



**PLANNING COMMISSION AGENDA**

Tuesday, October 06, 2015  
Breckenridge Council Chambers  
150 Ski Hill Road

<b>12:00pm</b>	<b><i>Site Visit to Marvel House, 318 North Main Street (Meet at Town Hall at 12 Noon)</i></b>	
<b>7:00pm</b>	<b><i>Call To Order Of The October 6 Planning Commission Meeting; 7:00 P.M. Roll Call</i></b>	
	<b><i>Location Map</i></b>	<b>2</b>
	<b><i>Approval Of Minutes</i></b>	<b>3</b>
	<b><i>Approval Of Agenda</i></b>	
<b>7:05pm</b>	<b><i>Consent Calendar</i></b>	
	1. Lot 7, Cedars at Breckenridge Townhomes Addition (CK) PL-2015-0417; 505 Village Road	<b>10</b>
<b>7:15pm</b>	<b><i>Town Council Report</i></b>	
<b>7:30pm</b>	<b><i>Preliminary Hearings</i></b>	
	1. The Old Enyeart Place Renovation, Addition and Landmarking (MM) PL-2015-0361; 112 South Harris Street	<b>19</b>
	2. Gallagher Residence Renovation and Landmarking (MM) PL-2015-0362; 114 South Harris Street	<b>46</b>
	3. Marvel House (MGT) PL-2015-0328; 318 North Main Street	<b>68</b>
<b>9:45pm</b>	<b><i>Adjournment</i></b>	

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.**



Marvel House  
318 North Main Street

Cedars at Breckenridge Lot 7  
Townhome Addition  
505 Village Road

The Old Enyeart Place Renovation,  
Addition and Landmarking  
112 South Harris Street

Gallagher Residence  
Renovation and Landmarking  
114 South Harris Street



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 South**

0  
Not to Scale

**PLANNING COMMISSION MEETING**

The meeting was called to order at 7:00 pm

**ROLL CALL**

Kate Christopher            Ron Schuman            Gretchen Dudney  
Dan Schroder                Eric Mamula             Dave Pringle (arrived at 7:12pm)  
Wendy Wolfe, Town Council Liaison  
Mr. Lamb was absent.

**APPROVAL OF MINUTES**

Ms. Wolfe: On page 1 on the tax topic, please change the phrase “to a cap of \$4 million” to read “to a cap of 4%.” Under Heated Sidewalks, please change “Jefferson goes to Ridge and Adams goes to French” to “Jefferson to French and Adams to Ridge.” With no other changes, the September 1, 2015, Planning Commission Minutes were approved as presented.

**APPROVAL OF AGENDA**

Staff recommended moving the Huron Landing Annexation Recommendation up on agenda to after the Town Council report.

Mr. Mosher announced that the address for the Welk Resubdivision was incorrectly listed in the original packet. The correct address is 87 Shores Lane, and the agenda and packet posted to the website have been corrected. With no other changes, the September 15, 2015, Planning Commission Agenda was approved as presented.

**TOWN COUNCIL REPORT:**

Ms. Wolfe:

- CR 450 Annexation: Preparing for that; had first meeting on it.
- Working on Welcome Center updates; improving front of house to start. Breckenridge Tourism Office taking lead. Breckenridge Heritage Alliance will be evaluating and coming up with proposal for rear and museum later.
- Parking and transit task force continuing to meet. Working on some transit solutions. Work a little more to understand south end traffic flow, how a pedestrian bridge would work, etc. Putting out an RFP to bring on consultant to study these issues.

**OTHER:**

- 1) Huron Landing Annexation and Land Use District Recommendation (LB) PL-2015-0384, 0143 Huron Road

Ms. Best presented. The Town of Breckenridge and Summit County Government are partnering on the development of workforce housing on the Huron Landing property located at 0143 CR 450 (Huron Road). The project is planned as 26 stacked apartments which the Town and County intend to make available to local workforce most likely targeting the 80% AMI households. The Summit County Recycling facility which is currently located on the property will be relocated to Coyne Valley Road and construction of the residential project is scheduled for next spring/summer.

The property is owned by the County and is located in unincorporated Summit County, but both the Town and the County have agreed that the site should be annexed prior to development and that the project should be reviewed under the Town’s Development Code. Staff will be running the planning review/entitlement process concurrently with the annexation/ zoning process.

The subject property is eligible for annexation as it meets the contiguity requirement and the owner (Summit County) has requested annexation. Staff supports the annexation prior to development in order to insure the

project is developed in accordance with Town standards as opposed to County, and also to insure municipal services, including water, are available. Furthermore, even though this property is currently unincorporated, it is included in the Town's Master Plan subject to Land Use District 5 which allows service commercial at a 1:5 FAR and lodging at 10 UPA. The current County zoning on this property is Industrial which would allow different uses and significantly more density and height than the residential project which is proposed. Upon annexation, staff supports the placement of the property into the designated Land Use District 5. This District is compatible with the adjacent uses and can accommodate the residential project that is proposed.

Staff is requesting that the Planning Commission make a recommendation supporting the annexation of the property and the placement of the property into Land Use District 5.

Mr. Schuman made a motion to recommend the Town Council support the annexation of the Huron Landing, PL-2015-0384, 0143 Huron Road. Ms. Christopher seconded, and the motion was carried (5-0), with Commissioner Pringle abstaining.

Mr. Schuman made a motion to recommend the Town Council place the property into Land Use District 5. Ms. Christopher seconded, and the motion was carried (5-0) with commissioner Pringle abstaining.

**PRELIMINARY HEARINGS:**

1) Casey Residence (MM) PL-2015-0310, 108 South Harris Street

Mr. Mosher presented a proposal to remodel the interior and exterior of the existing house. The applicant and agent are approaching the remodel to bring the original house and the additions into better compliance with the Town's *Handbook of Design Standards for the Historic and Conservation Districts*.

Overall, the 'laundry-list' of improvements is numerous. The agent has cooperated closely with staff to take what is a very complex and confusing building into better compliance with the *Handbook of Historic Standards for the Historic and Conservation Districts*. Generally, all windows are vertically orientated double hung, the doors are 1/2 to 3/4 light, the roofs are shed and gable forms with asphaltic or rusted metal finishes. The center portion has been approached as a 'connector' element and the garage/master as an out building. The main house will have painted horizontal cedar lap siding with a 4-1/2" reveal. The center portion will also have horizontal cedar siding. The Garage/Master will have vertically oriented cedar siding with a semi-transparent stain.

Staff questions the standing seam roof on the main house and the transom windows, but is otherwise pleased to see these changes to the house. Staff also believes that, with these changes, the historic rating of the house might be raised from 'noncontributing' to 'contributing with qualifications'.

This project is off to a good start for what is a fairly difficult remodel. Efforts have been made to bring the house into better compliance with the Town Code and have a design that is compatible with the other homes along the block.

At this review, Staff had the following questions:

1. Did the Commission support moving a portion of the front façade 18-inches west to better define the entry and module width?
2. Would the Commission support changing the proposed rusting standing seam metal roof to a rusting corrugated metal?
3. Staff welcomed any additional questions or comments.

The Planning Department recommended this application return for final review.

*Commissioner Questions / Comments:*

- Ms. Dudney: Does applicant want historic designation? (Mr. Mosher: No, There's not much fabric left, if any, and it's not contributing to the district. But, it is possible with the changes that it could become eligible as contributing structure to the district.)
- Mr. Mamula: Explain easement on adjoining property, apparently for solar access? (Mr. Jon Gunson, Architect for the Applicant: Reason for easement, from the previous owner of both properties wanting to protect the solar access for passive solar.)

Mr. Mamula opened the hearing to public comment. There was no public comment and the hearing was closed.

*Commissioner Questions / Comments:*

- Mr. Schuman: I appreciate undertaking; like the front façade stepping forward; support the low-profile standing seam at the front porch and the rusted corrugated in back.
- Mr. Schroeder: I support the front façade stepping and the detailing defining the rear as outbuilding.
- Ms. Christopher: Yes on façade stepping forward and would support low profile standing seam roof on front.
- Mr. Pringle: I appreciate the effort and bringing into more historic compliance. I support moving the front façade up and the standing seam roof. Caution to not get too cute with too much difference from neighboring buildings.
- Ms. Dudney: I like the project. Yes to front façade step and the standing seam roof.
- Mr. Mamula: I agree. Yes on staff all questions.

2) Grand Colorado at Peak 8 East Building (MM) PL-2015-0215, 1595 Ski Hill Road

Mr. Mosher presented a proposal to construct a 105 unit (units combined into 2 and 4 bedroom rentals) interval ownership resort condo-hotel at the base of Peak 8 ski area with associated amenities and underground parking. Additional off-site parking is proposed at the Grand Colorado at Peak 8 Building to the west and over the Stables Parking lot to the north. The Town Council approved a Development Agreement for this proposal on July 14, 2015. (There will be separate applications to modify the Fifth Amendment to the Amended Peak 7 & 8 Master Plan, create a Subdivision and review any extensions or updates to the existing Sprung Structures.)

Changes since the August 4, 2015 Planning Commission meeting

The applicant has provided the following changes since the last preliminary review:

- The skier drop off / short-term parking was increased from 10 spaces to 21 spaces.
- The bus drop off area was enlarged to support more busses and shuttles.
- The number of curb cuts along Ski Hill Road and the Grand Colorado East property was reduced from 4 to 3.
- The proposed pedestrian underpass below Ski Hill Road has been eliminated.
- Pedestrian crosswalks have been added for access from the upper and lower Stables Parking structure.
- All proposed plantings have been located outside the Ski Hill Road ROW.
- The skier plaza access has been adjusted to accommodate snow cat use above.
- The third stair access from the Garden Level to the Plaza Level has been eliminated.
- The ice rink access has been provided via Plaza Level from the gondola platform area.
- Additional parking deck information has been provided.
- The layout of the short-term parking at Grand Lodge at Peak 8 has been cleaned up.
- The Peaks 7 & 8 traffic study update has been provided.
- The ice rink / Breckenridge Ski Resort (BSR) ski school area has shifted north to open up the space from the bus drop-off to the stairs / escalator as well as to center on the overall building mass.
- BSR childcare and mechanical space has been moved from below the gondola platform to the within the main building on the garden level.

- Owner amenity spaces – added rooftop aquatics area to 4th floor level; relocated theater amenity from 4th floor to 3rd floor.
- Lowered chimney height.
- The maximum building height has been lowered to 68'-1".
- The building elevations have been articulated with fenestrations (overall massing has changed very little).
- The view corridor photo renderings have been refined and an additional view corridor rendering from gondola has been provided.
- Overall mass and density calculations have been revised per VRDC feedback.
- The total parking numbers have been updated.

Since the last review, Staff has researched areas of the Master Plan notes and illustrative plans as they relate to the required parking and impacts of the total units (not SFEs) being provided at the base area.

Staff is working with the applicants (Peak 8 Properties, LLC; and Vail Resorts Development Company (VRDC) to review the use and location of the 200 or more spaces within Planning Areas A & B as described in the Master Plan as they relate to all of the surface parking at Peaks 7 & 8. We note the Skier Drop-off and the added parking deck to the Stable Lots address some of the spaces lost from past developments. Additionally, the upcoming traffic study plans (future meeting) to address the impacts of the number of units exceeding the noted 446 units at the base area.

We anticipate this returning for Commission review with the planned amendment to the Master Plan (and the other items identified by the Development Agreement). We will have more information at a future meeting.

This proposal involves several interrelated and complex issues besides the building. The retaining wall along Ski Hill Road and the added parking deck to the Stable Parking Lot will each need variances for impacting the PMA. Further details will need to be reviewed and presented related to rebuilding Ski Hill Road, providing the added parking level to the Stable Parking lot, the amended Master Plan, Re-subdivision, traffic study, and project signage.

Staff also noted that, unlike the last presentation, the applicants are seeking positive points for providing added shuttle services with this application.

Staff had the following questions for the Planning Commission:

1. Did the Commission have any comments related to the functionality of the vehicular circulation along Ski Hill Road?
2. Did the Commission have any concerns with the impacts of the enclosed bridge between the buildings as it relates to the view corridors towards the mountain?
3. Would the Commission support awarding positive six (+6) points for the added amenities for this proposal?
4. Would the Commission support awarding positive two (+2) points for the proposed landscaping?

Staff welcomed any additional Commissioner comments.

*Commissioner Questions / Comments:*

Mr. Schuman: Fit test for parking 200 spaces or more for 7 and 8. With this plan how many spaces are provided? (Mr. Mosher: Still under analysis; question of what counts, such as drop off spaces, etc. We will have more information with the Master Plan modification.) In 2003 we were talking less parking up there because of gondola. Updated traffic analysis coming? (Mr. Mosher: At the next meeting.)

Applicant Presentation: Mr. Matt Stais, Architect for the Applicant and Mr. Mike Dudick, Applicant, Peak 8 Properties, LLC.

Mr. Dudick: As noted in the staff report there are unresolved items we are working on with staff. Building height: we anticipate negative ten (-10) points. It may be taller than one inch over. Target height is 71-feet, not 68-feet as this allows more flexibility in construction.

Mr. Stais: Circulation; we attempted to consolidate the driveway for the skier drop-off, guest arrival with the service entry for the west building. The guest access will be key-gated. Transit loop expanded for only busses and shuttles. (Showed view corridors from Ski Hill Road and gondola.) The connecting bridge between the west (under construction) and east buildings will not be much of a factor from the gondola view of mountain; won't impact it much. Ski Hill Road redesign: main goal to average the grade along the road from One Ski Hill Place and Ski Watch drive and avoid any steeper sections. A tall retaining wall next to the Gulch will be required to re-grade road. Want to match the existing retaining walls up there in terms of appearance.

Mr. Dudick: Parking: The site is tight to get to 200 parking spaces; the current number is close to 200. With design we will provide 124 parking spaces associated with this building (underground); only 100 spaces required in development agreement. We are over parking by 24 spaces. 88 surface parking spaces were contemplated at Peak 8 in the 2003 master plan. With the new spaces in the upper level of the Stables Lot and at the skier drop off we have provided 87 spaces. Landscaping: we believe positive two (+2) points are warranted as Staff suggested. Amenities: The area is six times greater than required by Code and warrants positive six (+6) points based on past precedent. Transit: we are seeking positive points for providing additional shuttles. We will add a proportionate number of shuttle busses for the increase in rooms. We are typically at 98% occupancy in the winter. Feel we should get the positive four (+4) points. Energy conservation: will beat the IECC standards by 20 % - maybe more. Should achieve positive three (+3) points. Negative three (-3) points for heated snowmelt: will take it, but in future the Town should consider not dinging applicants for melting what essentially a public place. Ice rink: think it deserves positive six (+6) points for recreational facilities. Will be open to public but there will be small charge for skates (operating at a loss). After 5 pm there will be ample free parking available in the Stables lot. Temporary structures: sprung structure in place for 16/17 ski season. Then reduce its size in half as we put in foundations. Fall 2019 all of BSR spaces are in place and sprung structures are removed. In addition to Staff's questions in your report, we would like Planning Commission comments on +6 points for amenities, positive four (+4) points for transit, positive three (+3) points for energy conservation, positive six (+6) points for the ice rink/recreation facilities.

*Commissioner Questions / Comments:*

Mr. Schroeder: Ever thought of keeping the gondola open longer into the evening, past 5 pm? (Mr. Dudick: It would be up to ski area.) Retaining walls: how do we overcome negative points because of height? (Mr. Mosher: This is along a Town right-of-way and the PMA and needs to include ability to stack snow next to the road, not into the gulch. This should come back and get flushed out for future meeting.)

Ms. Dudney: Is there any assurance of the positive six (+6) points staying with the property for rec facilities/ice rink? (Mr. Mosher: These could be a covenant recorded that requires it to stay as ice rink.) Concern about long term financial viability. (Ms. Puester: Would covenant be HOA or Breckenridge Grand Vacations?) (Mr. Dudick, not sure maybe the base association.)

Mr. Schuman: Energy conservation? (Mr. Stais: We are going through Green Globes certification and will have documentation and have it approved by Building Department.) (Ms. Puester: Would require a third party draft assessment to ensure that the points can be obtained prior to final planning submittal.) Why no underpass? (Mr. Stais: Difficulty of constructing over/through water and sewer mains plus costs would outweigh the benefits. Not used by that many people too.) (Ms. Puester: Temporary structures: we need to run by Building Department

about constructing around the structures while there is public access.)  
Mr. Pringle: Snow melting any public places; I like it for safety purposes. We should be able to explore no negative points for uses like this.

Mr. Mamula opened the hearing to public comment. A letter from the neighbor is on record. There was no more public comment and the hearing was closed.

*Commissioner Questions / Comments:*

- Mr. Pringle: No comments on circulation. We're moving along well. May be some room for massaging points. OK with +6 for amenities, +2 for landscaping, problems with +6 points for ice rink; not sure if it's a big enough benefit, get temporary structures worked out with Building Department.
- Ms. Dudney: Very supportive of project. Curb cut along Ski Hill Road consolidation is much better. No concerns with connector bridge between buildings or the view corridor. +6 points amenities good and +2 for landscaping is matter of precedent. Transit: in favor of more busses; that benefits the Town. In favor of +3 points for energy conservation if they can demonstrate to staff. Ice rink: deserving of some positive but not sure about +6.
- Mr. Schuman: Support the improved vehicular circulation on Ski Hill Road: But I'm not in favor of the added parking at the Stables Parking Lot. +6 for amenities good, +2 for landscaping; yes, likes their plan. Transit: supports +4. Likes +3 points for energy conservation if staff validates. Not supportive of +6 points for ice rink.
- Mr. Schroeder: Ski Hill Road: burden on applicant to improve road? (Staff: Yes; But this has always been part of the master plan and was to be completed at this time.) In support of road and vehicular circulation. Yes on +6 for amenities and yes on +2 for landscaping; transit yes for +4 points, energy conservation, with support, +3 yes, recreation/ice rink: it could be worth something (more than a single-track trail) but not as much as Stephen West Ice Arena, with all its facilities; I support +3 points.
- Ms. Christopher: Yes on vehicular circulation and view corridor. Yes on +6 points for amenities, +2 points for landscaping, +3 for energy conservation, +4 for transit, but only +3 points for recreational facilities.
- Mr. Mamula: Ok with vehicular circulation but 21 spaces for drop-off; don't make it confusing and dangerous like the one downtown at the transit center. It's not monitored. Make sure it will work better. Bridge is fine with view corridor. Would like to see a visual of what it would look like from within plaza after walking off the gondola. Amenities, landscaping, energy points good. Not sold on the ice rink positive points yet. Transit: ok with +4 points. As mentioned before, I'm a little concerned about double dipping for positive points when the development agreement reduced your parking requirements. Not sure about whether road design is worth the effort we are going with. I know the Town wants improvement to Ski Hill Road and they committed to it but wonder if it's worth it.

**COMBINED HEARINGS:**

1) Welk Resubdivision (Tract W-1 into Lots 1-4) (MM) PL-2015-0364, 87 Shores Lane  
Mr. Mosher presented a proposal to re-subdivide Tract W-1 at the Shores at the Highlands into Lots 1, 2, 3 and 4. This re-subdivision will simply divide the development area associated with the approved Welk Riverfront Resort, Breckenridge Condo-Hotel (PC#2012044) into four lots for development phasing purposes. There is no change to the approved density or uses associated with this property as a result of this subdivision. The four lots being created by this re-subdivision will separate the Accommodations Building, the Workforce Housing/Maintenance Building, the Meeting Facilities Building, and the remaining common area surrounding the three lots to accommodate financing option phasing for the applicant.

Staff has added a Condition of Approval regarding how Lot 4 is described and used. Typically properties with



this function are called “tracts” as they function to benefit the abutting “lots”. The submitted plans are missing this information. Staff has added: *Applicant shall submit to the Town, in a form acceptable to the Town Attorney, a revised plat delineating Lot 4 as “Tract A” as a tract for the benefit of Lots 1, 2, and 3 with plat notes identifying the allowed uses to include: pedestrian and vehicular access, common area for the benefit of Lots 1, 2, and 3, utilities, grading, or any other specific uses for the benefit of Lots 1, 2, and 3.*

Mr. Mosher announced that the address for the Welk Resubdivision was incorrectly listed in the original packet. The correct address is 87 Shores Lane, and the agenda and packet posted to the website have been corrected.

