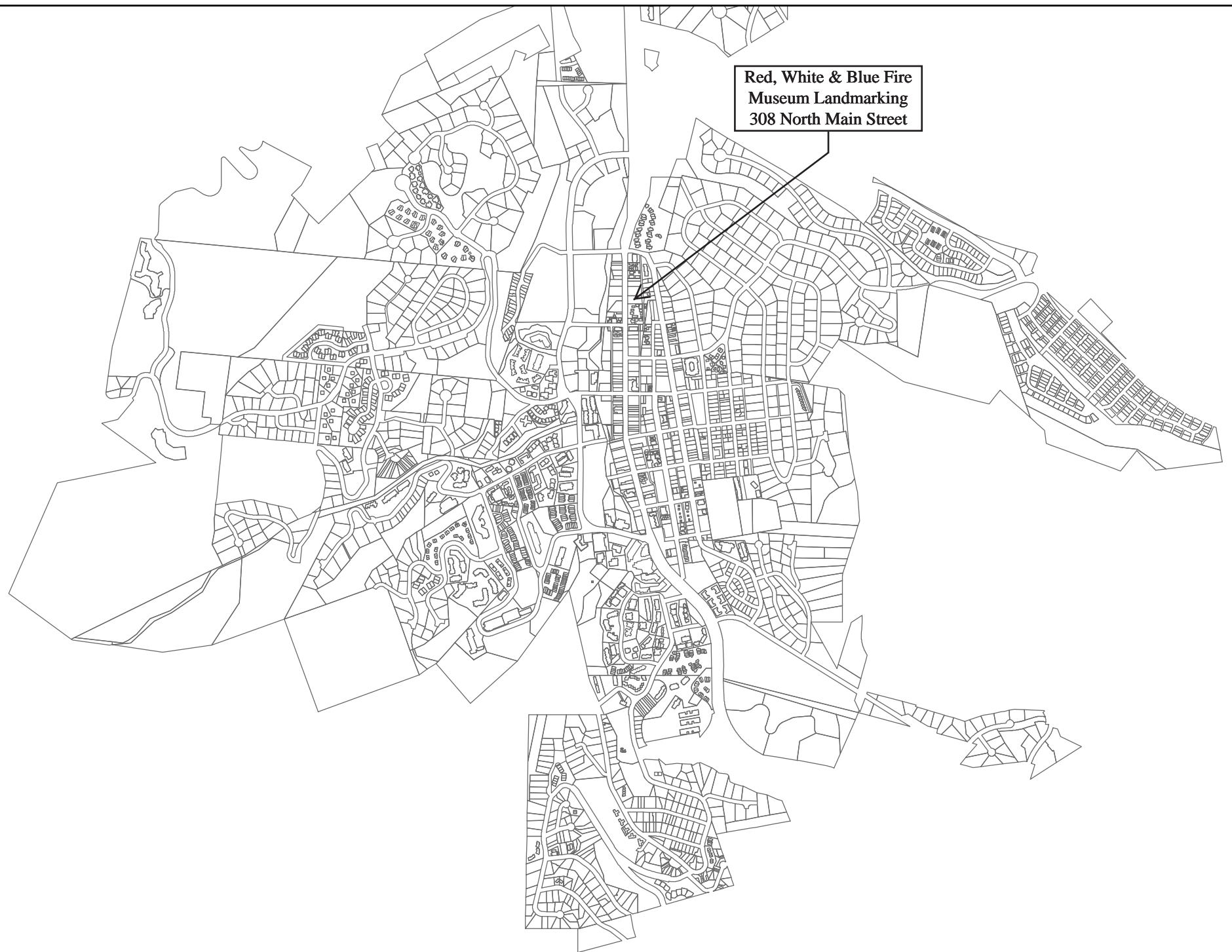
Valleybrook Cemetery
Landmarking
905 Airport Road



Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.

Breckenridge North





Red, White & Blue Fire
Museum Landmarking
308 North Main Street



Breckenridge South

Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Eric Mamula Gretchen Dudney Dan Schroder
Kate Christopher Jim Lamb Trip Butler
Dave Pringle

There was no Town Council liaison present.

APPROVAL OF AGENDA

Ms. Puester removed the Town Council update. With no other changes, the Agenda was approved as presented.

APPROVAL OF MINUTES

With no changes, the March 18, 2014, Planning Commission Minutes were approved as presented.