This subdivision proposal is in compliance with the Subdivision Standards. Staff recommended approval of Welk Resorts Re-subdivision, PL-2015-0364, 57 Shores Lane, with the presented Findings and Conditions.

*Commissioner Questions / Comments:*

Mr. Pringle: Comfortable with Condition 2? (Mr. Mosher: Yes.)

Mr. Schroder made a motion to approve the Welk Resubdivision, PL-2015-0364, 57 Shores Lane, with the presented Findings and Conditions. Ms. Christopher seconded, and the motion was carried unanimously. (6-0).

**ADJOURNMENT:**

The meeting was adjourned at 9:20 pm.

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Eric Mamula, Chair



**Class C Development Review Check List**

**Proposal:** Addition of 238 sq. ft. and remodel of the Cedars, Unit #7. Changes include creating a new loft area in the current attic space a bump out of the main level wall to match the existing doorway entrance and new gas fireplace. The property does not have a buliding or disturbance envelope.

**Project Name/PC#:** Foley Addition & Remodel                      PL-2015-0417

**Project Manager:** Chris Kulick, AICP

**Date of Report:** September 18, 2015                      For the October 6, 2015 Planning Commission Meeting

**Applicant/Owner:** Patrick & Gretchen Foley

**Agent:** Langley Architects

**Proposed Use:** Townhome

**Address:** 505 Village Road #7

**Legal Description:** Unit 7, Cedars At Breckenridge

**Site Area:** 889 sq. ft.    0.02 acres

**Land Use District (2A/2R):** LUD 23; 20 UPA; Residential - Multi-family, Lodge, or Hotel

**Existing Site Conditions:** The lot is fully developed. The unit is bordered by open space and the ski area on the east, a parking lot to the west, and units 5 and 9 to the north and south.

**Density (3A/3R):**

**Density of the Entire Cedars Townhomes**

Allowed under recorded plat:              158,400 sq. ft.

Density after proposed additions:      90,853 sq. ft.

Remaining density:                              67,547 sq. ft.

**Density of Unit 13**

Existing:    1,179 sq. ft.

Proposed:    1,417 sq. ft. (New: 238 sq. ft. - 20% increase)

**Mass of the Unit 13 (4R):**

Existing:    1,650 sq. ft.

Proposed:    1,825 sq. ft. (New: 238 sq. ft. - 15.8% increase)

**Mass (4R):** Allowed: 190,080 sq. ft.                      Proposed: 1,825 sq. ft.

**F.A.R.** 1:0.49 FAR

<b>Areas:</b>	<b>Existing</b>	<b>New Proposed</b>
Lower Level:	56 sq. ft.	
Main Level:	574 sq. ft.	61 sq. ft.
Upper Level:	605 sq. ft.	
Loft:	0 sq. ft.	177 sq. ft.
Garage:	352 sq. ft.	

Total: 1,587 sq. ft.

238 sq. ft

<b>Bedrooms:</b>	2
<b>Bathrooms:</b>	2.5
<b>Height (6A/6R):</b>	No change in building height (Max 35' for single family outside Conservation District)
<b>Lot Coverage/Open Space (21R):</b>	61 sq. ft. of new building coverage on the main level where a portion of concrete patio was located.
<b>Parking (18A/18/R):</b>	No change
<b>Snowstack (13A/13R):</b>	No change
<b>Fireplaces (30A/30R):</b>	1 gas fireplace (1 new)
<b>Setbacks (9A/9R):</b>	Addition matches portion of existing wall, no change in setbacks.
<b>Architectural Compatibility (5/A &amp; 5/R):</b>	The proposed residence will be architecturally compatible with the neighborhood.
<b>Exterior Materials:</b>	Exterior colors and materials are to match existing.
<b>Roof:</b>	No changes to roof structure or materials. New flush mounted skylight and solar tube.
<b>Garage:</b>	No change
<b>Landscaping (22A/22R):</b>	No change
<b>Defensible Space:</b>	No change
<b>Drainage (27A/27R):</b>	No change
<b>Driveway Slope:</b>	No change
<b>Point Analysis (Sec. 9-1-17-3):</b>	Staff conducted an informal point analysis and found no reason to warrant positive or negative points. The application meets all Absolute and Relative Policies of the Development Code.
<b>Staff Action:</b>	The Community Development Department has approved the addition and remodel of Unit 7, Cedars Townhomes, PL-2015-0417, with the attached Standard Findings and Conditions.

## TOWN OF BRECKENRIDGE

Foley Addition & Remodel  
Unit 7, Cedars of Breckenridge  
505 Village Road, #7  
PL-2015-0417

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

### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **September 18, 2015**, 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 **October 6, 2015**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are recorded.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **April 13, 2017** unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. Applicant shall field locate utility service lines to avoid existing trees.

8. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed **35'** at any location.
9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
10. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

#### **PRIOR TO ISSUANCE OF BUILDING PERMIT**

11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
13. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
14. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
15. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
16. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
- 17. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.**
18. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

## PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

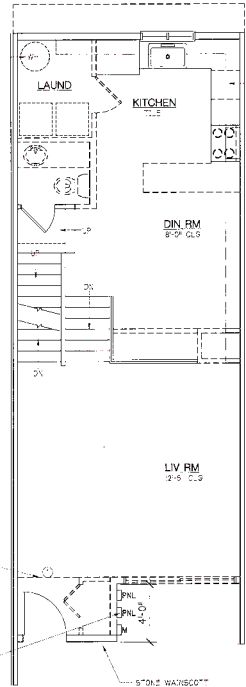
19. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
20. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
21. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
22. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping for all existing trees.
- 23. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.**
24. Applicant shall screen all utilities.
- 25. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.**
26. 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.
27. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
- 28. 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.****

29. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
  
30. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

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(Initial Here)

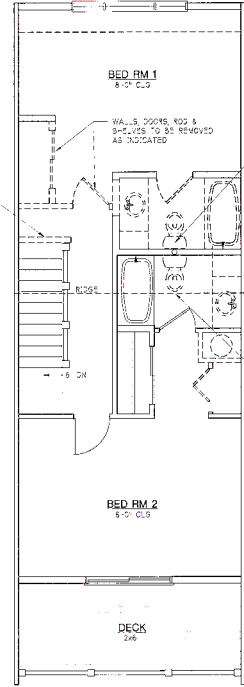
RELOCATE W/TO  
DIMENSIONS OF  
DRAWING SPACE



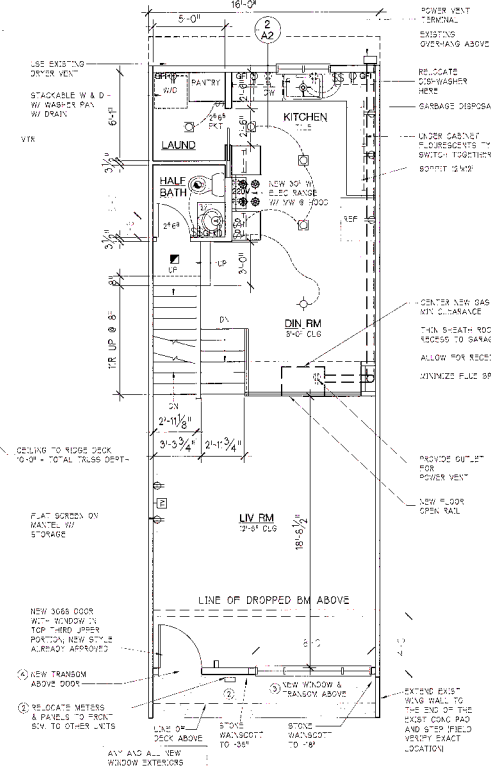
1 MAIN: 2ND LEVEL DEMO PLAN  
1/4" = 1'-0"

RELOCATE  
DIS-WASHER

WALL TO BE REMOVED



2 UPPER: 3RD LEVEL DEMO PLAN  
1/4" = 1'-0"



3 MAIN: 2ND LEVEL NEW CONSTRUCTION PLAN  
1/4" = 1'-0"

**ELECTRICAL LEGEND**

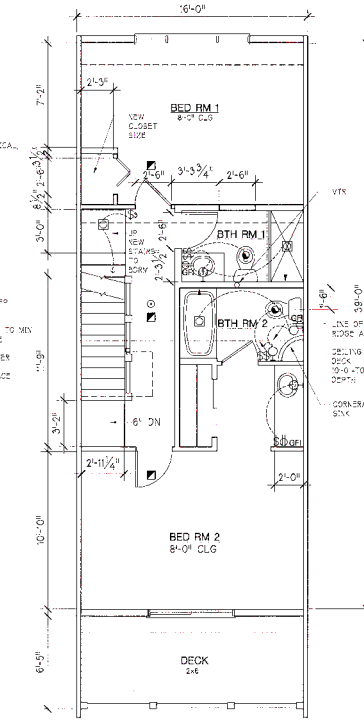
- ⊕ DUPLEX
- ⊕⊕ DUPLEX BELOW
- ⊕ GFI
- ⊕ GFI
- ⊕ 220V
- ⊕ 220 V DUPLEX
- ⊕ SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ CEILING MOUNTED FIXTURE
- ⊕ RECESSED CAN FIXTURE
- ⊕ UNDER CABINET STRIP
- ⊕ GARBAGE DISPOSAL
- ⊕ WALL MOUNTED FIXTURE
- ⊕ TELEVISION CABLE OUTLET
- ⊕ PHONE
- ⊕ EXHAUST FAN
- ⊕ SMOKE DETECTOR
- ⊕ CM DETECTOR

**ELECTRICAL NOTES**

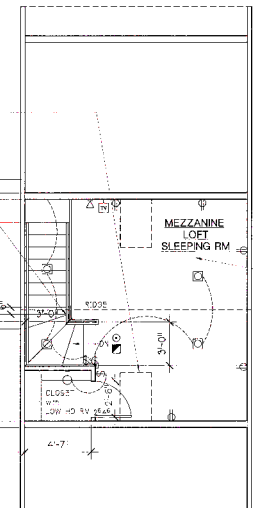
1. TOP SWITCH OUTLETS, SWITCH TOP PLATE ONLY
2. OWNER TO WALK THRU WITH E.E.C. CONTRACTOR TO CONFIRM PLACEMENT OF ALL INTERIOR AND EXTERIOR OUTLETS, COMPUTER & TV LOCATIONS AND LIGHT FIXTURE LOCATIONS.

**GENERAL NOTES:**

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
2. PATCH, REPAIR & REPLACE TO MATCH EXISTING ALL GYP. BD AS DEMO & DEMO AREAS
3. ALL WINDOWS, EXTERIOR TRIM, SIDING, PASCIA MATERIALS AND ROOF MATERIALS PER ARCHITECTURAL CONSULTING COMMITTEE APPROVED MANUFACTURER LIST
4. PROVIDE WATER RESISTANT 6" GYP. BD ON ALL WAT AREAS



4 UPPER: 3RD LEVEL NEW CONSTRUCTION PLAN  
1/4" = 1'-0"



5 LOFT: 4TH LEVEL NEW CONSTRUCTION PLAN  
1/4" = 1'-0"



**LANGLEY ARCHITECTS**  
David Langley Architects PC  
P.O. Box 9850  
350 W. Bennett Ave.  
Woodland Park, Colorado 80860  
Tel: 719.687.0400  
Fax: 719.687.0403  
www.davidlangley.com

**PRELIMINARY DOCUMENTS NOT FOR CONSTRUCTION**

**PATRICK & GRETCHEN FOLEY**  
CEDARS #7 - BRECKENRIDGE  
SUMMIT COUNTY, CO  
EXISTING, DEMO & NEW FLOOR PLANS

PRELIM DATE: 08.19.15  
RELEASE DATE:  
REVISION DATE:

SHEET:  
**A-1**

PROJECT NUMBER: 1448





**LANGLEY ARCHITECTS**

David Langley Architects PC  
 P.O. Box 5659  
 330 W. Homestead Ave.  
 Woodland Park, Colorado 80866  
 Tel: 719-685-0250  
 Fax: 719-685-9603  
 www.davidlangley.com

**PRELIMINARY DOCUMENTS NOT FOR CONSTRUCTION**

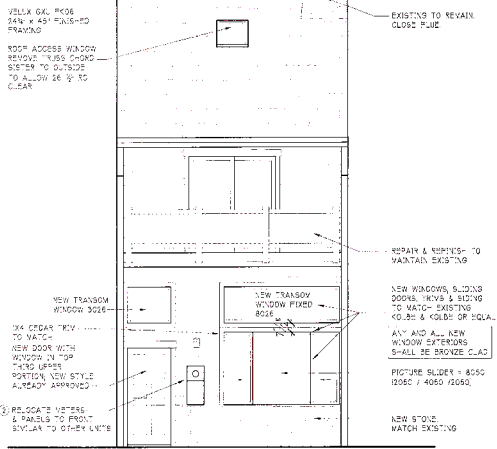
**PATRICK & GRETCHEN FOLEY**  
 CEDARS #7 - BRECKENRIDGE  
 SUMMIT COUNTY, CO  
 BUILDING ELEVATIONS, SECTION & DETAIL

PRELIM DATE: 08.19.15  
 RELEASE DATE:  
 REVISION DATE:

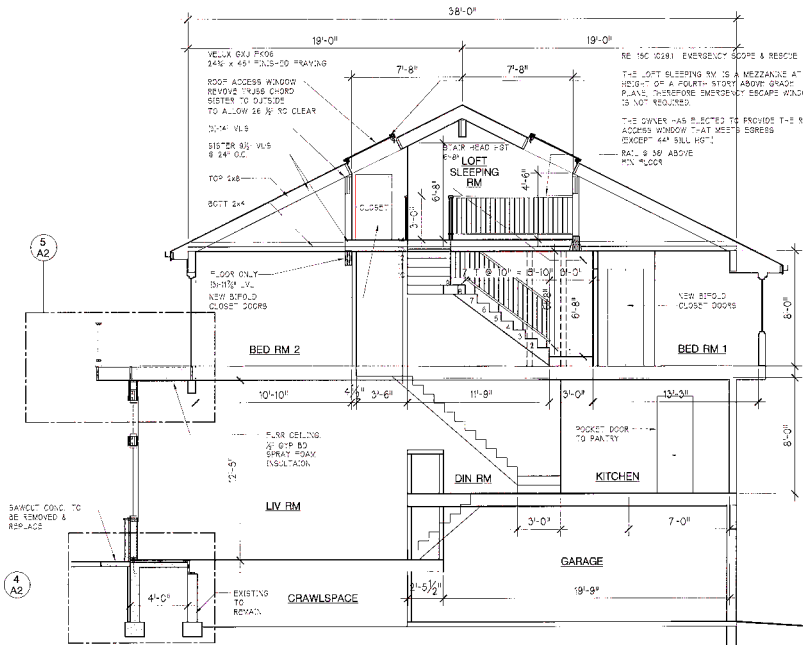
SHEET:

**A-2**

PROJECT NUMBER: 1448



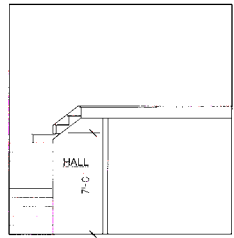
**1 FRONT ELEVATION**  
 1/4" = 1'-0"



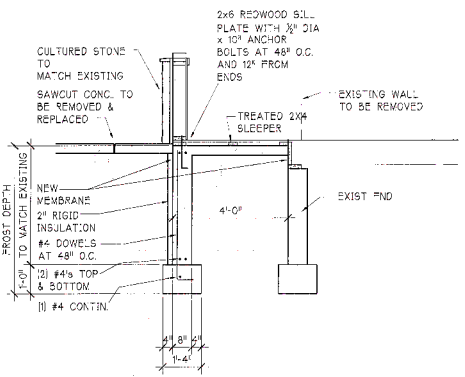
**2 BUILDING SECTION**  
 1/4" = 1'-0"



**3 REAR ELEVATION**  
 1/4" = 1'-0"



**5 STAIR SECT THRU HALLWAY**  
 1/4" = 1'-0"



**4 FOOTING DETAIL**  
 1/2" = 1'-0"

**STRUCTURAL NOTES:**

**BUILDING CODE:**  
2012 INTERNATIONAL RESIDENTIAL CODE (IRC)

**ROOF UNIFORM DESIGN LOADS:**  
LIVE LOAD: 100 P.S.F. (SNOW)  
DEAD LOAD: 5 P.S.F.  
TOTAL LOAD: 105 P.S.F.

**DECK UNIFORM DESIGN LOADS:**  
LIVE LOAD: 100 P.S.F. (SNOW)  
DEAD LOAD: 5 P.S.F.  
TOTAL LOAD: 105 P.S.F.

**WIND LOADINGS:**  
BASED ON 90 MPH WINDY.W. REQUIREMENT  
WV = 3 SECOND GUST

**ROOF RAFTER DEFLECTIONS:**  
LIVE LOAD DEFLECTION: L/240  
TOTAL LOAD DEFLECTION: L/160

**INTERIOR FLOOR JOIST DEFLECTIONS:**  
LIVE LOAD DEFLECTION: L/480  
TOTAL LOAD DEFLECTION: L/360

**ROOF & FLOOR BEAM DEFLECTIONS:**  
LIVE LOAD DEFLECTION: L/360  
TOTAL LOAD DEFLECTION: L/240

**J-L-S:**  
BOISE CASCADE VERSA-JAN 2.0 2800  
F<sub>y</sub> = 2800 psi, F<sub>v</sub> = 285 psi, E = 2.0 x 10<sup>6</sup> psi  
OR  
LEVEL TRUS JOIST MICROGLAY 19E  
F<sub>y</sub> = 2600 psi, F<sub>v</sub> = 285 psi, E = 1.8 x 10<sup>6</sup> psi



**LANGLEY ARCHITECTS**  
David Langley Architects PC  
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350 W. Humboldt Ave.  
Windsor, CO 80550  
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Fax: 719.697.9003  
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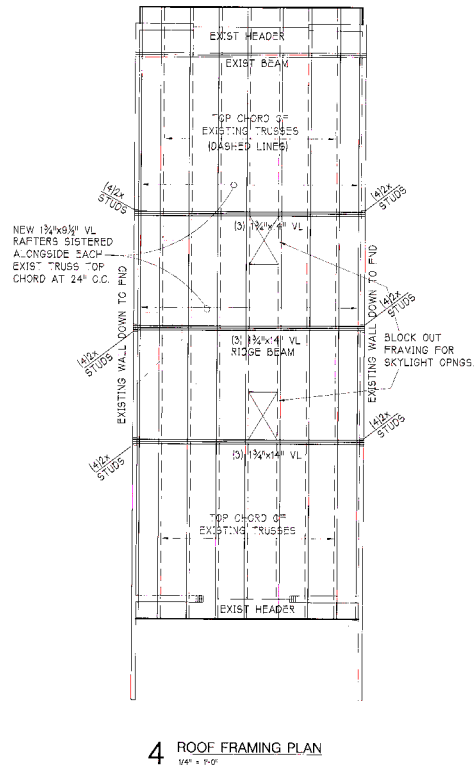
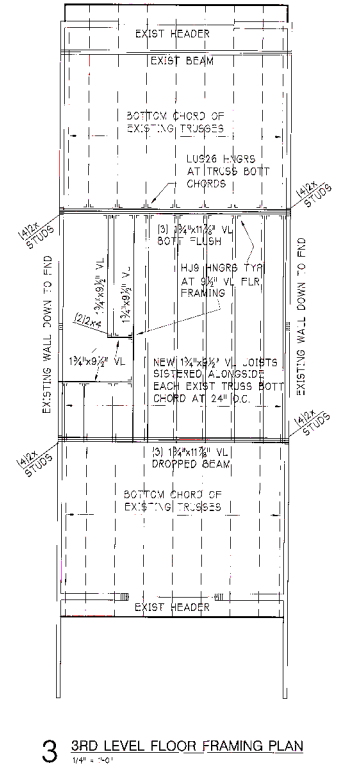
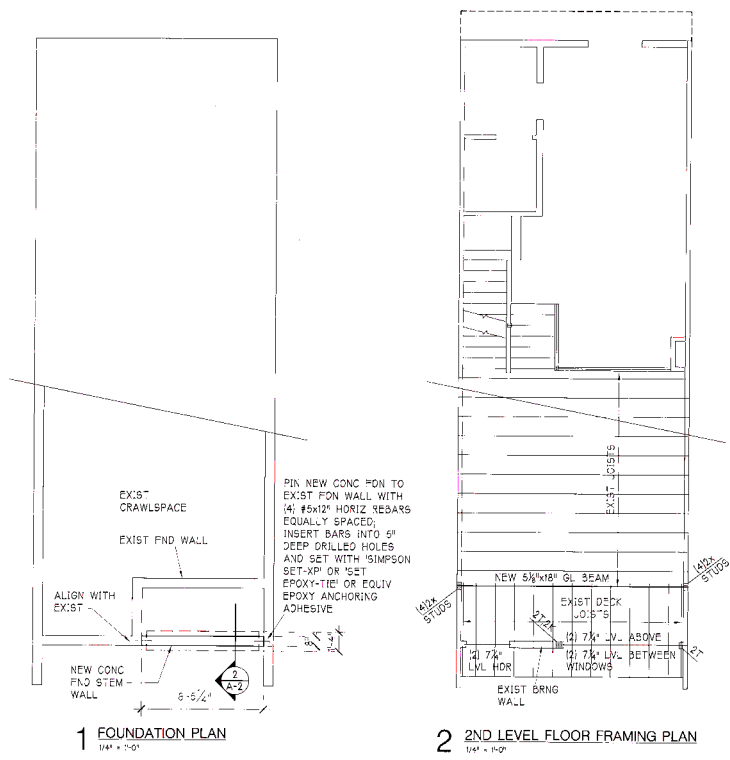
**PRELIMINARY DOCUMENTS NOT FOR CONSTRUCTION**

**PATRICK & GRETCHEN FOLEY**  
CEDARS 7 - BRECKENRIDGE  
SUMMIT COUNTY, CO  
FRAMING PLANS

PRELIM DATE: 08.19.15  
RELEASE DATE:  
REVISION DATE:

SHEET:  
**S-1**

PROJECT NUMBER: 1448



## Planning Commission Staff Report

**Subject:** The Old Enyeart Place Renovation, Addition and Landmarking  
(Class B Historic Preliminary - PL-2015-0361)

**Proposal:** A proposal to renovate, restore and remodel the historic house, add a full basement beneath the historic portion of the house, build a new a connector and addition to the back of the lot and locally landmark the historic house.