CONSENT CALENDAR:

- 1) Cabin Coffee Change of Use (MGT) PC#2014018, 222 South Main Street
- 2) Tannenbaum II Exterior Renovation (MM) PC#2014017, 815 Columbine Road

Mr. Mamula: Question on the change of use, “cooking other than microwave oven”, but on the plan there is an oven? (Mr. Thompson: Read from a letter from the applicant that says no food cooking besides microwave.) Well, this may require a hood. Also, what’s the monetary difference between having regular plates vs. paper / plastic? (Mr. Thompson: About \$30,000.) We’ve seen this before where they say one thing and then in actuality they end up using real plates and glasses. It seems that this is a dodge in order to beat the water PIF and in the end still use plates and glasses. (Mr. Grosshuesch: This is part of a larger discussion in the Sustainability Group.) (Mr. Thompson: We have caught a few people, and it is painful process to go through with a business owner when they have to pay the fees for a full sit down restaurant they were trying to run as a snack bar/deli. In this case, the business owner has put it in writing that they will only serve food and drinks in disposable ware.) (Ms. Puester: This is something that we do go through with the owners of any new business thoroughly.)

Mr. Pringle and Mr. Dudney voiced that they share Mr. Mamula’s concerns.

Mr. Pringle: This is just cheating and there is a big discussion that we have should have on this point all around.

Ms. Dudney: Question about the parking ratio: 9.3.8 it isn’t online that has gone up from 3.5 to 4.5 for restaurants? (Mr. Thompson: It has gone up. No, it’s a typo. There is more than adequate parking per Code so it does not affect this application. I will correct my Staff Report.)

Mr. Schroder: No questions.

Ms. Christopher: No questions.

Mr. Butler: No questions.

With no requests for call up, the consent calendar was approved as presented.

COMBINED HEARINGS:

- 1) Beaver Run Building 3 West Elevator (MGT) PC#2014008, 631 Village Road

Mr. Thompson presented an application to add 245 sq. ft. to create a new elevator shaft and upper floor lobby on the west side of the Beaver Run Building #3. Also, install an automatic door on the exterior entrance to the lobby between Building #2 and Building #3 to create an air lock of 220 sq. ft. to prevent cold air from entering the lobby. Building #4 has ADA compliant units in the building and is connected to Building #3 with a pedestrian bridge; however there is no elevator in Building #3 at the end of the pedestrian bridge. This elevator would result in all buildings at Beaver Run Resort to be connected with pedestrian bridges and elevators. There is not enough density remaining in the approved Master Plan for this proposal. Hence, the project will require a Major Master Plan Amendment and density transfer.

Staff conducted a point analysis for this project and found it to comply with all absolute policies of the Development Code and passing the relative policies with an overall score of zero points (0). Staff suggests that three positive points (+3) be awarded under Policy 16/R (Internal Circulation) for improving the efficiency, comfort and convenience of the pedestrian circulation and creating an ADA compliant connection. The proposal warrants negative three (-3) points under Policy 9/R (Placement of Structures) for not meeting one relative setback requirement.

The Planning Department recommended approval of the Beaver Run Elevator and Air Lock Addition, and Master Plan Amendment (PC#2014008) with the presented Findings and Conditions.

Commissioner Questions / Comments:

- Mr. Schroder: Why were ADA units placed there when they weren't accessible? (Mr. Thompson: When the buildings were first built there weren't any pedestrian bridges. They figured this out when had an ADA conference at the property. The adaptability advisor lectured Beaver Run after she needed to be carried up to access her ADA unit in Building #4.)
- Mr. Pringle: Building 4 was built with pedestrian bridge but no elevator.
- Ms. Dudney: No concerns.
- Mr. Pringle: No concerns. But what was that about the mass density? (Mr. Thompson: If the new project doesn't go over 5% with an addition, then the Code says they do not receive negative points.)
- Mr. Lamb: No concerns.
- Mr. Butler: No concerns.
- Mr. Mamula: No concerns.

Mr. Kevin Schottleutner, Applicant: I have had to carry a wheel chair up the stairs and have another employee carry the person up the stairs to the pedestrian bridge. Beaver Run hosts the Wounded Warriors every year and while the veterans can go down the stairs they cannot go back up in their wheelchairs. They do front flips from their chairs into our pool.

Mr. Lamb opened the hearing up to public comment. There was no public comment, and the hearing was closed.

Mr. Pringle made a motion to approve the point analysis for the Beaver Run Building 3 West Elevator, PC#2014008, 631 Village Road. Mr. Mamula seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to approve the Beaver Run Building 3 Elevator, Airlock Addition, and Master Plan Amendment PC#2014008, 631 Village Road, with the presented Findings and Conditions. Ms. Christopher seconded, and the motion was carried unanimously (7-0).

OTHER MATTERS:

Ms. Puester: Brought up the meeting on April 15, during which some Commissioners will be absent, as this

meeting coincides with school spring break. The next meeting may not have a quorum because Mr. Mamula, Mr. Schroeder and Mr. Lamb will be absent with the chance that Ms. Dudney may be gone based on the birth of her grandchild. We will proceed as if we will have the meeting and I will let you know if it gets cancelled due to no quorum.

Also, Ms. Christopher will go to the Tuesday, April 8, Town Council Meeting in Mr. Lamb's absence.

ADJOURNMENT:

The meeting was adjourned at 7:20 pm.

Jim Lamb, Chair



MEMORANDUM

TO: Planning Commission

FROM: Julia Puester, AICP, Senior Planner

DATE: April 10, 2014 for meeting of April 15, 2014

SUBJECT: Landmarking of Historic Properties

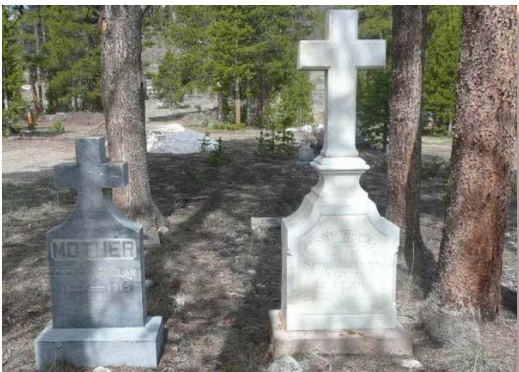
The Town Council reviewed the 2013 SustainableBreck Annual Report in January 2014. During their review, one of the comments for improvement was to increase the number of locally landmarked historic buildings and sites (under the Land Use, Historic Resources category of the SustainableBreck Plan). One of the primary benefits of having local landmark designation is that it increases the property's eligibility for grants. Further, local landmark designation identifies the property as having significant local historical value. As many of the Town's properties are not locally landmarked, staff will be bringing forth such properties as time permits.

There are four properties within this packet recommended for local landmarking status.

Planning Commission Staff Report

- Subject:** Valley Brook Cemetery Landmarking
(Class B Minor; PC#2014024)
- Proposal:** To locally landmark the Valley Brook Cemetery (13 acres within the Town boundary) per Section 9-11-3, Designation of Landmarks, Landmark Sites, Historic Districts and Cultural Landscape Districts, of the Town Code.
- Date:** April 8, 2014 (For meeting of April 15, 2014)
- Project Manager:** Julia Puester, Senior Planner
- Applicant/Owner:** Town of Breckenridge and Breckenridge Lodge No. 47, A.F & A.M (Masonic Lodge)
- Agent:** Town of Breckenridge
- Address:** 905 Airport Road
- Legal Description:** Unsubdivided, Valleybrook Cemetery, Masonic Placer MW 9616
- Site Area:** 13.3 acres (566.280 sq. ft.)
- Land Use District:** 2- Municipal Cemetery (Intensity of Use: Not Applicable)
- Site Conditions:** The Cemetery, totaling 20 acres in size, 13 acres of which are within the Town boundary, consists of a mostly wooded site with a gentle 5% average slope from southwest to northeast. The 6.6 acres of the Cemetery, owned by the Masonic Lodge, are outside of the Town boundary. The graveyard is partially enclosed by post and wire fencing on the west, the north and south, and low, iron fence on the east.
- Adjacent Uses:** North: Town Public Works Facilities
East: Airport Road
South: Claimjumper parcel (Town owned), Claimjumper Condos
West: Unsubdivided private property (Theobald property)