**Date:** September 23, 2015 (For meeting of October 6, 2015)

**Project Manager:** Michael Mosher, Planner III

**Applicant/Owner  
And Agent:** Michael Gallagher, SYNTEC Development Corporation

**Address:** 112 South Harris Street

**Legal Description:** Yingling & Mickles Addition, Block 7, Lot 7

**Site Area:** 6,250 square feet (0.14 acres)

**Land Use District:** 17 Residential Single Family; 11 Units per Acre (UPA)

**Historic District:** 1 - East Side Residential (max. 10 UPA above ground density)

**Site Conditions:** The lot contains the house constructed by the Enyeart's in 1949. A small lawn is located in front of the house, with tall pine trees and deciduous trees in the front yard and along the north side of the house. A small gravel parking area is located between the front lawn and the street. The backyard is unfenced, and primarily consists of a dirt/gravel parking area.

**Adjacent Uses:** North, East, and South: Single family residences  
West: Harris Street and the Breckenridge Grand Vacations Community Center and South Branch of the Summit County Library.

**Density:** Allowed under LUGs: 2,525 sq. ft.  
Proposed density: 2,522 sq. ft.  
(\*proposed 720 sq. ft. landmarked basement not included)

**Above Ground  
Density:** Allowed at 9 UPA: 2,066 sq. ft.  
Allowed at 10 UPA (with negative points) 2,296 sq. ft.  
Proposed at 9.34 UPA  
(with negative three (-3) points): 2,145 sq. ft.

**Mass:** Allowed under LUGs: 3,030 sq. ft.  
Proposed mass: 2,945 sq. ft.

**F.A.R.:** 1:2.5

**Areas:**

	Existing	Proposed	Above Ground	Garage/Mech'l	Mass
Lower		377 SF			
Main	1,355 SF	1,572 SF	1,572 SF	800 SF	2,372 SF
Upper	321 SF	573 SF	573 SF		573 SF
TOTALS	1,676 SF	2,522 SF	2,145 SF	800 SF	2,945 SF
Landmark		720 SF			

**Height:** Recommended: 23 ft. mean  
Proposed: 23 ft. (mean); 26 ft. (overall)

**Lot Coverage:** Building / non-Permeable: 2,855 sq. ft. (46% of site)  
Hard Surface / non-Permeable: 689 sq. ft. (11% of site)  
Open Space / Permeable Area: 2,706 sq. ft. (43% of site)

**Parking:** Required: 2 spaces  
Proposed: 2 spaces

**Snowstack:** Required: 27.5 sq. ft. (25%)  
Proposed: 53.0 sq. ft. (50%)

**Setbacks:** Front -15 ft. recommended: 22 ft.  
Sides -5 ft. recommended: 5 ft.  
Rear -15 ft. recommended: 5 ft. w/ 12” encroachment request

**Item History**

**From the Cultural Resource Survey:**

*Information regarding this house's construction history was obtained primarily from telephone interviews with Carl Enyeart, Jr. and Martha Enyeart. Mr. and Mrs. Enyeart built the house in 1949, and owned it continuously from that time until 2005. The Enyearts purchased Lot 7 of Block 7 in the Yingling and Mickles Addition from Melvin Jackson in 1948, and they completed construction of this house on the property the following year. An older house at the same location had burned some years previously.*

*As originally built in 1949, the Enyearts' home was a modest wood frame, rectangular-shaped, cottage which measured 24' N-S by 30' E-W. It was covered by a front-gable roof, and its exterior walls were clad with horizontal half-log siding, which Mr. Enyeart had cut and planed at a local sawmill near the Blue River. During the 1960s, Mr. Enyeart covered the original half-log walls with stained brown square-cut wood shingle siding. Additions were built onto the original dwelling's east and north elevations during the early-to-mid-1970s. Mr. and Mrs. Enyeart related that the additions were "completed over a period of years as time allowed." To give the house "a more finished look", in the 1960s, Mr. Enyeart constructed a decorative element on the upper façade wall, made of vertical wood 1x boards with alternating concave and convex tops. The original home featured horizontal sliding windows, some of which were later changed, in the 1960s or 1970s, to single-light fixed-pane windows.*

Statement of significance:

*The Enyeart House is historically significant for its association with residential development in Breckenridge during the "Interim Period" of the town's growth (1943-1960), when relatively few buildings were constructed. The property is also historically notable for its association with Carl "Bud" and Martha Enyeart, who made notable contributions to the history of Breckenridge and Summit County. To perhaps a lesser extent, the original house is architecturally significant for its representative vernacular wood frame front gabled plan. Due to a fairly substantial loss of integrity, however, Cultural Resource Historians' evaluation is that this property should be considered ineligible for individual listing in the National Register of Historic Places, and as a noncontributing resource within the Breckenridge Historic District.*

Assessment of historic physical integrity related to significance:

*This property displays a below-average standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The following additions and alterations to the historic dwelling have significantly compromised the historic property's physical integrity: additions built onto the original east and north elevations in the early-to-mid-1970s; the application of square-cut shingle siding, over the original half-log siding in the 1960s; the alteration of some window openings, changed from multi-paned horizontal sliding windows to single-light fixed-pane windows. The original home's roof line has been altered, and little of the original exterior fabric remains visible.*

**Staff Comments**

**9-1-19-9A and 9R: Policy 9 (Absolute and Relative) Placement Of Structures:** The existing house does not meet the north side yard setback. As part of this proposal, the applicant intends to remove the more recent additions along the north and east (as part of the landmarking criteria) which will bring this setback into conformance with this policy and restore the original, and older, house footprint.

The proposed additions (connector link and rear module) meet the recommended relative 5-foot side yard setbacks. However, the rear yard setback at 5-feet is meeting the absolute, not relative, setback and will receive negative three (-3) points at final review as a result.

Under the absolute portion of this policy there is this provision:

*d. Encroachments/Protection: Notwithstanding the above restrictions, and in those instances where a violation of the town's building code is not created, bay windows, roof eaves and other similar projections may extend within any required yard up to a maximum of eighteen inches (18") with approval of the planning commission.*

The applicant is seeking Planning Commission approval to allow the roof eave at the rear setback to encroach no more than 12-inches into the absolute 5-foot rear yard setback. Since the roof eave is above the 5-foot snow stacking windrow along the alley, Staff has no concerns. Would the Commission allow this encroachment?

**9-1-19-22A and 22R: Policy 22 (Absolute and Relative) Landscaping:** The plans are showing 4 new Aspen (1-1.5 inch caliper - 50% multi-stem) and 8 (5-gallon) native shrubs. As the site has 4 existing mature cottonwood trees, we feel the proposed landscaping for this property in the Historic District meets the intent of this policy and reinforces the settlement pattern along this block.

**9-1-19-24A and 24R: Policy 24 (Absolute and Relative) The Social Community:** Per this policy: *Within the conservation district, which area contains the historic district (see special areas map10) substantial compliance with both the design standards contained in the "handbook of design standards" and all specific individual standards for the transition or character area within which the project is located is required to promote the educational, cultural, economic and general welfare of the community through the protection, enhancement and use of the district structures, sites and objects significant to its history, architectural and cultural values.*

The planned remodel will remove the newer additions to restore the older footprint of the house, replace the exterior windows, doors and materials into more cohesive architecture that is compatible with the character of the historic neighborhood and the Handbook of Design Standards (see below).

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

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

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

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

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

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

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

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

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

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

*89. Maintain the established historic set-back dimensions in new construction.*

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

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

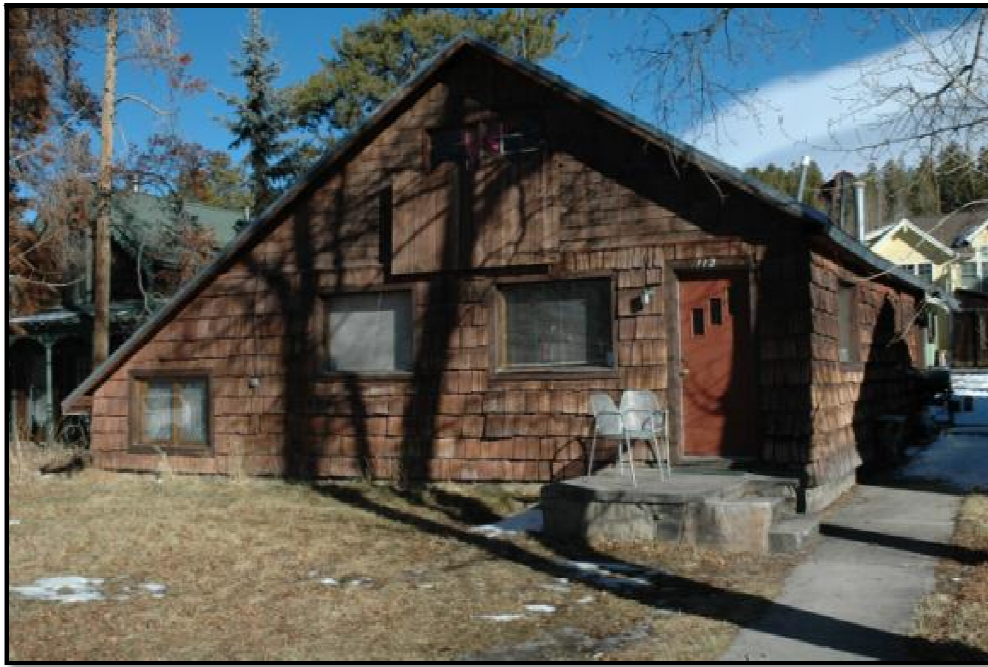
*92. Ornamental elements, such as brackets and porches, should be in scale with similar historic features.*

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

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

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

As noted above, the original house in this location burned down prior to the construction of the house in 1949. The Town's period of significance ended in 1942 and this house falls into what the Handbook of Design Standards for the Historic and Conservation Districts calls: "*Interim Period (1943-1960) This slowest phase produced few new buildings. Very little alteration and rehabilitation work occurred during this period. Some older buildings were lost to scavenging activity or fire, but in general the character of the district remained intact*".



### Existing Conditions

The Cultural Resource Survey states: *“Statement of significance: The Enyeart House is historically significant for its association with residential development in Breckenridge during the "Interim Period" of the town's growth (1943-1960), when relatively few buildings were constructed. The property is also historically notable for its association with Carl "Bud" and Martha Enyeart, who made notable contributions to the history of Breckenridge and Summit County. To perhaps a lesser extent, the original house is architecturally significant for its representative vernacular wood frame front gabled plan. Due to a fairly substantial loss of integrity, however, Cultural Resource Historians' evaluation is that this property should be considered ineligible for individual listing in the National Register of Historic Places, and as a noncontributing resource within the Breckenridge Historic District.”*

### The historic house:

The plans show that the house is to be relocated 5-feet to the south. Under section F of this policy:

#### *(1) Moving Primary Structures:*

*0 points: Relocating of historic primary structures in order to bring them into compliance with required codes and/or setbacks and for correcting property encroachments, but keeping the structure on its original lot, and maintaining the historic context of the structure and site.*

*-3 points: Relocating of historic primary structures less than five feet (5') from its current or original location, keeping the structure on its original site, and maintaining the historic orientation and context of the structure and lot.*

***-10 points: Relocating a historic primary structure between five feet (5') and ten feet (10') from its current or original location, but keeping the structure on its original lot and maintaining the historic orientation and context.***

*-15 points: Relocating a historic primary structure more than ten feet (10') from its current or original location. (Emphasis added.)*

Since the drawings show that the historic primary structure is being moved “between 5 feet and 10 feet” from its current or original location -10 points will be incurred at the final review.

From the “Design Standards For The Historic District Character Area #1 : East Side Residential”:

*Character of historic development*

*In the early years of Breckenridge's development, the East Side area was composed primarily of single family residences, many of which were 1-1/2 stories. Of these, the second floor was often tucked into the roof gables. Dormers were frequently used for upper floor windows. A mix of materials existed in primary structures, including **combinations of rustic log and more refined painted wood clapboard**. Wood was by far the dominant building material and wood shingles were typical on earlier roofs, with metal roofs also appearing within the historic period of significance.*

And:

*Policy:*

*The historic district should be perceived as a collection of wooden structures. A strong uniformity in building materials is seen in the area. Most structures, both historic and more contemporary, have horizontal lap siding. This material is usually painted. Although a few historic log buildings serve as accents to the lap siding standard, this uniformity of materials should be respected.*

*With this illustration:*



Use painted wood lap siding as the primary building material.

Priority Policy 125. *Maintain the present balance of building materials found in the Character Area.*

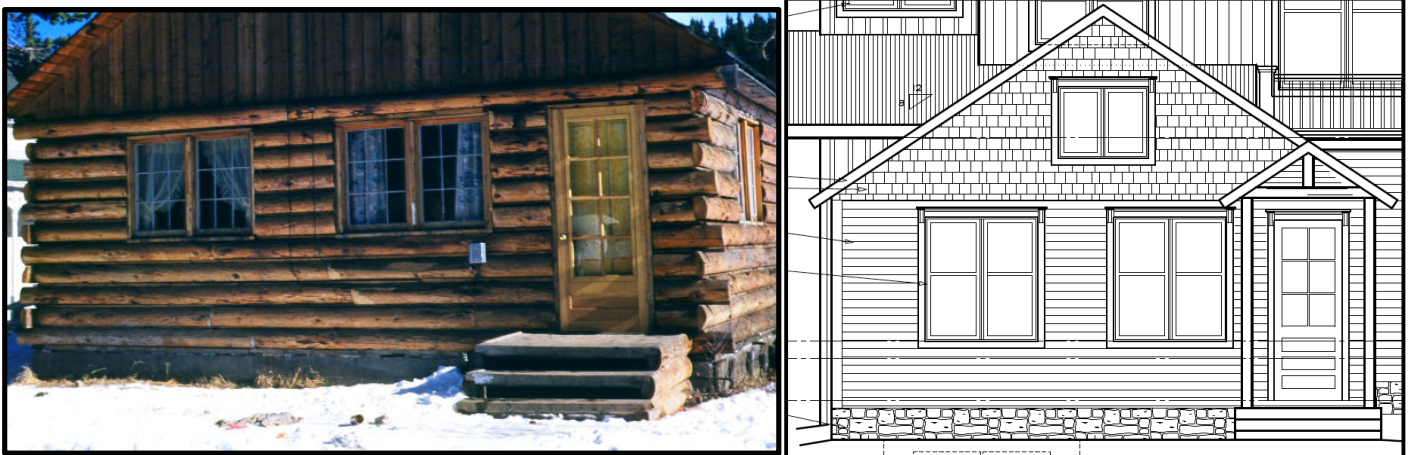
- *Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings that is similar to that found historically.*
- *Logs were used here historically; but new, milled logwork is discouraged. It must be handhewn.*
- *Rough-sawn, stained or unfinished siding materials are inappropriate on primary structures.*



As the Commission may recall, the above house (Sutterley residence), that is on this same block, was found to have historic log beneath the lap siding. This was reviewed by the Commission and the decision was made to remove the lap siding and expose the historic logs. We believe that with two historic log structures along this block, stained log finishes may be appropriate. Does the Commission concur?

The applicant is aware of the underlying cut log siding and intends to restore the original siding. Similar to other historic renovation and restorations, the condition of the underlying fabric is unknown. Additionally, the north addition and some later mechanical systems have compromised the exterior walls. If the fabric is too damaged for restoration, the exterior will be re-sided with 4 1/2-inch reveal cedar lap siding and trip as illustrated below.

Lap siding would be in keeping with most other houses along the block. The photo below shows the cut original logs. The overlapping cut logs at the corners were trimmed off by the Enyearts when the rough-sawn cut shingles were applied in the 1960's. These logs will be exposed after the building permit is issued and the remodel begins. Depending on the condition of the cut log siding beneath, the applicant would like the option of modifying the permit to restore the log siding on the historic house instead of adding the new the lap siding. We welcome any Commissioner comments.



**Proposed revisions  
(If underlying logs are too damaged)**

The original horizontally oriented windows would be replaced with taller pairs of vertically double-hung windows on each elevation to bring in more light to the house. Enlarging the windows will remove portions of the existing cut log fabric. Per the Handbook of Historic Standards:

**Priority Policy 77.** *Maintain original window proportions.*

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

Though the original house was not constructed in the town's period of significance, however, Staff believes that the desire to have the house locally landmarked would make this policy applicable. Does the Commission concur?

The rough-sawn cedar shake shingle siding will be replaced with horizontal lap cedar siding with a 4-1/2 inch reveal. New smaller, cut wood shingles are proposed in the gable end of the primary façade. The new siding is to be painted to differentiate the historic house from the new additions.

The applicant is proposing aluminum clad wood windows on the historic structure. Priority Policy 90 states: *Use materials that appear to be the same as those used historically.*

- *New materials that appear to be the same scale, texture and finish as those used historically may be considered.*
- *Imitation materials that do not successfully repeat these historic material characteristics are inappropriate.*

With past projects, the restoration of historic structures had required wooden windows instead of clad windows. Staff is suggesting the windows on the historic portion of this house be wooden instead of wood-clad. Does the Commission concur?

The existing asphalt shake shingles on the existing house will be replaced with a smooth sawn wood shake shingle in accordance with Priority Policy 126. These wood shake shingles will be Class-A fire-rated. Staff is pleased to see wood shake shingles on the roof as these are more historically accurate.

For functionality, a new modest porch is proposed at the primary entry. It is a simple gable element just covering the doorway and the stoop. The new front door will be a wooden three-quarter light. Staff has no concerns with this small addition as the original roof from is not compromised and meets the intent of Policy 129. A stone veneer foundation, less than 12-inches tall, is proposed around the historic structure.

If locally landmarked, the basement will not count towards the total density allowed on the property. The plans are showing two additional bedrooms and two additional bathrooms beneath the historic portion of the house. Beneath the connector link there is a family room. Off of the family room and beneath the historic portion of the house there is a sleeping area with two beds. In order to meet legal egress from these rooms there are three window wells below grade. The applicant intends to heat these window wells (see point discussion under Policy 33/R below).