Item History

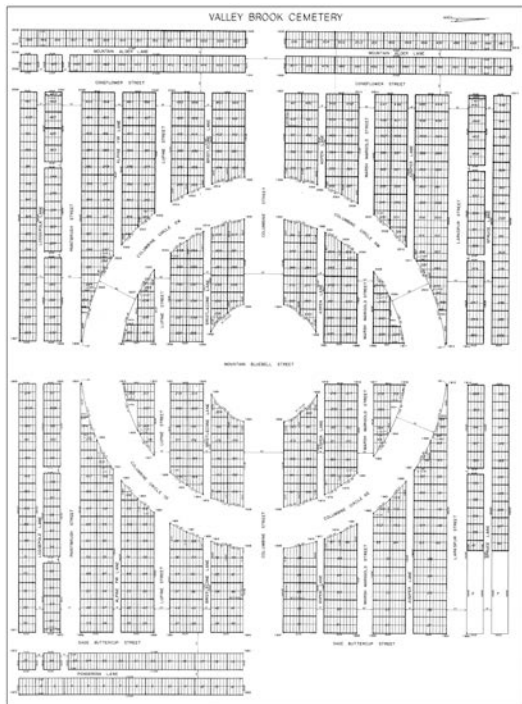


From excerpts of the Valley Brook Cemetery Master Plan, 2001: Valley Brook Cemetery was established in 1882 when William McAdoo, a carpenter, miner, and Free and Accepted Mason allowed the Town and Masonic Lodge to establish their burial grounds on his Masonic Placer mining claim. The Cemetery includes typical elements of a Victorian graveyard such as open meadows, stands of trees, native grasses, wildflowers and garden benches and urns. Carriageways, also typical of the time, were laid out around two large circles to

provide the site with an ordered sense of peace and balance, forming a Celtic cross. A Sexton House was erected in 1901 (a sexton was someone who maintains the cemetery property).

Buried in the Cemetery are people representative of a culturally diverse western mining town - all different backgrounds, mostly miners, their families, business people, and a group of historic persons of outstanding importance. The pioneers that are buried in Valley Brook Cemetery founded and produced Summit County's mining economy, adding to the region's prestige. The grave markers in the cemetery shows pieces of the history of town including those who participated in the military, succumbed to the small pox and scarlet fever epidemics, and mining tragedies.

The Town of Breckenridge and the Breckenridge Heritage Alliance are currently pursuing National Landmark Designation for the Cemetery.



Staff Comments

This report is focused solely on the local landmarking criteria associated with this property. There are no proposed changes to the property, therefore there is no discussion related to policies in the Development Code.

Chapter 11, Historic Preservation: The Town is seeking to locally landmark the historic site. A “landmark site” is defined by the ordinance as follows:

A designated area without buildings, structures or objects, but having a special historical or architectural value.

The ordinance contains specific criteria that are to be used to determine whether a proposed landmark has the required special historical or architectural value. To be designated as a landmark, the property must: (1) meet a minimum age requirement; (2) have something special about either its architecture,

social significance, or its geographical/environmental importance as defined in the ordinance; and (3) be evaluated for its “physical integrity” against specific standards described in the ordinance.

Staff has included a chart below as a tool. 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. Suggested selections are in **BOLD** with staff comments on how it meets the criteria in *italics*.

COLUMN “A”	COLUMN “B”	COLUMN “C”
<p>The property must be at least 50 years old. <i>(The cemetery was established in 1882.)</i></p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;">ARCHITECTURAL IMPORTANCE</p> <ol style="list-style-type: none"> 1. The property exemplifies specific elements of architectural style or period. 2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3. The property demonstrates superior craftsmanship or high artistic value 4. The property represents an innovation in construction, materials or design. 5. The property is of a style particularly associated with the Breckenridge area. 6. The property represents a built environment of a group of people in an era of history. 7. The property includes a pattern or grouping of elements representing at least one of the above criteria. 8. The property is a significant historic remodel. <p style="text-align: center;">SOCIAL IMPORTANCE</p> <ol style="list-style-type: none"> 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. <p style="text-align: center;">GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</p> <ol style="list-style-type: none"> 12. The property enhances sense of identity of the community. <i>(The cemetery was a community place to not only bury those passed but also was an area used to take picnics and walks. Continuous efforts to upkeep the cemetery have been undertaken despite poor economic times over the years since 1898 and through recent wind storm damage repairs which occurred in 1997.)</i> 13. The property is an established and familiar natural setting or visual feature of the community. <i>(This property has been a prominent site in the Town since 1882.)</i> 	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. <i>(The cemetery portrays stamps in time of the community on grave stones and cemetery layout characteristics.)</i> 2. The property retains original design features, materials and/or character. <i>(The cemetery is preserved close to its original state and has been maintained through the present day, restoring and repairing historic fences, headstones, gates, etc.)</i> 3. The structure is on its original location or is in the same historic context after having been moved. 4. The structure has been accurately reconstructed or restored based on documentation.

Staff believes that the above criteria have been met with this application and the Cemetery site can be recommended for local landmarking.

Staff Recommendation

The Planning Department suggests the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Valley Brook Cemetery located at 905 Airport Road, PC#2014024 based

on the fulfillment of criteria for Geographical/Environmental significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Planning Commission Staff Report

Subject: Red White & Blue Volunteer Fire Museum (Dewers House) Landmarking
(Class B Minor, PC#2014026)

Proposal: To locally landmark the Dewers House at 308 North Main Street per Section 9-11-3, Designation of Landmarks, Landmark Sites, Historic Districts and Cultural Landscape Districts, of the Town Code.

Date: April 4, 2014 (For meeting of April 15, 2014)

Project Manager: Michael Mosher, Planner III

Applicant/Owner: Red White & Blue Fire District

Agent: Town of Breckenridge

Address: 308 North Main Street

Legal Description: Lot 19, Snider Addition

Site Area: 0.407 acres (17,750 sq. ft.)

Land Use District: 11- Residential (Lodging preferred), Commercial Floor Area Ratio 1:3

Historic District: 4 – North Main Residential Character Area

Site Conditions: The house sits in its original location with grassed and fenced front and side yards. The back of the property is asphalted and used a parking for the neighboring Red White and Blue Fire District.

Adjacent Uses: North: Red White and Blue Fire District
East: Val d'Isere Condo
South: Brittany Place - Residential
West: Main Street and Lot 3 and 4 Snider Retail

Item History

This log residence with clapboard siding was constructed in 1888, and was originally the home of John B. and Anna Dewers. From the Town Cultural Resource Survey for this property:

The Dewers House / Red White & Blue Volunteer Fire Museum is individually eligible for inclusion in the National Register of Historic Places under Criteria A and C. Under Criterion A, the property is historically significant for its strong association with Breckenridge's cultural and economic development from the 1880s through the mid-1900s. Relative to National Register Criterion C, the house is architecturally significant for its vernacular pioneer log construction and clapboard siding. The building displays the fine craftsmanship of a bygone era, and has been particularly well preserved. The property may also be regarded as a contributing property within the Breckenridge Historic District.



This property exhibits an overall high degree of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society. There have been no additions, and no notable exterior alterations, subsequent to the period of significance. The property is in excellent condition and is being very well maintained.

Staff Comments

This report is focused solely on the local landmarking criteria associated with this property. There are no proposed changes to the property, therefore there is no discussion related to policies in the Development Code.

Chapter 11, Historic Preservation, 9-11-3: Designation Of Landmarks, Landmark Sites, Historic Districts And Cultural Landscape Districts: The Town is seeking to locally landmark the historic building. A “landmark” is defined by the ordinance as follows:

A designated individual building, structure, object or an integrated group of buildings, structures or objects having a special historical or architectural value. Unless otherwise indicated in this chapter, the term "landmark" shall include both federally designated landmarks and town designated landmarks.

The ordinance contains specific criteria that are to be used to determine whether a proposed landmark has the required special historical or architectural value. To be designated as a landmark, the property must: (1) meet a minimum age requirement; (2) have something special about either its architecture, social significance, or its geographical/environmental importance as defined in the ordinance; and (3) be evaluated for its “physical integrity” against specific standards described in the ordinance.

Staff has included a chart below as a tool. 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. Suggested selections are in **bold** and Staff Comments on how the property meets the criteria are in *italics*.

COLUMN "A"	COLUMN "B"	COLUMN "C"
<p>The property must be at least 50 years old. <i>(The house was constructed in 1888.)</i></p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;">ARCHITECTURAL IMPORTANCE</p> <ol style="list-style-type: none"> 1. The property exemplifies specific elements of architectural style or period. <i>(The exterior walls are painted pale yellow horizontal wood siding, with 1" by 4" corner boards. Beneath the siding, the original building is of log construction.)</i> 2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3. The property demonstrates superior craftsmanship or high artistic value 4. The property represents an innovation in construction, materials or design. 5. The property is of a style particularly associated with the Breckenridge area. <i>(The house is architecturally significant for its vernacular pioneer log construction and clapboard siding. The building displays the fine craftsmanship of a bygone era, and has been particularly well preserved.)</i> 6. The property represents a built environment of a group of people in an era of history. 7. The property includes a pattern or grouping of elements representing at least one of the above criteria. 8. The property is a significant historic remodel. <p style="text-align: center;">SOCIAL IMPORTANCE</p> <ol style="list-style-type: none"> 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. <p style="text-align: center;">GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</p> <ol style="list-style-type: none"> 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 	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. 2. The property retains original design features, materials and/or character. <i>(The building displays the fine craftsmanship of a bygone era and historic materials, and has been particularly well preserved.)</i> 3. The structure is on its original location or is in the same historic context after having been moved. 4. The structure has been accurately reconstructed or restored based on documentation.