#### The rear addition:

As the proposed addition is not a separate building, and is at the back of the lot, it is allowed to be taller than the primary structure. In keeping with the character of other structures along this alley, the finishes are to be rustic like other out-buildings.

The average module size of this Character Area is 1,500 square feet. The high end for the module size is 2,300 square feet. The living area of the addition is about 1,400 square feet. With the garage, the overall mass is about 2,000 square feet. The masses have been broken into multiple roof forms to reduce the overall massing. Overall, the addition is 500 square feet larger than the average module size, and based on past precedent, should have another connector for any masses over the suggested average module size of 1,500 square feet. We will have more information at the next meeting.

Priority Policy 122 states: *Building height should be similar to that of nearby historic structures.*

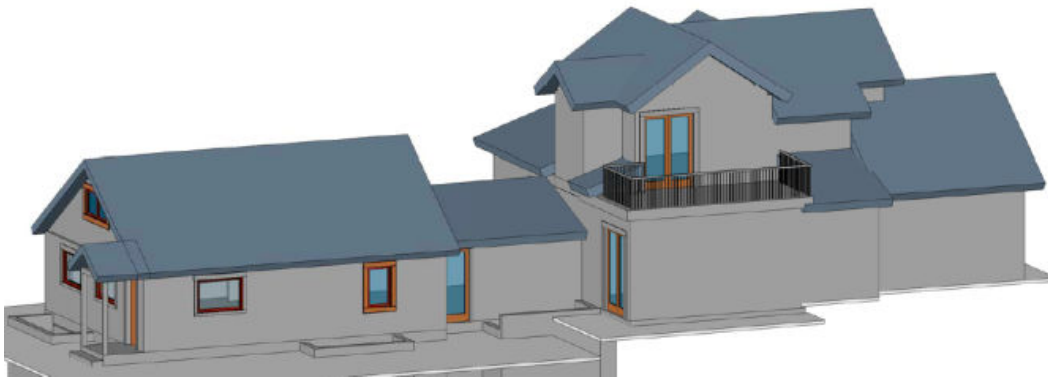
- *Primary façades should be one or 1 1/2 stories tall.*
- *Refer to height limits and related development regulations.*

- *Note that the height limits are absolute maximums and do not imply that all buildings should reach these limits. Visually appropriate buildings are often ones which are less than the maximum height allowed by ordinance.*

At 23-feet to the mean, the measured height of the addition meets the allowed height per Policy 6, Building Height. This height is not at a primary façade. The upper level plate height is a full story with no density tucked into the roof forms making the addition a 2-story element.

A massing model submitted during initial staff review (this does not reflect the exact details of the current submittal) shows the general relationship of the building forms:

Does the Commission believe the massing is far enough away from the primary façade to allow the 23-foot (2-story) height?



The living area of the rear addition has horizontal lap siding with a 4-1/2 inch reveal. The roof is an asphaltic shingle. The garage is partially tucked beneath the living space and exhibits a simple gable roof form with a shed roof added to the north. The garage is to have a rusted corrugated steel roof. The siding is a vertical board and batten with a rustic stained finish.

The windows on the addition are generally vertically oriented double hung. There are some smaller windows where the roof forms come up higher on the wall. On the upper level south elevation (off the master bedroom) there are French doors flanked by double hung windows. The doors open to an upper level deck. There are also French doors on the main level off a second bedroom. In the past, this has been allowed as long as it is at the back of the lot (Harris Residence - PC#2012020 and Giller Residence - PC#2011054). Based on past precedent, staff has no concerns with the upper level deck and French doors.

#### The connector:

The drawings are showing a connector between the historic structure and the new addition beyond. The connector is compliant with the criteria listed under Priority Policy 80A, Use connectors to link smaller modules and for new additions to historic structures, with the exception of the following:

*4. The larger the masses to be connected are, the greater the separation created by the link should be; a standard connector link of at least half the length of the principal (original) mass is preferred, a minimum of six feet is required. (In addition, as the mass of the addition increases, the distance between the original building and the addition should also increase. In general, for every foot in height that the*



<b>9.01 - 9.50</b>	<b>-3</b>
9.51 - 10.00	-6
10.01 or more	See section 9-1-19-5A, "Policy 5 (Absolute) Architectural Compatibility", of this chapter

(Emphasis added.)

With this aboveground density overage the proposal will receive negative three (-3) points at final review.

The applicant had indicated that a HERS Index rating will be sought in order to obtain positive points. We will have a final point analysis and a specific Condition of Approval at final review.

The criteria for awarding positive points for historic preservation are also listed under this policy:  
*Positive points shall 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. Positive points may be awarded to both primary structures and secondary structures.*

*A final point allocation shall be made by the planning commission based on the historic significance of the structure, its visibility and size. 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:*

*(1) Primary structures:*

*+1: On site historic preservation/restoration effort of minimal public benefit.*

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

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

***Examples: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details, plus structural stabilization and installation of a new foundation.***

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

*Examples: Restoration/preservation efforts for windows, doors, roofs, siding, foundation, architectural details, substantial permanent electrical, plumbing, and/or mechanical system upgrades, plus structural stabilization and installation of a full foundation which fall short of bringing the historic structure or site back to its appearance at a particular moment in time within the **town's period of significance** by reproducing a pure style.*

*+9: On site historic preservation/restoration effort with a significant public benefit.*

*Example: Restoration/preservation efforts which bring a historic structure or site back to its appearance at a particular moment in time **within the town's period of significance** by reproducing a pure style and respecting the historic context of the site that fall short of a pristine restoration. Projects in this category will remove noncontributing features of the exterior of the structure, and **will not include any aboveground additions.***

*+12: On site historic preservation/restoration effort with a very significant public benefit.*

*Example: Restoration/preservation efforts to a historic structure or site which bring the historic structure or site back to its appearance at a particular moment in time **within the town's period of significance** by reproducing a pure style and respecting the historic context of the site with **no new structures or additions** and the removal of all noncontributing features of a historic structure or site. Such restoration/preservation efforts will be considered pristine. (Emphasis added.)*

Since the historic house is outside the town's period of significance, is being relocated and has an addition, positive six (+6), positive nine (+9), and positive twelve (+12) points are not considered. Based on the criteria listed above, we are suggesting positive three (+3) points for the restoration. Does the Commission concur?

**9-1-19-33R: Policy 33 (Relative) Energy Conservation:**

*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>
<b>1x(-3/0)</b>	<b>Heated driveway, sidewalk, plaza, etc.</b>

(Emphasis added.)

Based on the square footage of outdoor heated space staff will be suggesting -1 point at final review under this policy.

**9-1-19-18A and 18 R: Policy 18 (Absolute and Relative) Parking:** The addition includes a 2-car garage at the back off the alley.

*2 x (-2/+2) (1) Public View: The placement and screening of all off street parking areas from public view is encouraged.*

Similar projects that had received positive points under this policy for screening the parking are:

- French Investments Lot 3A Residence - PC#2013052 (+2 points)
- Dodge Residence Restoration, Rehabilitation, Addition and Landmarking - PC#2012074 (+2 points) Harris Residence Restoration, rehabilitation, addition, Landmarking and Variance Request - PC#2012020
- Vallette Residence - PC#2012010 (+2 points)

Based on past precedent staff would suggest this proposal be awarded positive two (+2) points. Does the Commission concur?

**Local Landmarking:** The applicant is seeking to locally landmark the structure with this proposal. Staff has found that with the restoration the building could meet three of the required criteria listed below. The property is over 50 years old and is historically significant for its association with residential development in Breckenridge during the "Interim Period" of the town's growth (1943-1960).

The property is associated with a notable person or the work of a notable person as Carl "Bud" and Martha Enyeart made notable contributions to the history of Breckenridge and Summit County.

The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation, as the original house is architecturally significant for its representative vernacular wood frame front gabled plan.

COLUMN "A"	COLUMN "B"	COLUMN "C"
<p><b>The property must be at least 50 years old.</b> (built in 1949)</p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;"><b>ARCHITECTURAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>1. The property exemplifies specific elements of architectural style or period.</li> <li>2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</li> <li>3. The property demonstrates superior craftsmanship or high artistic value</li> <li>4. The property represents an innovation in construction, materials or design.</li> <li>5. The property is of a style particularly associated with the Breckenridge area.</li> <li>6. The property represents a built environment of a group of people in an era of history.</li> <li>7. The property includes a pattern or grouping of elements representing at least one of the above criteria.</li> <li>8. The property is a significant historic remodel.</li> </ol> <p style="text-align: center;"><b>SOCIAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>9. The property is a site of an historic event that had an effect upon society.</li> <li>10. The property exemplifies cultural, political, economic or social heritage of the community.</li> </ol> <p><b>11. The property is associated with a notable person or the work of a notable person.</b> (Carl "Bud" and Martha Enyeart, who made notable contributions to the history of Breckenridge and Summit County.)</p> <p style="text-align: center;"><b>GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>12. The property enhances sense of identity of the community.</li> <li>13. The property is an established and familiar natural setting or visual feature of the community</li> </ol>	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> <li><b>1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</b> (The Enyeart House is historically significant for its association with residential development in Breckenridge during the "Interim Period" of the town's growth (1943-1960), when relatively few buildings were constructed.)</li> <li><b>2. The property retains original design features, materials and/or character.</b> (This criteria could be met if the cut logs are exposed)</li> <li>3. The structure is on its original location or is in the same historic context after having been moved.</li> <li>4. The structure has been accurately reconstructed or restored based on documentation.</li> </ol>

Based on the criteria listed above, would the Commission support locally land marking the structure?

**Point Analysis (Section: 9-1-17-3):** At this initial review, we are showing the initial point analysis as: Absolute Policies:

All have been met with the exception of Absolute Policy 9 Placement of Structures. Here the applicant is seeking Commissioner input (per *d. Encroachments/Protection*) to allow the roof to encroach no more than one foot into the absolute rear setback.

Relative Policies:

Relative Policy 9, Placement of Structures - negative three (-3) points for the rear setback

Relative Policy 24, The Social Community:

Negative ten (-10) points for moving the historic structure 5-feet

Negative three (-3) points for exceeding the 9 UPA above ground density

Positive three (+3) points for historic preservation

Relative Policy 18, Parking - Positive two (+2) points for placement and screening of all off street parking areas from public view.

Relative Policy 33:

Negative one (-1) point for heating the window wells

Positive points (currently unknown) for achieving a HERS Rating index score

Staff anticipates the applicant making revisions the plans to ensure that the project passes with a zero or greater point score. We will have more information at a future hearing.

**Staff Recommendation**

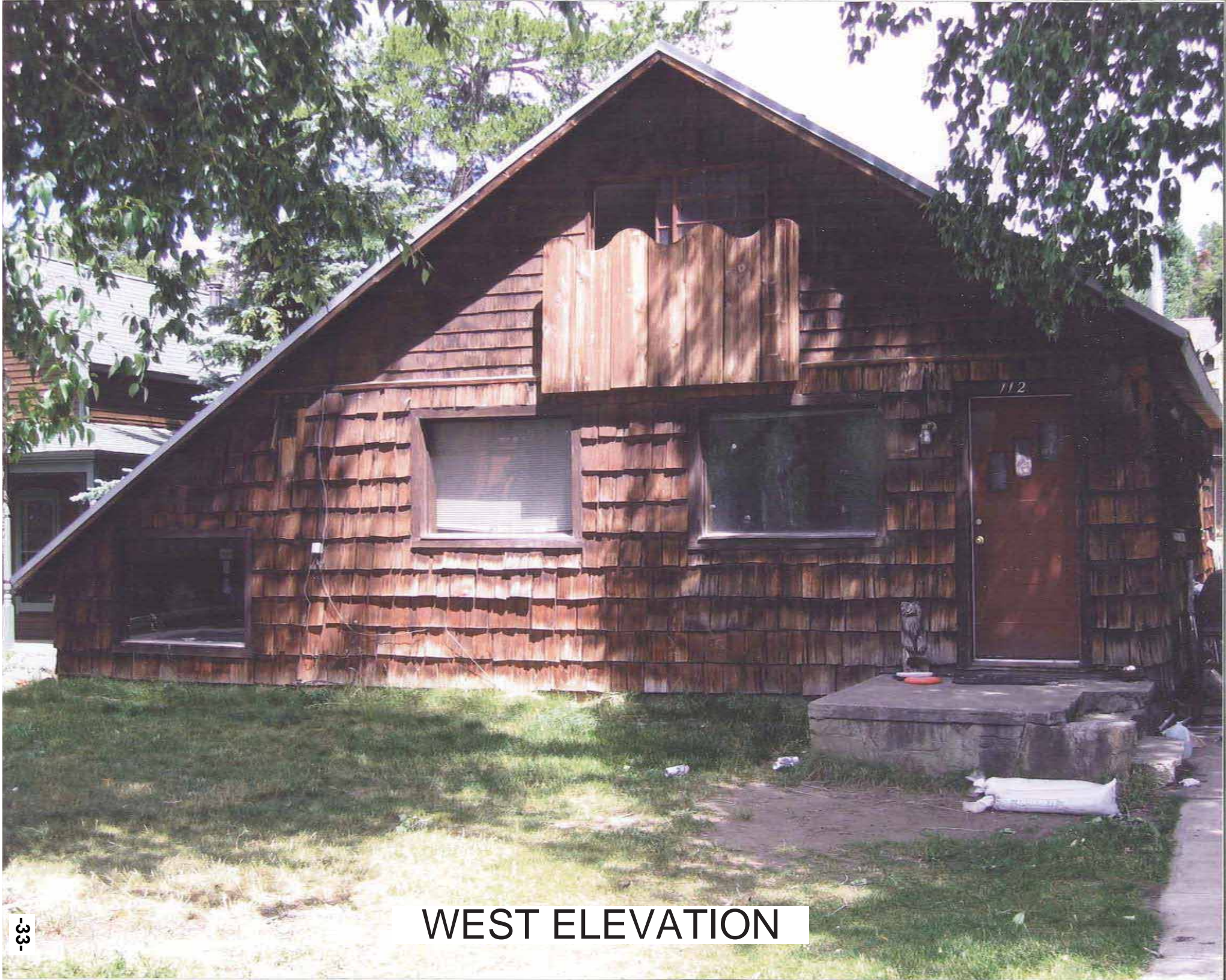
Overall, staff is pleased to see the amount of restoration of historic structures along this block. Although this property does not fall within the Town's Period of Significance, it still represents part of the town's heritage for the "Interim Period" of the town's growth (1943-1960).

The rough point analysis does not currently show a passing score but staff anticipates changes to the drawings that would allow this project to pass a point analysis. We have these specific questions for the commission:

1. Would the Commission support allowing an encroachment no more than 12-inches into the absolute 5-foot rear yard setback?
2. With two historic log structures along this block, stained log finishes may be appropriate. Does the Commission concur?
3. Would the Commission support the option of re-siding the historic house with new 4 1/2-inch cedar lap siding if the logs and underlying fabric are too damaged?
4. Since the applicant is seeking to landmark the historic home, should the plans follow Priority Policy 77, "Maintain original window proportions"?
5. Staff is suggesting solid wood windows instead of wood clad windows for the historic structure. Does the Commission concur?
6. Does the Commission believe the visual impacts of this addition are back far enough on the lot to allow for the 23-foot 2-story height instead of the suggested 1-1/2 story?
7. With the height at 23-feet for the addition, does the Commission believe submitted connector sufficiently separates the addition from the historic house, or should the criteria of Priority Policy 80A-4 be strictly followed?
8. Does the Commission support awarding positive two (+2) points for screening the parking from public view?
9. Based on the criteria listed above, would the Commission support locally landmarking the structure?

We welcome any additional comments. The Planning Department recommends this application return for a second review.

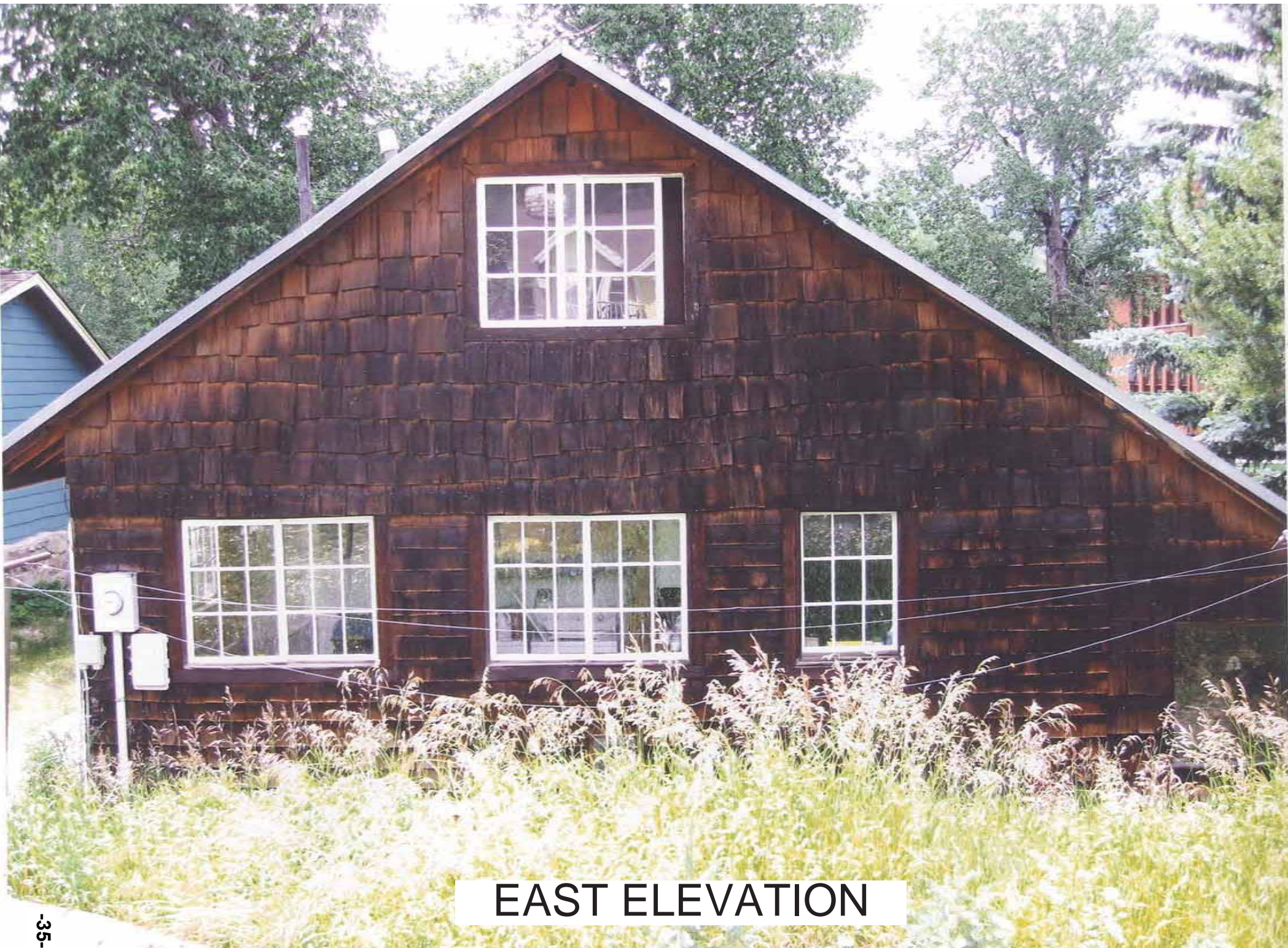




WEST ELEVATION



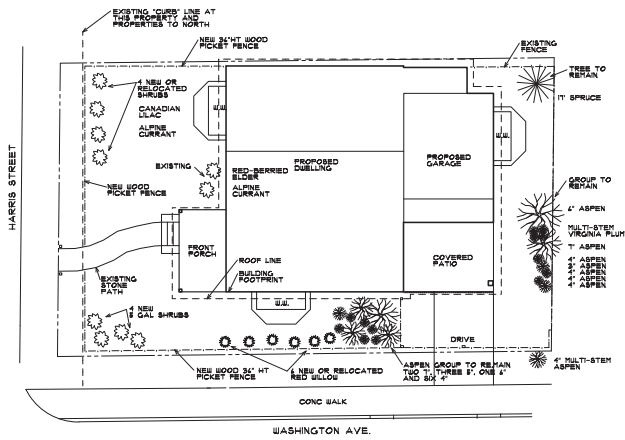
SOUTH ELEVATION



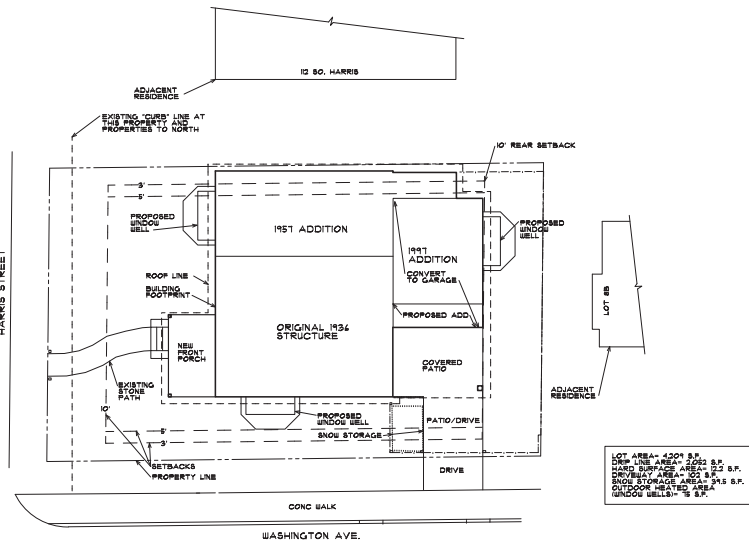
EAST ELEVATION



NORTH ELEVATION



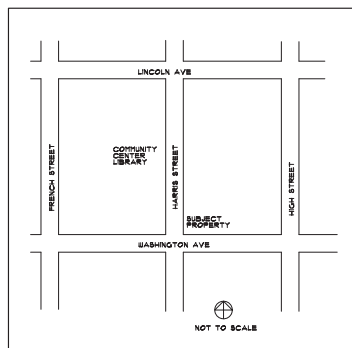
PROPOSED LANDSCAPE PLAN  
SCALE: 1" = 20'-0"