Staff believes that the above required criteria have been met with this application and the house can be recommended for local landmarking.

Staff Recommendation

The Planning Department suggest the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Red White & Blue Volunteer Fire Museum (Dewers House) located at 308 North Main Street, PC#2014026 based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Planning Commission Staff Report

- Subject:** Iowa Hill Placer Mine Landmarking
(Class B Minor; PC#2014027)
- Proposal:** To locally landmark the Iowa Hill Placer Mine property, artifacts and historic structures per Section 9-11-3, Designation of Landmarks, Landmark Sites, Historic Districts and Cultural Landscape Districts, of the Town Code.
- Date:** April 4, 2014 (For meeting of April 15, 2014)
- Project Manager:** Michael Mosher, Planner III
- Applicant/Owner:** The Town of Breckenridge
- Address:** 1605 Airport Road
- Legal Description:** Lot 1, Iowa Hill Subdivision
- Site Area:** 26.67 acres (1,161,784 square feet)
- Site Conditions:** The property slopes up from east to west. The majority of the site is wooded with conifers. The placer mining area and interpretive hiking trail is located towards the north end of the property.

Staff Comments

Item History: The Iowa Hill Placer Mine property is an interpretive site operated by the Summit Historical Society for the purpose of interpreting placer mining.



The Iowa Hill Placer Mine was a productive hydraulic and booming site in the early 1860s through the 1880s. The booming system relied on a sudden release of water from a reservoir into the placer workings. The rushing torrent loosened and carried gold-bearing material en masse into lengthy sluices, up to one thousand feet in some cases, where riffles and mercury caught the gold. Hydraulic mining involved a high-pressure jet of water squirted from heavy cast iron or brass nozzles known as monitors and little giants. Stout pipes carried the water under great pressure to the monitor from a reservoir far upslope. A worker played the jet against banks of gold-bearing

soil, literally blasting the material loose and washing it into sluices. Advanced hydraulic operations used monitors to blast apart gold-bearing soils and booming to send the material into a sluice system.

The existing structures and artifacts in this interpretive park illustrate various processes in placer mining.

Staff Comments

This report is to only discuss the local landmarking criteria associated with this property. There are no proposed changes to the property therefore there is no discussion related to policies in the Development Code.

The town has an inventory with full descriptions on record listing all of the items Staff is suggesting for local landmarking status. From the report, these are called features. The Iowa Hill Placer Mine property Features:

Feature 1	Boardinghouse	Feature 18	Booming Ditch
Feature 2	Refuse Dump	Feature 19	Boom Workings
Feature 3	Possible Privy Pit	Feature 20	Booming Ditch
Feature 4	Hydraulic Mine Workings	Feature 21	Hydraulic Mine Workings
Feature 5	Supply Ditch	Feature 22	Monitor Station
Feature 6	Booming Reservoir	Feature 23	Sluice Bed
Feature 7	Flume Remnant	Feature 24	Sluice Remnant
Feature 8	Booming Ditch	Feature 25	Waste Rock Dump
Feature 9	Monitor Station	Feature 26	Shop Platform
Feature 10	Waste Rock Dump	Feature 27	Prospect Pits
Feature 11	Prospect Shaft	Feature 28	Ditch
Feature 12	Sluice Bed	Feature 29	Ditch
Feature 13	Building Platform	Feature 30	Ditch
Feature 14	Sluice Bed	Feature 31	Ditch
Feature 15	Sluice Bed	Feature 32	Diversion Ditch
Feature 16	Collection Ditch	Feature 33	Placer Tailings
Feature 17	Hydraulic Mine Workings	Feature 34	Placer Tailings

Chapter 11, Historic Preservation: The Town is seeking to locally landmark the historic site and associated structures. A “landmark site” is defined by the ordinance as follows:

A designated area without buildings, structures or objects, but having a special historical or architectural value.