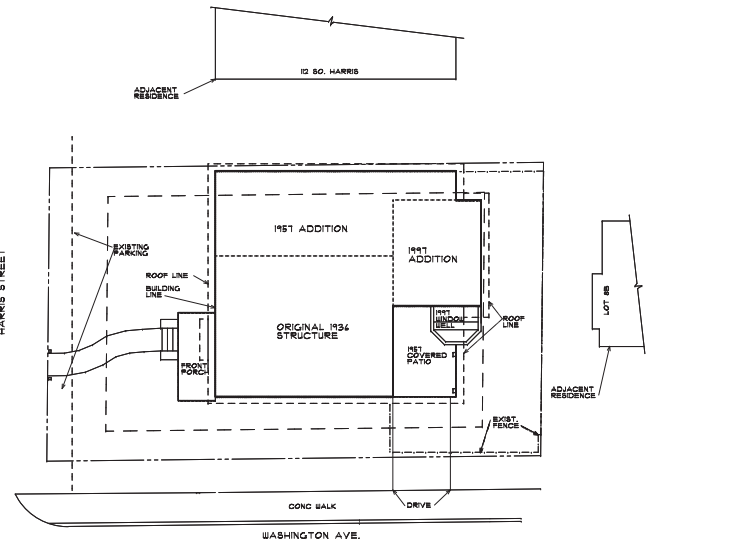
PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"



LOT AREA= 4208 S.F.  
OVER LINE AREA= 2162 S.F.  
GARAGE OFFICE AREA= 222 S.F.  
PROPOSED GARAGE AREA= 214 S.F.  
OUTDOOR HEATED AREA= 18 S.F.  
UNDOG BELLS= 7 S.F.



VICINITY MAP  
NOT TO SCALE



EXISTING SITE PLAN  
SCALE: 1" = 20'-0"



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GALLAGHER RESIDENCE REMODEL  
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SEPT 4, 2015  
PLANNING-1A

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Job Code:  
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114-515a.dwg

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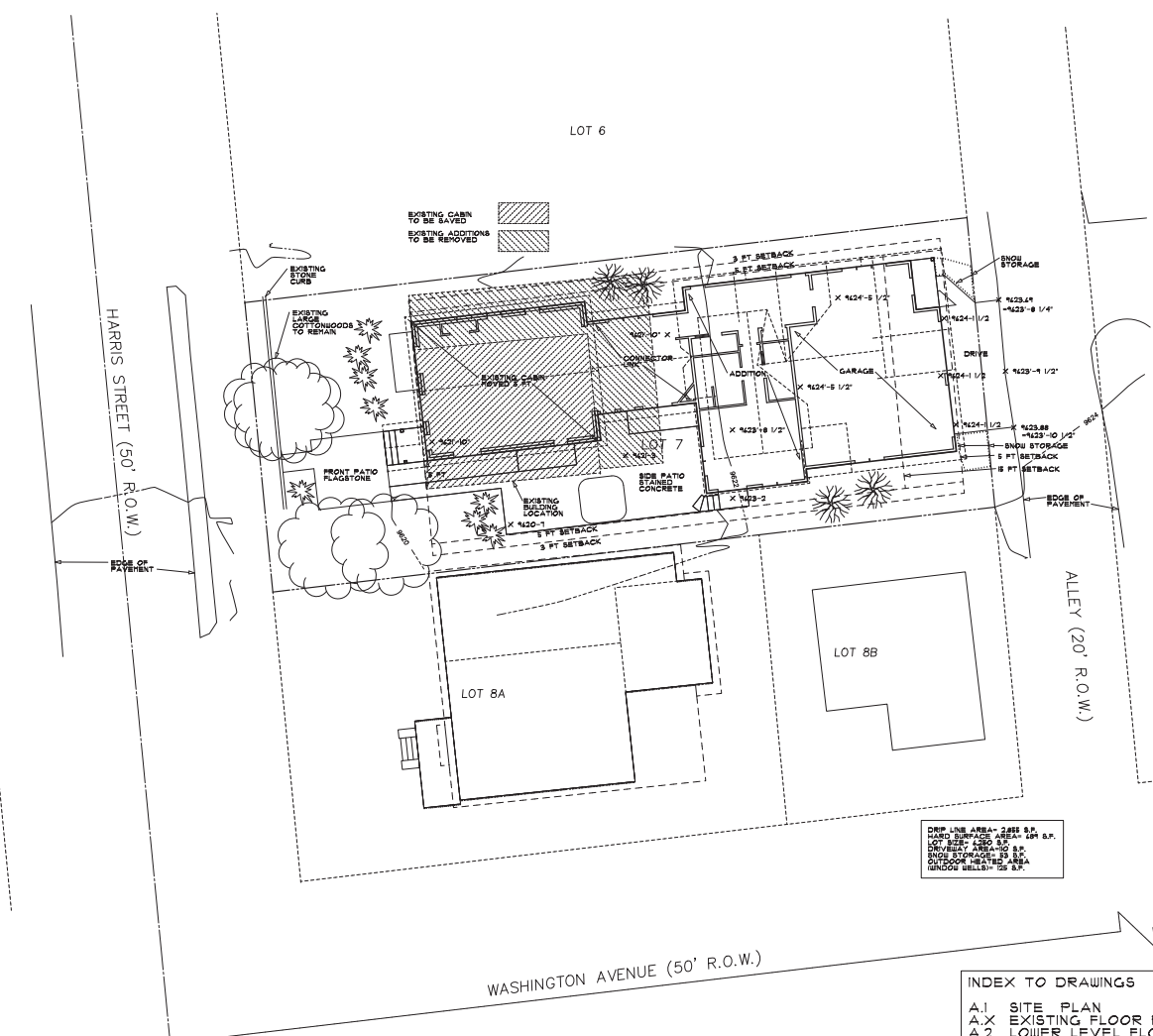
**LANDSCAPE LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- NEW OR RELOCATED ASPEN
- NEW OR RELOCATED SPRUCE OR PINE
- 5 GAL SHRUB FROM APPROVED LIST
- PERENNIAL FLOWER BEDS

**TREE QUANTITIES**

4 ASPEN 18 TO 25 CAL W/ 50% MULTI STEMMED  
 8 5-GAL SHRUBS

ALL DISTURBED AREAS SHALL RECEIVE MINIMUM OF 3" TOP SOIL AND NATIVE GRASS AND WILDFLOWER SEED.  
 ALL NEW PLANTING SHALL HAVE DRIP IRRIGATION.



DRIP LINE AREA= 2886 S.F.  
 HARD SURFACE AREA= 189 S.F.  
 LOT SIZE= 4260 S.F.  
 DRIVE STORAGE= 88 S.F.  
 SIDE STORAGE= 88 S.F.  
 OUTDOOR HEATED AREA  
 (UNDER BELLS)= 128 S.F.

**INDEX TO DRAWINGS**

A.1	SITE PLAN
A.X	EXISTING FLOOR PLANS
A.2	LOWER LEVEL FLOOR PLAN
A.3	MAIN LEVEL FLOOR PLAN
A.4	UPPER LEVEL FLOOR PLAN
A.5	ROOF PLAN
A.XI	EXISTING ELEVATIONS
A.6	ELEVATIONS
A.7	ELEVATIONS

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NORTH

**SITE & LANDSCAPE PLAN**  
 SCALE: 1" = 10'-0"

**SYNTEC DEVELOPMENT CORPORATION**  
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**THE OLD ENYEART PLACE**  
 112 SOUTH HARRIS STREET  
 LOT 1, BLOCK 1, YINGLING & MICKLES SUB  
 BRECKENRIDGE, COLORADO

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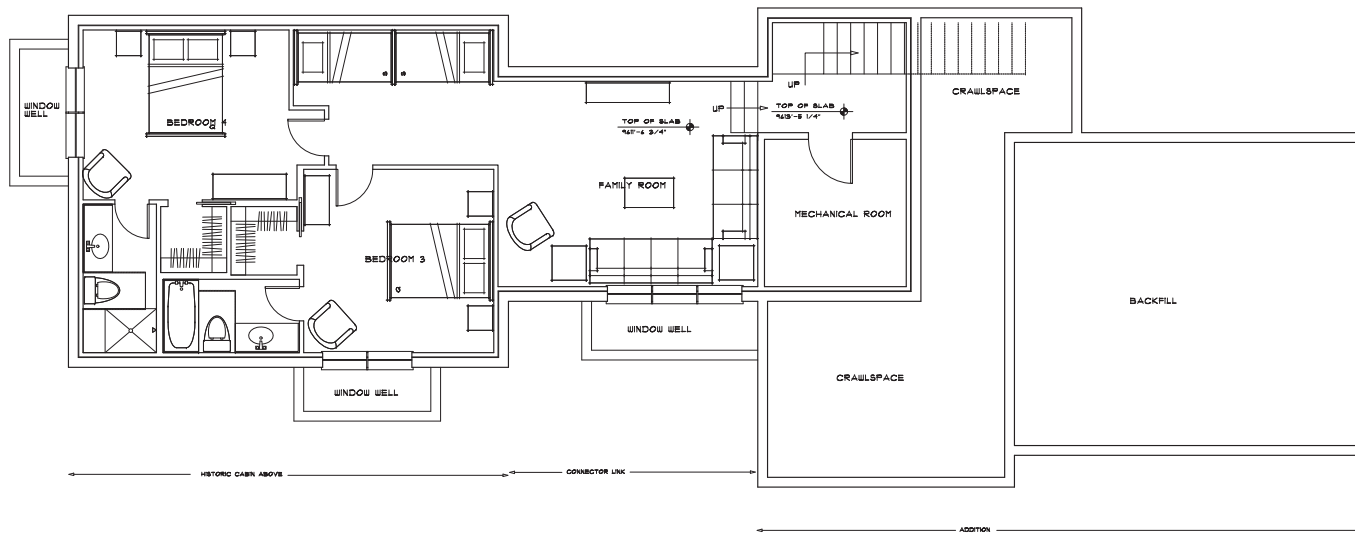
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 SEPT 4, 2015  
 PLANNING-1A

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**THE OLD ENYEART PLACE**  
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 LOT 7, BLK. T, YINGLING & MIKELS ADD  
 BRECKENRIDGE, COLORADO 80424

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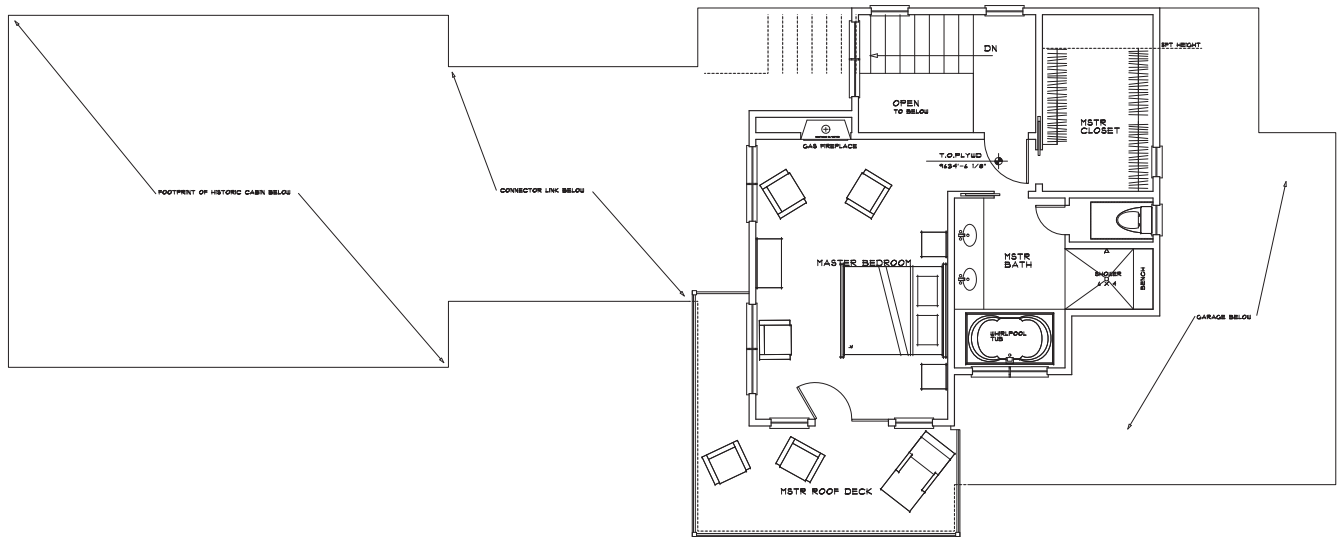
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LOWER LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"







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**THE OLD ENYEART PLACE**  
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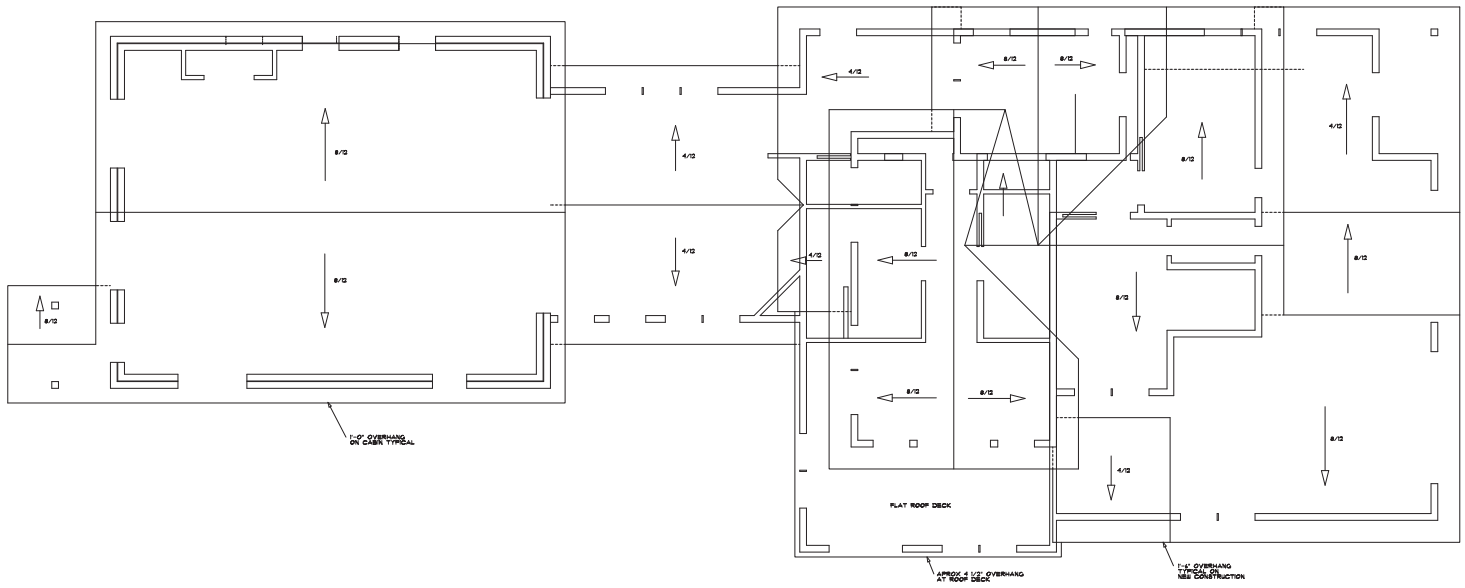
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**UPPER LEVEL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



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

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THE OLD ENYEART PLACE  
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 112 SOUTH HARRIS STREET  
 LOT 7, BLK T, YINGLING MIKELS ADD  
 BRECKENRIDGE, COLORADO 80424

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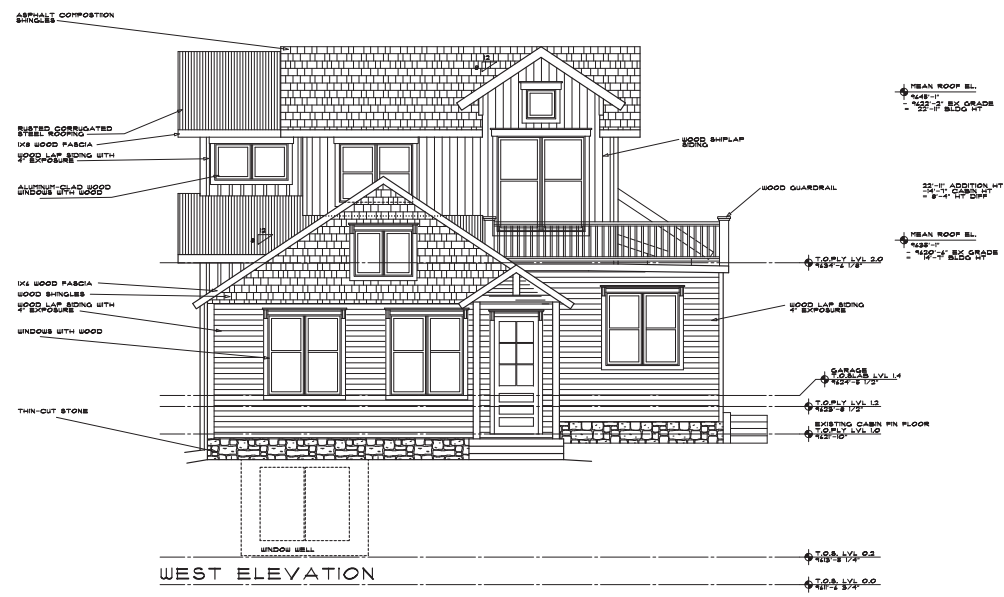
Issue Date:  
 JULY 14, 2015  
 PLANNING-1