The ordinance contains specific criteria that are to be used to determine whether a proposed landmark has the required special historical or architectural value. To be designated as a landmark, the property must: (1) meet a minimum age requirement; (2) have something special about either its architecture, social significance, or its geographical/environmental importance as defined in the ordinance; and (3) be evaluated for its “physical integrity” against specific standards described in the ordinance.

Staff has included a chart below as a tool. 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. Suggested selections are in bold and Staff Comments are in italics.

COLUMN "A"	COLUMN "B"	COLUMN "C"
<p>The property must be at least 50 years old. <i>(The mining site was established in 1861.)</i></p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;">ARCHITECTURAL IMPORTANCE</p> <ol style="list-style-type: none"> 1. The property exemplifies specific elements of architectural style or period. 2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. <i>(The Iowa Hill Placer Mine site is directly associated with persons significant to Colorado's past. Specifically, in 1898, a group of investors hired Lemuel Kingsbury to bring the mine into production in an organized, planned manner.)</i> 3. The property demonstrates superior craftsmanship or high artistic value 4. The property represents an innovation in construction, materials or design. <i>(By the late 1890s, the mine served as an example of how to apply advanced hydraulic and mechanical engineering to process gold-bearing gravel in economies of scale.)</i> 5. The property is of a style particularly associated with the Breckenridge area. <i>(The Iowa Hill mine includes a highly intact log boardinghouse erected around 1876. The structure possesses elements of classical architectural style, and it is one of the earliest standing buildings in Summit County. The structure also serves as an example of early boardinghouses erected by mining companies in the central Rocky Mountains.)</i> 6. The property represents a built environment of a group of people in an era of history. 7. The property includes a pattern or grouping of elements representing at least one of the above criteria. 8. The property is a significant historic remodel. <p style="text-align: center;">SOCIAL IMPORTANCE</p> <ol style="list-style-type: none"> 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. <p style="text-align: center;">GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</p> <ol style="list-style-type: none"> 12. The property enhances sense of identity of the community. <i>(The Iowa Hill Placer Mine is an important contributing element to the historic fabric and visual landscape in the Breckenridge area. Because the site retains a high degree of archaeological integrity and occupies around 71 acres of ground, it contributes to the waning set of placer mining sites in the Breckenridge area. The mine's two, deep incisions and broad tailings fans are prominent from afar, and are landmarks that reinforce the Breckenridge area's placer mining ambiance.</i> 13. The property is an established and familiar natural setting or visual feature of the community 	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. <i>(On a broad scale, the mine was a successful constituent in a wave of organized hydraulic placer mining that peaked in the West during the 1880s. In this role, the site participated in the development of the West's highly important hydraulic mining industry.)</i> 2. The property retains original design features, materials and/or character. <i>(The Iowa Hill Placer Mine retains a high degree of archaeological integrity from operations during the late 1890s, and architectural integrity from activity during the mid-1870s. The site is also important on local, state, and national levels.)</i> 3. The structure is on its original location or is in the same historic context after having been moved. 4. The structure has been accurately reconstructed or restored based on documentation.

Staff believes that the above required criteria have been met with this application and the site can be recommended for local landmarking.

Staff Recommendation

The Planning Department suggest the Planning Commission recommend that the Town Council adopt an ordinance to Landmark Iowa Hill Placer Mine and structures, located at 1605 Airport Road (PC#2014027) on the fulfillment of criteria for Architectural and Physical Integrity and Geographic/Environmental Importance significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Town Council Staff Report

Subject: Old Masonic Hall Landmarking
(Class B Minor; PC#2014028)

Proposal: To locally landmark the Old Masonic Hall per Section 9-11-3, Designation of Landmarks, Landmark Sites, Historic Districts and Cultural Landscape Districts, of the Town Code.

Date: April 4, 2014 (For meeting of April 15, 2014)

Project Manager: Michael Mosher, Planner III

Applicant/Owner: Town of Breckenridge

Agent: Town of Breckenridge

Address: 136 South Main Street

Legal Description: Stiles Addition, Block 1, Lots 4 & 5

Site Area: 0.119 acres (5,163 sq. ft.)