Revisions

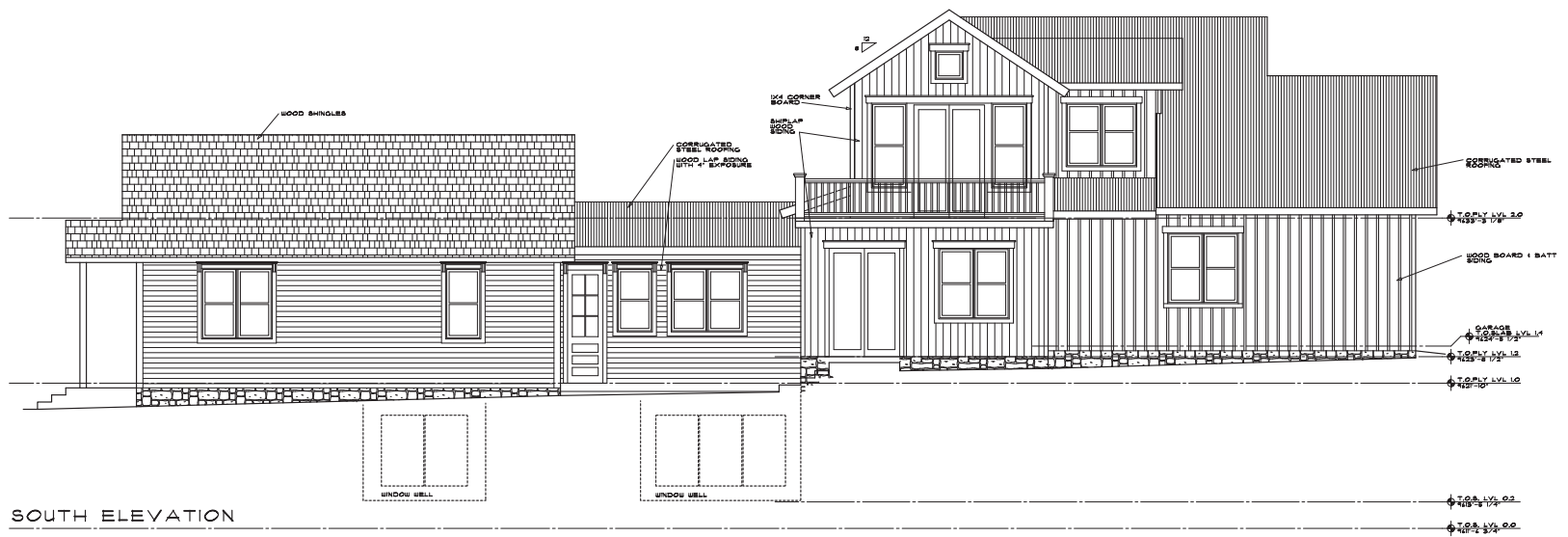
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 BUD

File Name:  
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Sheet:  
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WEST ELEVATION

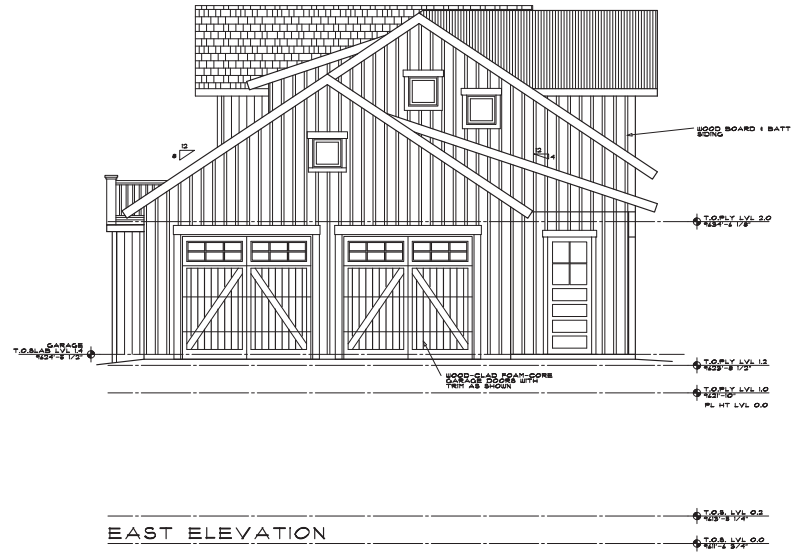


SOUTH ELEVATION

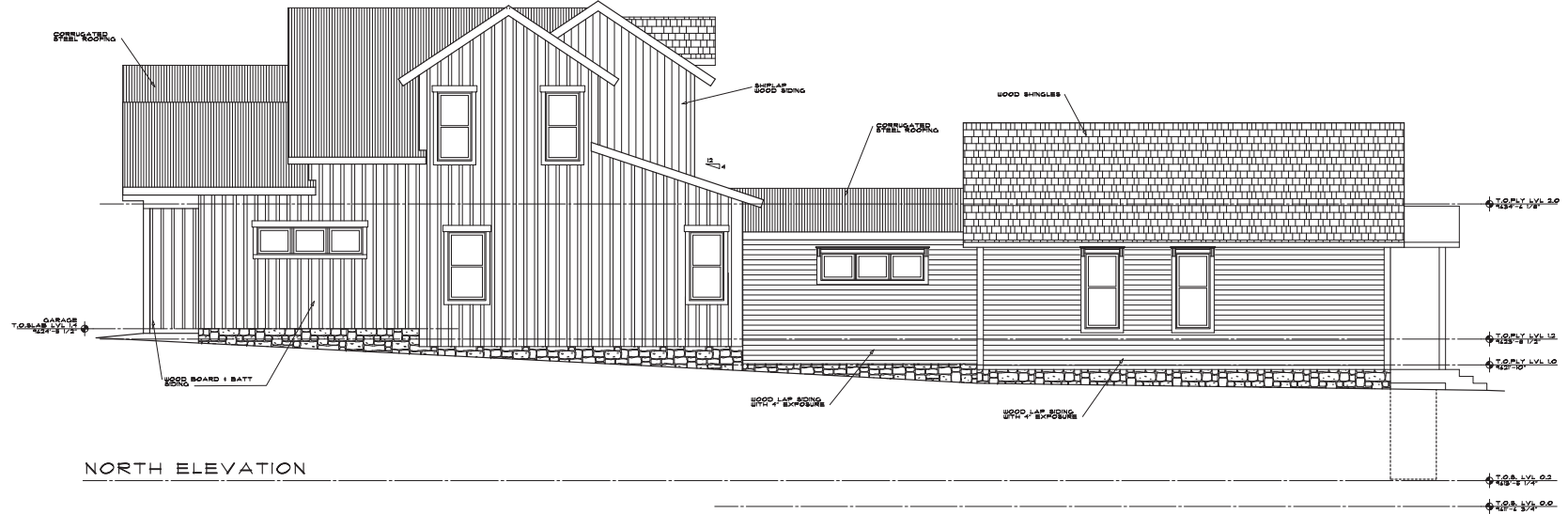
PRELIMINARY NOT FOR CONSTRUCTION ELEVATIONS SCALE: 1/4" = 1'-0"

**SYNTEC DEVELOPMENT CORPORATION**  
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**THE OLD ENYEART PLACE**  
 112 SOUTH HARRIS STREET  
 LOT 7, BLK. T, YINGLING MIKELS ADD  
 BRECKENRIDGE, COLORADO 80424



**EAST ELEVATION**



**NORTH ELEVATION**

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Issue Date:  
 JULY 14, 2015  
 PLANNING-1

Revisions

Job Code:  
 BUD

File Name:  
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**PRELIMINARY  
 NOT FOR CONSTRUCTION**

**ELEVATIONS  
 SCALE: 1/4" = 1'-0"**

HISTORIC CABIN

ROOFING:  
WOOD SHINGLES  
UNFINISHED



SIDING COLOR:  
RUSTIC RED  
SW 7593 PAINT



TRIM COLOR:  
GOLDEN GATE  
SW 7679 PAINT



CONNECTOR

ROOFING:  
SAME AS GARAGE

SIDING COLOR:  
GOLDEN GATE  
SW 7670 PAINT



TRIM COLOR:  
RUSTIC RED  
SW 7593 PAINT



OTHER ITEMS

WINDOW COLOR  
S.P. "CARAMEL"



STONE VENEER:  
BEAVER CREEK  
TELLURIDE THIN-CUT



ADDITION

ROOFING:  
COPPER CANYON  
GAF TIMERLINE  
PRESTIQUE



SIDING COLOR:  
BAJA BIEGE  
SW 3509 SEMI TRANS



TRIM COLOR:  
CIDER MILL  
SW 3512 SEMI SOLID



GARAGE

ROOFING:  
RUSTED STEEL



SIDING COLOR:  
CIDER MILL  
SW 3512 SEMI TRANS



TRIM COLOR:  
CHESTNUT  
SW 3524 SEMI SOLID



BYNTEC  
DEVELOPMENT  
CORPORATION  
MICHAEL F.  
GALLAGHER,  
ARCHITECT

THE OLD ENYEART PLACE  
112 SOUTH HARRIS STREET  
LOT 1, BLK T, YINGLING MIKELS ADD  
BRECKENRIDGE, COLORADO 80424

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Issue Date  
SEPT 4, 2008  
PLANNING-1A

Revisions

Job Code  
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File Name  
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of 1 sheets

MATERIAL COLOR BOARD

## Planning Commission Staff Report

**Subject:** Gallagher Residence Renovation, Addition and Landmarking  
(Class B Historic, PL-2015-0362)

**Proposal:** A proposal to renovate, restore and remodel the historic house, add a full basement beneath the historic portion of the house, and locally landmark the historic house.

**Date:** September 23, 2015 (For meeting of October 6, 2015)

**Project Manager:** Michael Mosher, Planner III

**Applicant/Owner  
And Agent:** Michael Gallagher, SYNTEC Development Corporation

**Address:** 142 South Harris Street

**Legal Description:** Yingling & Mickles Addition, Block 7, Lot 8A

**Site Area:** 4,209 square feet (0.09 ac.)

**Land Use District:** 17 Residential Single Family; 11 Units per Acre (UPA)

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

**Site Conditions:** The lot contains the house whose earliest known owner was Alice W. Parker. A stone sidewalk leads from Harris Street to the front porch. There is a grass front yard, with narrow side yards to the north and south of the house, with native landscape features. The rear of the property is enclosed by a wood privacy fence.

**Adjacent Uses:** North and East: Single family residences  
South: Washington Avenue and Single family residences  
West: Harris Street and the Breckenridge Grand Vacations Community Center and South Branch of the Summit County Library.

**Density:** Allowed under LUGs: 1,701 sq. ft.  
Proposed density: 1,432 sq. ft.

**Above Ground  
Density:** Allowed at 9 UPA: 1,391 sq. ft.  
Proposed at 7.8 UPA: 1,110 sq. ft.\*  
(\*proposed 1,225 sq. ft. landmarked basement not included)

**Mass:** Allowed under LUGs: 2,041 sq. ft.  
Proposed mass: 1,495 sq. ft.

**F.A.R.:** 1:2.9

**Areas:**

	DENSITY		Above Ground	Garage/Mech'l	Mass
	Existing	Proposed			
Lower	270 SF	322 SF			
Main	1,392 SF	1,110 SF	1,110 SF	385 SF	1,495 SF
Upper			0 SF		0 SF
TOTALS	1,662 SF	1,432 SF	1,110 SF	385 SF	1,495 SF
Landmark		720 SF			

<b>Height:</b>	Recommended:	23 ft. mean
	Proposed (no change):	14.5 ft. (mean); 17 ft. (overall)
<b>Lot Coverage:</b>	Building / non-Permeable:	2,855 sq. ft. (46% of site)
	Hard Surface / non-Permeable:	689 sq. ft. (11% of site)
	Open Space / Permeable Area:	2,706 sq. ft. (43% of site)
<b>Parking:</b>	Required:	2 spaces
	Proposed:	2 spaces
<b>Snowstack:</b>	Required:	25.5 sq. ft. (25%)
	Proposed:	39.5 sq. ft. (38%)
<b>Setbacks:</b>	Front - 15 ft. recommended:	20 ft.
	Sides - 5 ft. recommended (no change):	-1 ft. and 9 ft.
	Rear - 15 ft. recommended (no change):	9 ft.

**Item History**

**From the Cultural Resource Survey:**

*The original portion of this simple side-gabled wood frame house was constructed circa 1882, according to Summit County Clerk and Recorder files and Sanborn Insurance maps. The style was apparently quite popular because similar examples can be seen all over town. The earliest known owner of the property was Alice W. Parker. During Breckenridge's mining heyday, the small cottage at this location served as the home of Catherine Sisler and her four children. Catherine was the widow of John Sisler who developed the Sisler placer in French Gulch. Mrs. Sisler remarried, and in 1901 she sold the house to Anna Unsworth.*

Staff researched the Denver Public Library for photographic evidence of what this house looked like and found that the property was vacant between 1900-1910. This means the historic house referenced in the Cultural Resource Survey was no longer in existence. Additionally, based on the window openings, roof pitch and alignment Staff believes this house was constructed much later.



*Summit County Assessor records indicate that an addition was built onto the north end of the original building in 1938.*

*(Staff believes that this is the construction date of the house. This would fall into the town's period of significance between 1860-1942.)*

*The stone on the front of the cottage was reportedly taken from the remains of the stone railroad engine house on Boreas Pass, sometime after the abandonment of the Colorado and Southern rail line in 1937. A small addition was likely added to the rear of the house circa 1957. In 1997, current owner Michael Gallagher designed and built a 493 square feet addition onto the north end of the east elevation. Based on interviews with past neighbors, Mr. Gallagher is informed that the building may have been built (or substantially rebuilt) in the mid-to-late 1930s, and that members of the Enyeart family were involved in the construction.*

*Statement of significance:*

*This building is historically significant, to a modest extent, for its association with the Town Phase and Stabilization Phase periods of Breckenridge's growth. It is also architecturally significant, again to a limited extent, for its vernacular side-gabled plan and representative wood frame construction. The building's level of historical and architectural significance, however, is not to the extent that it would qualify for individual listing in the National or State Registers. Among Breckenridge's five categories for historic significance for individual buildings- Landmark, Contributing, Contributing with Qualifications, Supporting, and Non-contributing – in our opinion, due to some loss of integrity, this building belongs in the Contributing with Qualifications category. Thus it does rate as a contributing resource within the Breckenridge Historic District. The integrity issues are discussed below.*



Assessment of historic physical integrity related to significance:

*This property's physical integrity was evaluated relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The building is in its original location, and its integrity of setting remains generally intact. Alterations to the building circa 1957, and earlier, are more than fifty years old. As such, they have achieved some level of historical and architectural significance in their own right. Changes to the house in 1997, including a rear addition and alterations to the front porch, have diminished its physical integrity to some extent; however, the addition is quite well executed in terms of its compatibility with the historic building. (See Sheet A-1)*

**Staff Comments**

**9-1-19-9A and 9R: Policy 9 (Absolute and Relative) Placement of Structures:** The original property was re-subdivided in 1984 (Permit# 84-1-5) creating Lots 8A and 8B. Hence, the existing structure does not meet the north side yard or the rear setback. In fact, the north eave of the existing house is shown to be over the property line.

The recommended front yard setback is 15-feet. The plans show a new porch that will reduce the front setback from 22-feet to 20-feet. As this is still outside the recommended setback, we have no concerns.

Along the rear setback, the existing house is over the absolute rear setback by about 18-inches. This qualifies as "legal nonconforming". The drawings are showing the proposed addition to match this encroachment.

As a legal nonconforming structure any improvements may be interpreted and construed to restrict, rather than increase, nonconforming structures. Additionally, the provisions of this section allow for the continuation of nonconforming structures. *"...the provisions of this section that allow for the continuation of nonconforming structures shall be strictly construed, and the provisions of this section that restrict nonconforming structures shall be liberally construed."* (Emphasis added.) With the proposed addition, the encroachment is being maintained and not increased. As there is past precedent allowing a non-conforming setback to be maintained but not reduced, we have no concerns.

**9-1-19-22A and 22R: Policy 22 (Absolute and Relative) Landscaping:** The plans are showing a modest landscaping plan for this small lot. Much of the existing plantings remain untouched. We feel the proposed landscaping for this property in the Historic District meets the intent of this policy and Priority Policy 115. *Design front yards to be composed predominantly of plant materials, including trees and grass, as opposed to hard-surface paving.* Also, a new 3-foot tall historically compliant wood fence is proposed to better define the front and side yards. We have no concerns.

**9-1-19-24A and 24R: Policy 24 (Absolute and Relative) The Social Community:** Per this policy: *Within the conservation district, which area contains the historic district (see special areas map10) substantial compliance with both the design standards contained in the "handbook of design standards" and all specific individual standards for the transition or character area within which the project is located is required to promote the educational, cultural, economic and general welfare of the community through the protection, enhancement and use of the district structures, sites and objects significant to its history, architectural and cultural values.*

The planned remodel will replace the exterior windows, enlarge the front porch, add a garage. The goal is to maintain the integrity of the historic portions of the house while bringing some elements into

conformance with the Handbook of Design Standards of the Historic and Conservation Districts. The applicable Policies are listed below:

- 8. Reinforce the visual unity of the block.
- 38. Additions should be recognized as products of their own time
- 41. Respect traditional entrance patterns when planning additions to buildings.
- 59. When replacing doors, use designs similar to those found historically on comparable buildings in Breckenridge.
- 64. If porch replacement is necessary, reconstruct it to match the original in form and detail.
- 85. Design new structures in lengths that appear similar to those found historically in the character area.
- 89. Maintain the established historic set-back dimensions in new construction.
- 90. Use materials that appear to be the same as those used historically.
- 91. Use building components that are similar in size and shape to those found historically along the street.
- 92. Ornamental elements, such as brackets and porches, should be in scale with similar historic features.
- 95. The proportions of window and door openings should be similar to historic buildings in the area.
- 96. Use a ratio of solid to void that is similar to those found on historic and supporting buildings.

The Town's period of significance ended in 1942 and the historic portions of the house, constructed in 1882 and re-constructed in the 1930's falls into what the Handbook of Design Standards for the Historic and Conservation Districts calls: *The Stabilization Phase (1921-1942) - Mining continued, but at a slow pace during this period. No longer a "boom economy" in which individual miners expected to make their fortune, the community "stabilized." Most miners worked for mine companies. New building construction slowed; when construction did occur, it was more likely a modest alteration to an existing structure. No noteworthy buildings stand as examples of this phase. The last dredge boat ceased operations in 1942, drawing an end to this stabile period.*

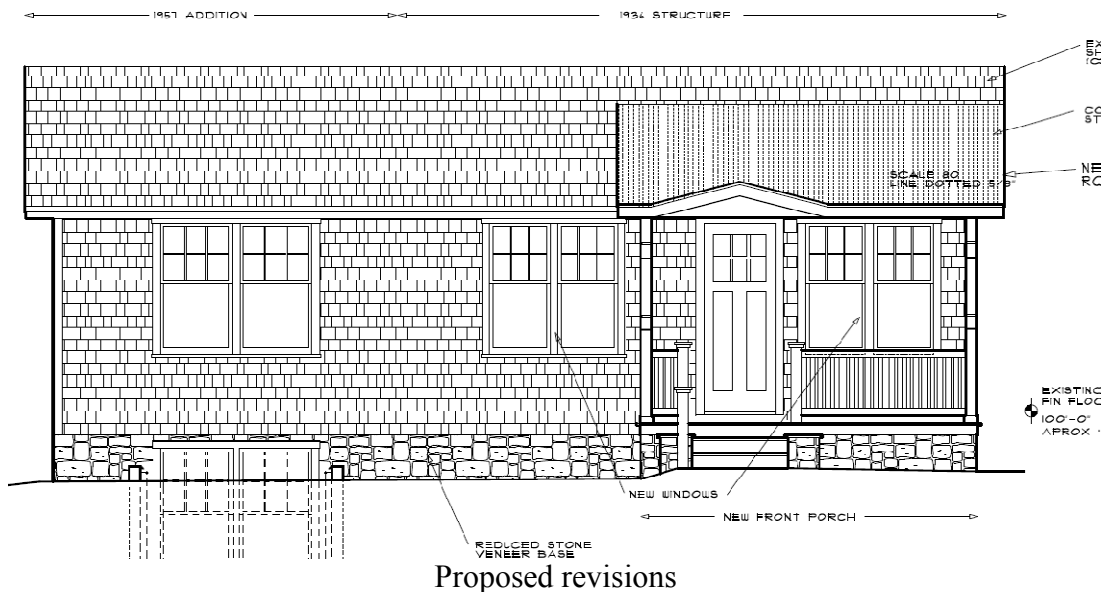


(The photo above is from 1975)

Staff notes that there are no historic photographs of this house. The photographs in the property file show that the stone wainscot was once as tall as the base of the windows. A more recent remodel reduced this stone as it appears today. The building was also covered with the cut shake shingles. This proposal would reduce the now undulating wainscot to the base of the building, similar to other stone foundations in the Historic District.