Land Use District: 19 - Commercial Use, 1:1 Floor Area Ratio (FAR); 20 Units per Acre (UPA)

Historic District: 6 - Core Commercial - (no above ground density limitation)

Site Conditions: The Old Masonic Hall fronts the west end of the property. A small shed addition (construction date unknown) is at the back of the building. The rest of the property is unimproved with the exception of some aspen and a spruce tree located at the southwest corner behind a small timber retaining wall. There is a 5-foot wide by 20-foot deep public service easement at the northeast corner of the property. The utility pedestals are located on Lot 4 to the north.

Adjacent Uses: North: Retail with upper level residential
East: Alley and Arts District
South: Washington Avenue and Barney Ford House/Museum
West: Main Street, Rounds Building

Item History



This building was constructed circa 1892 by Dr. A. B. Arbogast, and in its early years, was used as a grocery store and physician's office before becoming a Masonic lodge in the early 1900s. The enclosed rear vestibule was evidently constructed sometime after 1914 as it does not appear on the August 1914 Sanborn insurance map. A second shed edition also has no date for construction.

Doctor Arbogast maintained his doctor's office upstairs and leased out the downstairs commercial space to Frank H. Patton. Patton's Place II had big windows that faced west and were protected from the hot sun by a big awning that read "Hardware and Tinware". The small building to the south was constructed shortly after the Arbogast building was constructed and was later removed in 1959 to relieve drainage problems

In 1905, Breckenridge Mason's Lodge No. 47 purchased the property for \$800. In 2002, the Breckenridge Lodge No. 47 had been utilizing this building for nearly 100 years. Most recently, the building was owned privately and was commonly known as Abby Hall.

The Old Masonic Hall was purchased by the Town of Breckenridge in 2013 and is being restored in 2014 as part of the Town's Arts District. The restoration Development Permit (PC#2014011) was approved by Town Council on March 25, 2014.

Staff Comments

This report is to only discuss the local landmarking criteria associated with this property. There are no proposed changes to the property therefore there is no discussion related to policies in the Development Code.

Chapter 11, Historic Preservation, 9-11-3: Designation Of Landmarks, Landmark Sites, Historic Districts And Cultural Landscape Districts: The Town is seeking to locally landmark the historic building. A "landmark" is defined by the ordinance as follows:

A designated individual building, structure, object or an integrated group of buildings, structures or objects having a special historical or architectural value. Unless otherwise indicated in this chapter, the term "landmark" shall include both federally designated landmarks and town designated landmarks.

The ordinance contains specific criteria that are to be used to determine whether a proposed landmark has the required special historical or architectural value. To be designated as a landmark, the property must: (1) meet a minimum age requirement; (2) have something special about either its architecture, social significance, or its geographical/environmental importance as defined in the ordinance; and (3) be evaluated for its “physical integrity” against specific standards described in the ordinance.

Staff has included a chart below as a tool. 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. Suggested selections are in **bold** and Staff Comments on how the property meets the criteria are in *italics*.

COLUMN “A”	COLUMN “B”	COLUMN “C”
<p>The property must be at least 50 years old. <i>(The building was constructed in 1892.)</i></p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;">ARCHITECTURAL IMPORTANCE</p> <ol style="list-style-type: none"> 1. The property exemplifies specific elements of architectural style or period. 2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3. The property demonstrates superior craftsmanship or high artistic value. 4. The property represents an innovation in construction, materials or design. 5. The property is of a style particularly associated with the Breckenridge area. <i>(The design of this building in the Commercial Core character Area is representative the wood-frame, false-front design of Breckenridge.)</i> 6. The property represents a built environment of a group of people in an era of history. 7. The property includes a pattern or grouping of elements representing at least one of the above criteria. 8. The property is a significant historic remodel. <p style="text-align: center;">SOCIAL IMPORTANCE</p> <ol style="list-style-type: none"> 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. <i>(This building’s historic importance and association with Breckenridge’s commercial development in the years surrounding the turn of the twentieth century, as well as for its long association with the Masons reinforces it’s social importance in Breckenridge.)</i> 11. The property is associated with a notable person or the work of a notable person. <p style="text-align: center;">GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</p> <ol style="list-style-type: none"> 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 	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. 2. The property retains original design features, materials and/or character. 3. The structure is on its original location or is in the same historic context after having been moved. 4. The structure has been accurately reconstructed or restored based on documentation.

Staff believes that the above required criteria have been met with this application and the building can be recommended for local landmarking.

Staff Recommendation

The Planning Department suggest the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Old Masonic Hall located at 136 South Main Street, PC#2014028, based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.