Existing Conditions



Proposed revisions

The historic house:

The changes to the exterior of the historic house will be modest. The original roof pitch and the building form will remain. The northwest small window had been enlarged with a previous application. The fixed windows will be replaced with more historic compliant wooden double hung windows. The 1/4 light front door is to remain as is.

**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. This helps establish a sense of scale for buildings that is similar to that found historically.*

- *Contemporary interpretations of these historically-compatible materials are discouraged. Wood imitation products are discouraged as primary facade materials because they often fail to age well in the Breckenridge climate. The long term durability of siding materials will be considered.*
- *Modular panel materials are inappropriate.*
- *Masonry (brick or stone) may only be considered as an accent material. Stone that is indigenous to the mountains around Breckenridge may be considered.*
- *Logs were used here historically; but new, milled log work is discouraged. It must be hand-hewn.*
- *Rough-sawn, stained or unfinished siding materials are inappropriate on primary structures.*

The applicant is proposing to keep the existing cut shake shingles on the house. The Priority Policy above specifies that painted wood lap siding is appropriate. With no photographic evidence of the original siding, staff will seek further information and present this at the next review.

Staff is pleased to see smooth sawn wood shake shingles on the roof as these are more historically accurate.

Along the southeast corner of the house the existing covered patio is to be enlarged and the existing bedroom towards the north will be enlarged slightly. Currently there is no on-site parking. A new garage accessed off of Washington Avenue. This will allow the required two parking spaces to be located on-site. One parking space is inside the garage and the second is tandem in front of the garage door. A natural stone foundation base is proposed. Staff is pleased to see this improvement.

From the Design Standards For The Historic District Character Area #1: East Side Residential:

*Policy:*

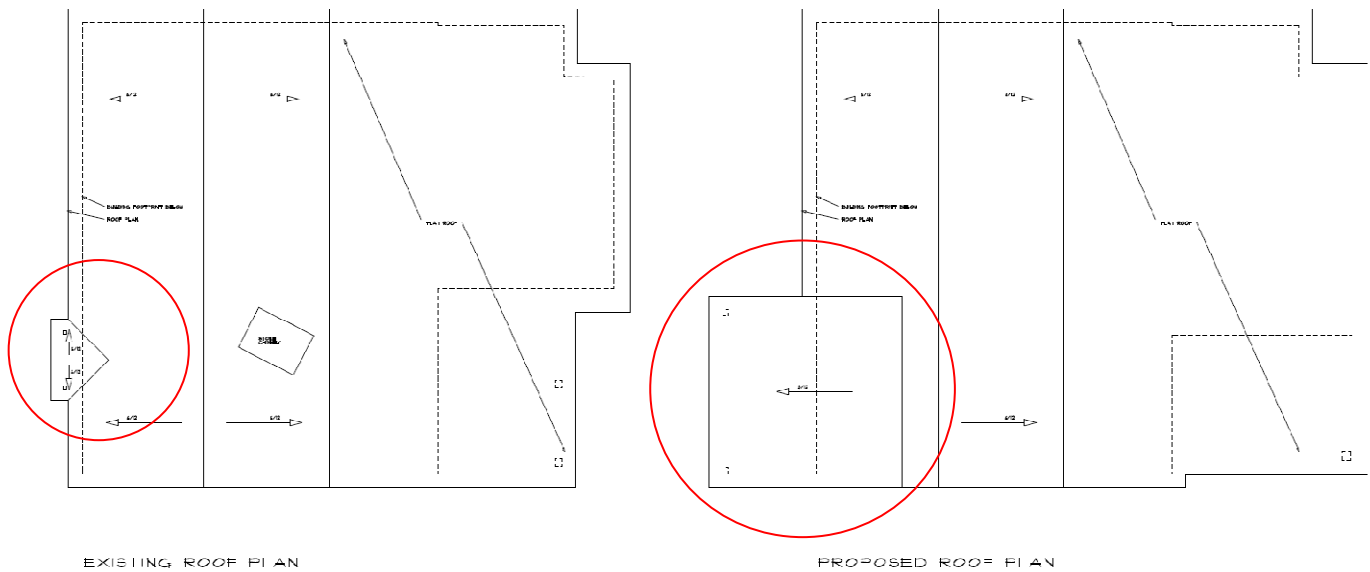
*Throughout the area, primary building entrances are defined by porches, which usually face the street. The use of porches to define primary entrances should be continued.*

*Design Standard:*

*129. Use porches to define primary entrances to buildings.*

- *Roofs over porches are usually arranged in one of two ways: Where the ridge line of the main roof is perpendicular to the street, the porch appears as a subordinate attachment to the end elevation.*
- *Where the ridge line of the main roof is parallel to the street, the porch usually appears to be a more integral element to the building. Both options may be considered.*

As the first floor is well above grade, Staff is assuming there must have been some kind of entry porch and possible roof over the porch. With this proposal, a new porch and shed roof are to be added at the primary entry replacing the existing porch and roof. This new porch and roof will be larger than the existing resulting in a flat, but substantial, roof form added to the house. (See below.)



Staff believes this should be redesigned to a form similar to other porches in the area and to reduce the size and impacts to the historic roof. We are suggesting this be modified at the next review. Does the Commission concur?

The front door will be the existing wooden one-quarter light. The existing stone veneer will be reduced to the base of the building.

If locally landmarked, the basement will not count towards the total density. The plans are showing two additional bedrooms beneath the historic portion of the house. In order to meet legal egress from these rooms there are two window wells below grade. The applicant intends to heat these window wells. (See review under Policy 33/R below)

The criteria for awarding positive points for historic preservation are listed under this policy:  
*Positive points shall 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. Positive points may be awarded to both primary structures and secondary structures.*

*A final point allocation shall be made by the planning commission based on the historic significance of the structure, its visibility and size. 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:*

*(1) Primary structures:*

*+1: On site historic preservation/restoration effort of minimal public benefit.  
 Examples: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details.*

*+3: On site historic preservation/restoration effort of average public benefit.  
 Examples: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details, plus structural stabilization and installation of a new foundation.*

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

*Examples: Restoration/preservation efforts for windows, doors, roofs, siding, foundation, architectural details, substantial permanent electrical, plumbing, and/or mechanical system upgrades, plus structural stabilization and installation of a full foundation which fall short of bringing the historic structure or site back to its appearance at a particular moment in time within the **town's period of significance** by reproducing a pure style.*

+9: *On site historic preservation/restoration effort with a significant public benefit.*

*Example: Restoration/preservation efforts which bring a historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style and respecting the historic context of the site that fall short of a pristine restoration. Projects in this category will remove noncontributing features of the exterior of the structure, and **will not include any aboveground additions**.*

+12: *On site historic preservation/restoration effort with a very significant public benefit.*

*Example: Restoration/preservation efforts to a historic structure or site which bring the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style and respecting the historic context of the site with **no new structures or additions** and the removal of all noncontributing features of a historic structure or site. Such restoration/preservation efforts will be considered pristine. (Emphasis added.)*

The plans show that the 1997 rear addition is to remain but, the rest of the house will receive new windows, a full basement and substantial electrical and plumbing upgrades.

As the majority of this house and the primary façade fall within the Town's Period of Significance. However, until an assessment of the siding is completed, we will present our suggestion for positive points (+3 or +6) at the next review.

#### **9-1-19-33R: Policy 33 (Relative) Energy Conservation:**

*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>

Based on the area of outdoor heated space (the window wells) Staff will be suggesting -1 point at final review under this policy.

**Local Landmarking:** The applicant is seeking to locally landmark the structure with this proposal. Staff has found that with the restoration the building could meet three of the required criteria listed below. The property is over 50 years old and is historically significant for its association with residential development in Breckenridge during the Stabilization Phase (1921-1942). Alterations to the building circa 1957, and earlier, are more than fifty years old.

The property is of a style particularly associated with the Breckenridge area. This building is historically significant, to a modest extent, for its association with the Town Phase and Stabilization Phase periods of Breckenridge’s growth. It is also architecturally significant, again to a limited extent, for its vernacular side-gabled plan and representative wood frame construction.

The property retains original design features, materials and/or character. The building is in its original location, and its integrity of setting remains generally intact.

COLUMN “A”	COLUMN “B”	COLUMN “C”
<p><b>The property must be at least 50 years old.</b> (property is over 50 years old)</p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;"><b>ARCHITECTURAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>1. The property exemplifies specific elements of architectural style or period.</li> <li>2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</li> <li>3. The property demonstrates superior craftsmanship or high artistic value</li> <li>4. The property represents an innovation in construction, materials or design.</li> <li>5. <b>The property is of a style particularly associated with the Breckenridge area.</b> (significant for its association with residential development in Breckenridge during the Stabilization Phase (1921-1942))</li> <li>6. The property represents a built environment of a group of people in an era of history.</li> <li>7. The property includes a pattern or grouping of elements representing at least one of the above criteria.</li> <li>8. The property is a significant historic remodel.</li> </ol> <p style="text-align: center;"><b>SOCIAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>9. The property is a site of an historic event that had an effect upon society.</li> <li>10. The property exemplifies cultural, political, economic or social heritage of the community.</li> <li>11. The property is associated with a notable person or the work of a notable person.</li> </ol> <p style="text-align: center;"><b>GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>12. The property enhances sense of identity of the community.</li> <li>13. The property is an established and familiar natural setting or visual feature of the community</li> </ol>	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> <li>1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</li> <li>2. The property retains original design features, materials and/or character.</li> <li>3. <b>The structure is on its original location or is in the same historic context after having been moved.</b> (The building is in its original location, and its integrity of setting remains generally intact.)</li> <li>4. The structure has been accurately reconstructed or restored based on documentation.</li> </ol>

Based on the criteria listed above, would the Commission support locally land marking the structure?

**Point Analysis (Section: 9-1-17-3):** At this initial review, we are showing the initial point analysis as:

Absolute Policies:

All have being met.

Relative Policies:

Relative Policy 33:

Negative one (-1) point for heating the window wells

Staff anticipates the applicant making revisions the plans to ensure that the project passes with a zero or greater point score. We will have more information regarding the restoration points at a future hearing.

### **Staff Recommendation**

The proposed modifications to the house are modest but will strengthen the historic integrity. We are pleased to see the parking on the property too.

The rough point analysis shows a passing score and we are requesting minor modifications at the preliminary review. We have these specific questions for the Commission:

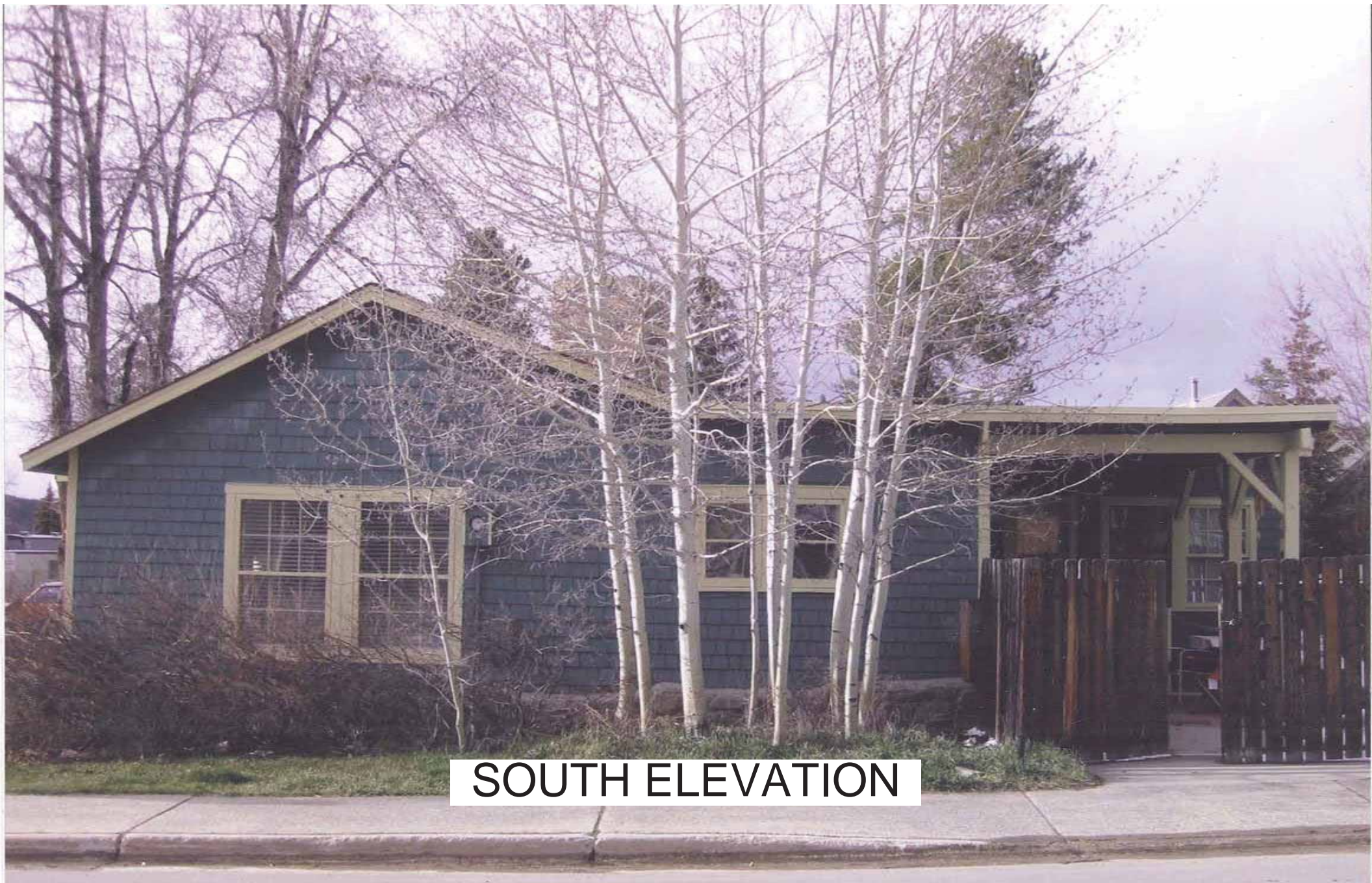
1. Based on the criteria listed above, would the Commission support locally land marking the structure?
2. Does the Commission believe the front porch should be redesigned to reduce the size and impacts to the historic roof.
3. Based on the criteria listed above, would the Commission support locally land marking the structure?

We welcome any additional comments. The Planning Department recommends this application return for a second review.

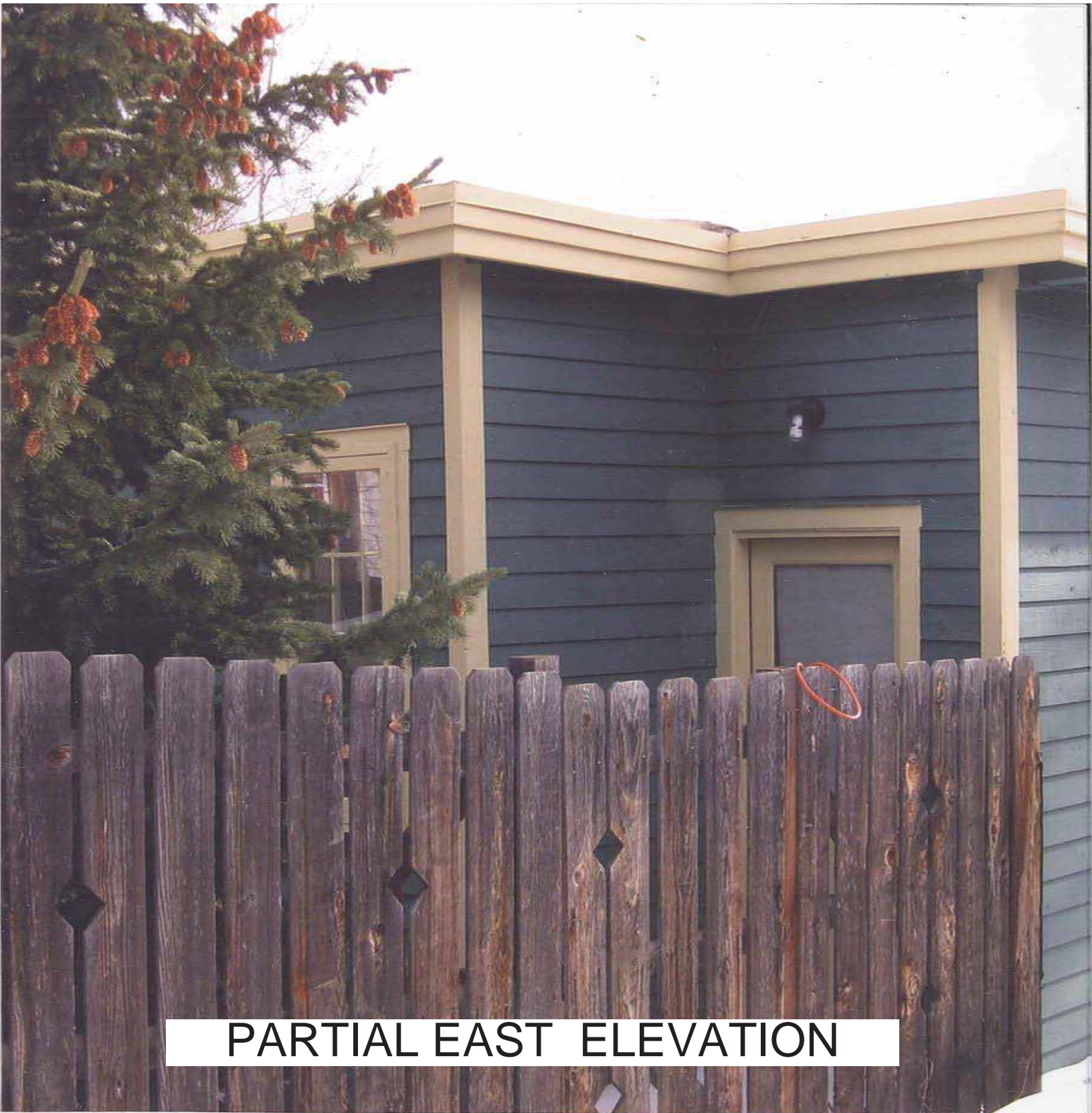




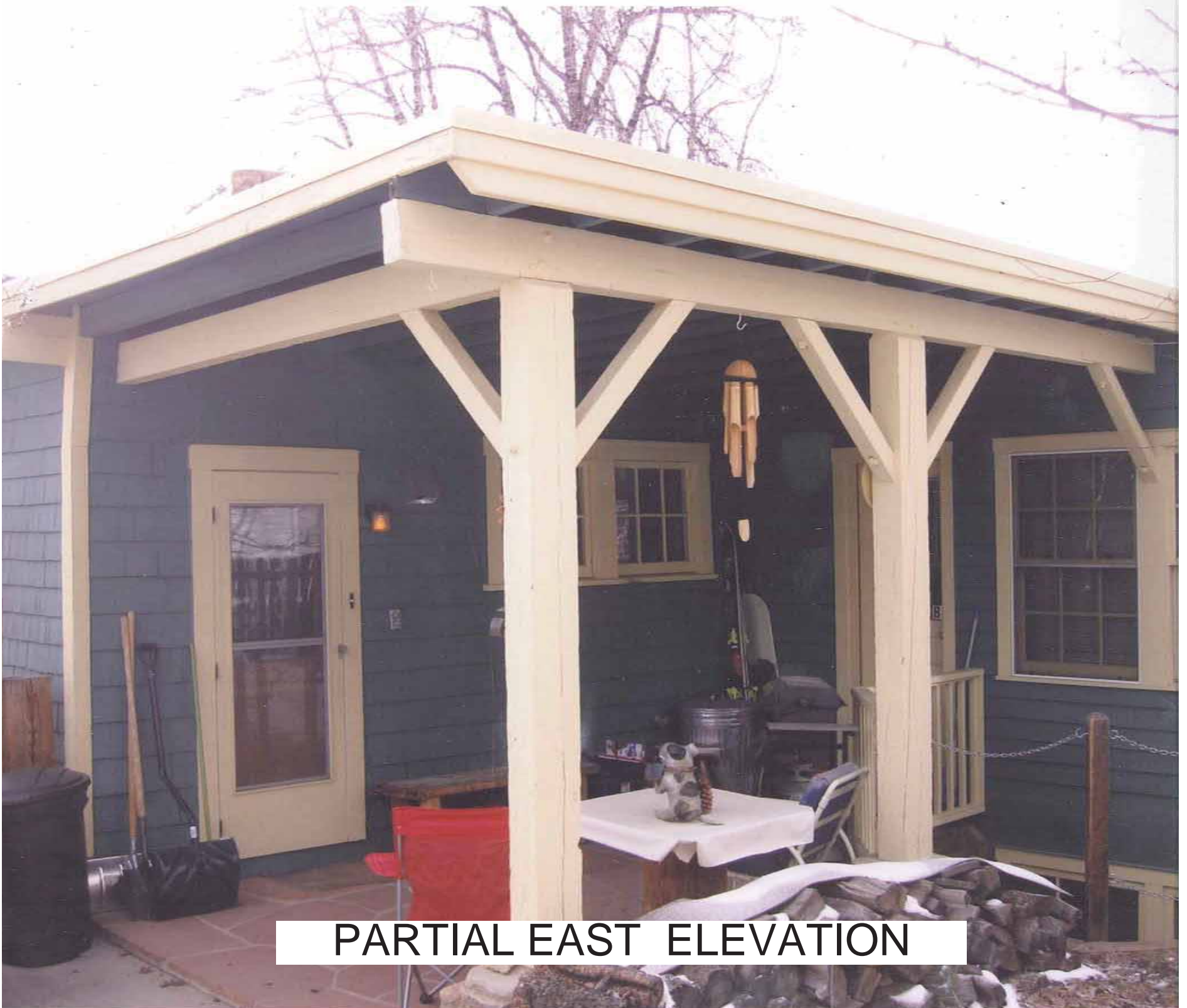
WEST ELEVATION



SOUTH ELEVATION



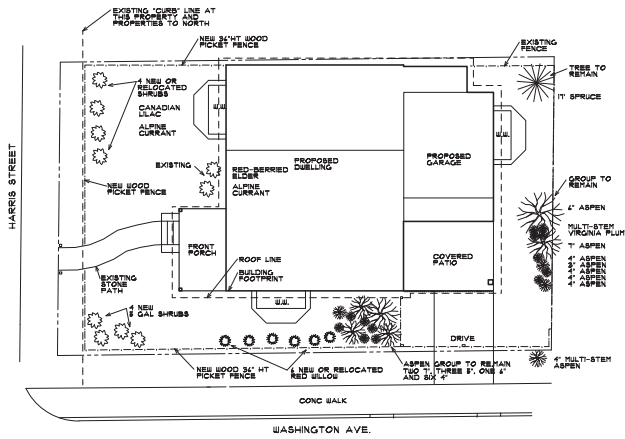
PARTIAL EAST ELEVATION



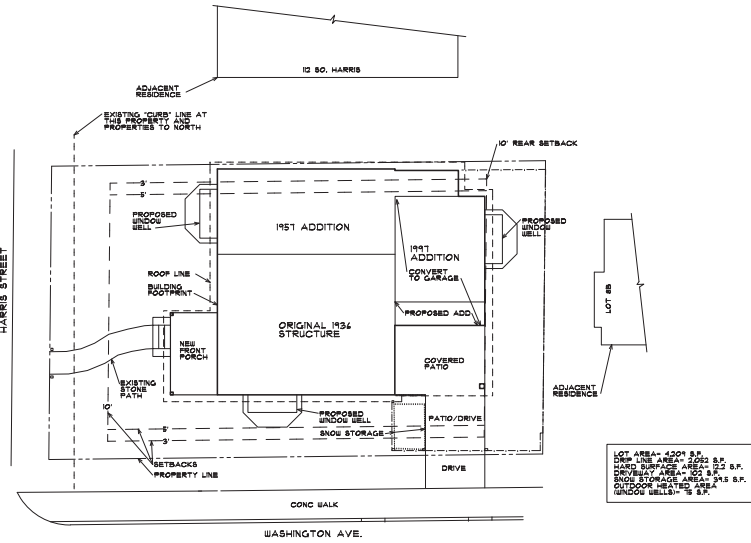
PARTIAL EAST ELEVATION



NORTH ELEVATION



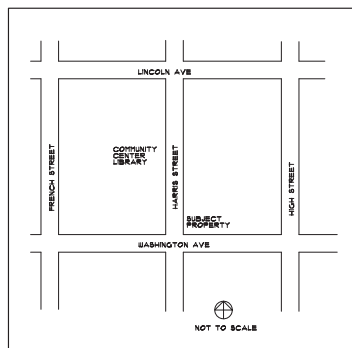
**PROPOSED LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"



**PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"

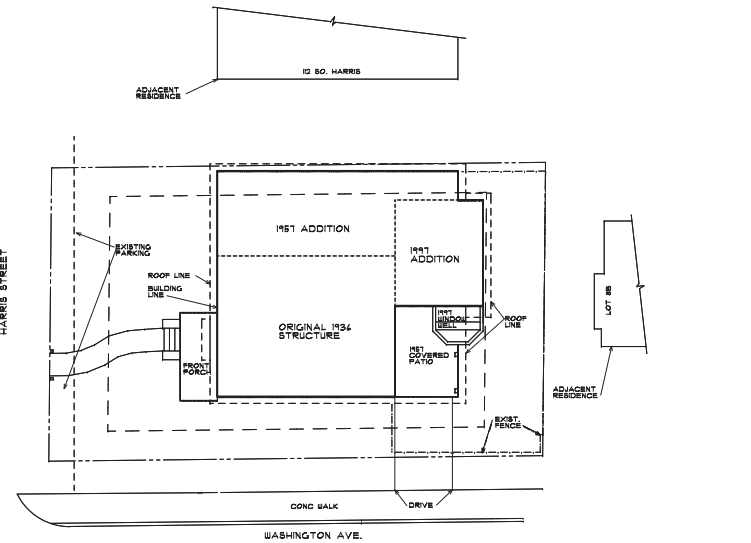


LOT AREA= 4208 S.F.  
OVER LINE AREA= 2162 S.F.  
GARAGE OFFICE AREA= 222 S.F.  
PROPOSED GARAGE AREA= 214 S.F.  
OUTDOOR HEATED AREA= 214 S.F.  
UNDOG BELLS= 2 S.F.



VICINITY MAP

NOT TO SCALE



**EXISTING SITE PLAN**  
SCALE: 1" = 20'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION

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SEPT 4, 2015  
PLANNING-1A

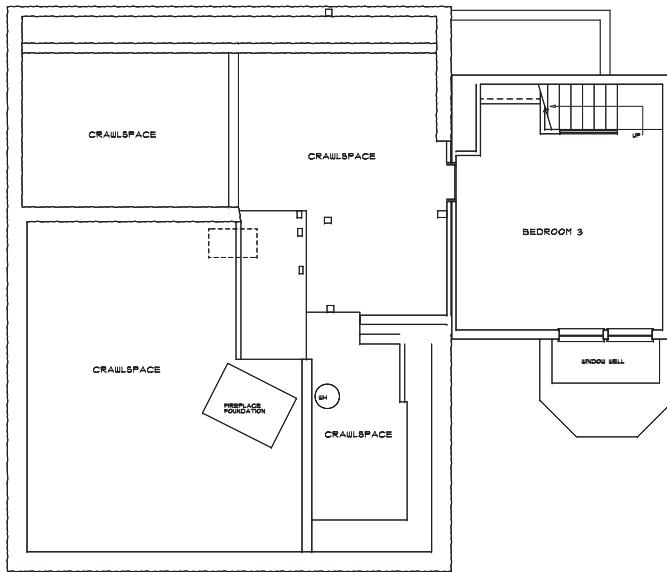
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Job Code:  
114

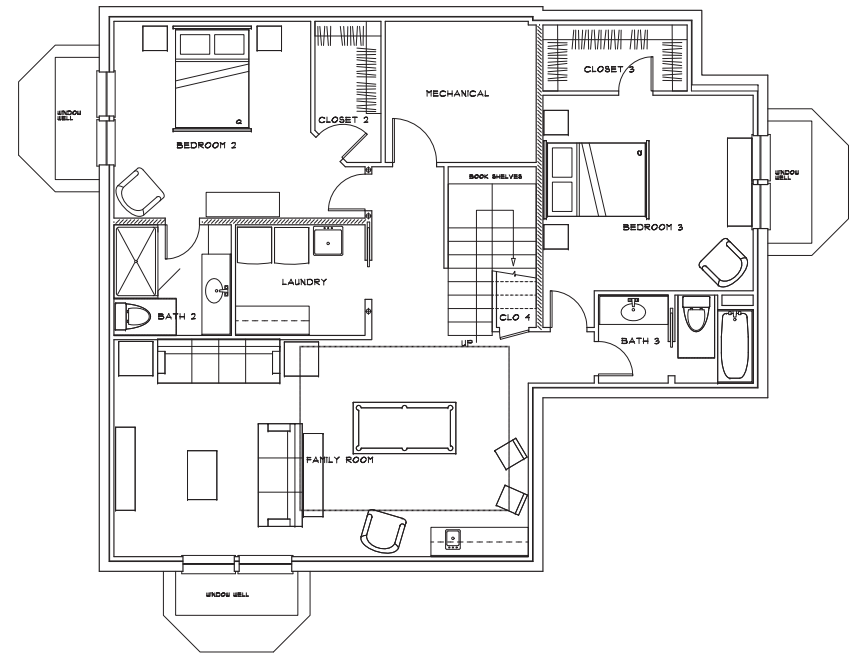
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EXISTING FLOOR PLAN  
FLOOR AREA = 270 SF.



PROPOSED FLOOR PLAN  
FLOOR AREA = 1,258 SF.  
PLUS ONE SF. UNDER-SILL

PRELIMINARY  
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LOWER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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JULY 14, 2015  
PLANNING-1

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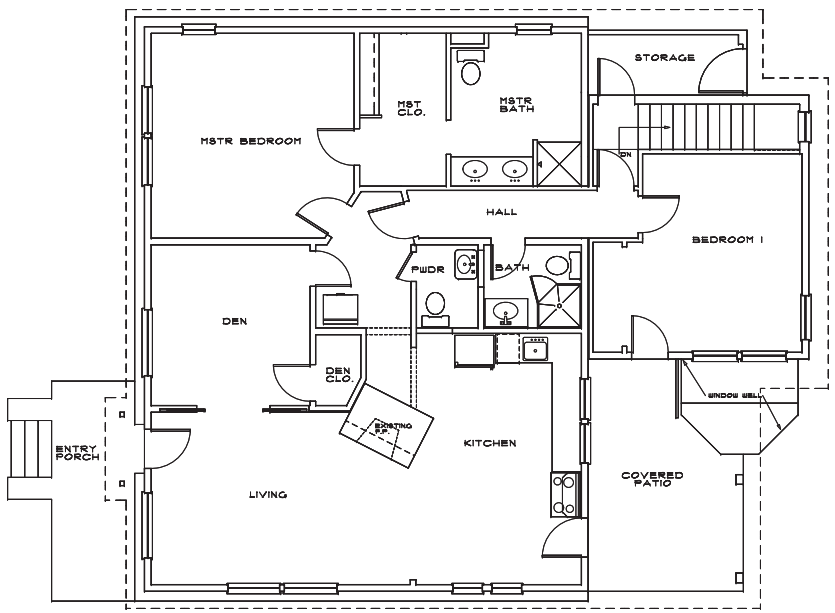
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Revisions:

Job Code:  
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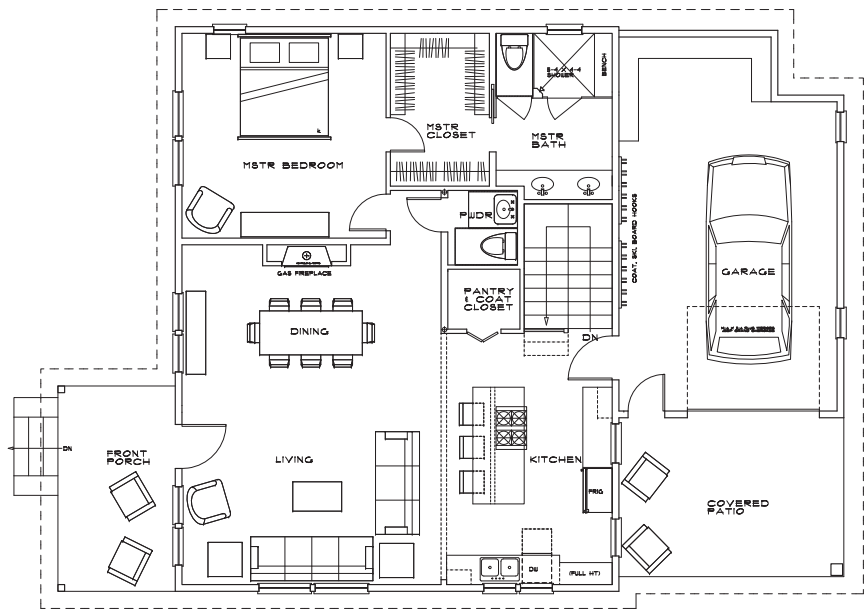
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EXISTING FLOOR PLAN

FLOOR AREA AND OTHER DATA

LOT SIZE: 4301 S.F.	MAIN LEVEL: 392 S.F.
LOWER LEVEL: 270 S.F.	STORAGE: 474 S.F.
RESIDENTIAL DENSITY: 140 S.F.	3 BEDROOMS
AVAILABLE DENSITY: 100 S.F.	3 1/2 BATHS
MAX. 1200 S.F.	1 WOOD-BURNING FIREPLACE
ALLOWED MASS: 2040 S.F.	



PROPOSED FLOOR PLAN

FLOOR AREA AND OTHER DATA

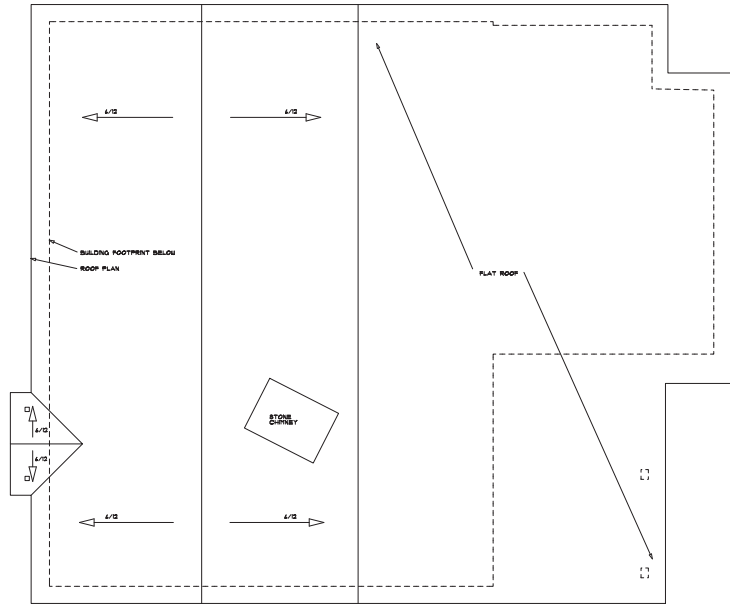
LOT SIZE: 4301 S.F.	MAIN LEVEL: 80 S.F.
LOWER LEVEL: 222 S.F. PLUS 122 S.F. EXEMPT	GARAGE: 248 S.F.
RESIDENTIAL DENSITY: 140 S.F.	3 BEDROOMS
AVAILABLE DENSITY: 100 S.F. PLUS 122 S.F. EXEMPT	3 BATHS
MAX. 1200 S.F.	1 GAS FIREPLACE
ALLOWED MASS: 2040 S.F.	

PRELIMINARY  
 NOT FOR CONSTRUCTION

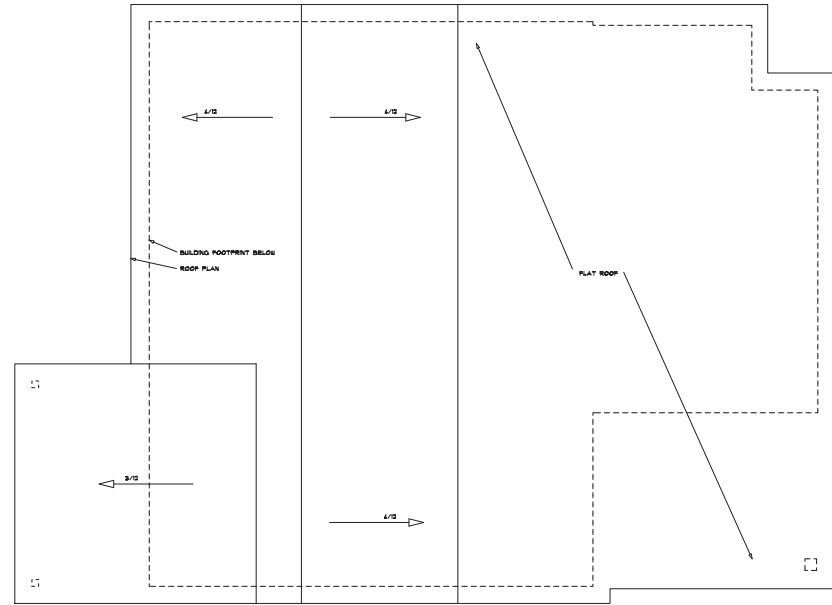


MAIN LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"





EXISTING ROOF PLAN



PROPOSED ROOF PLAN

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

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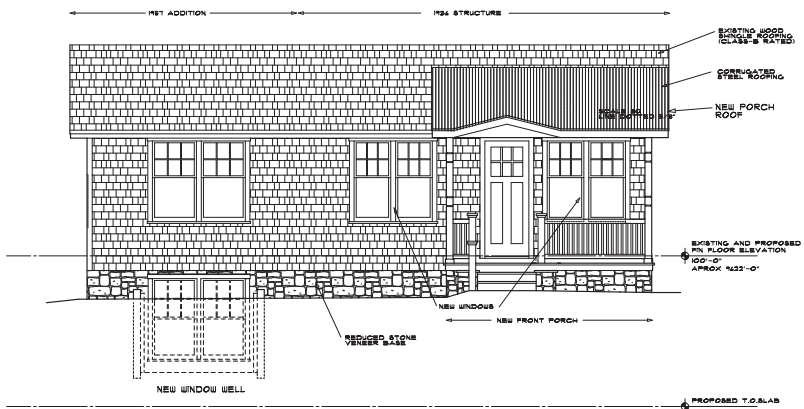
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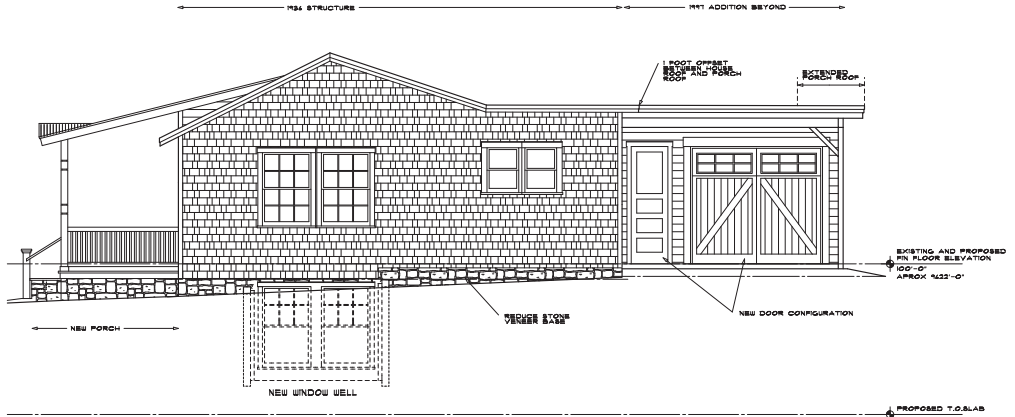
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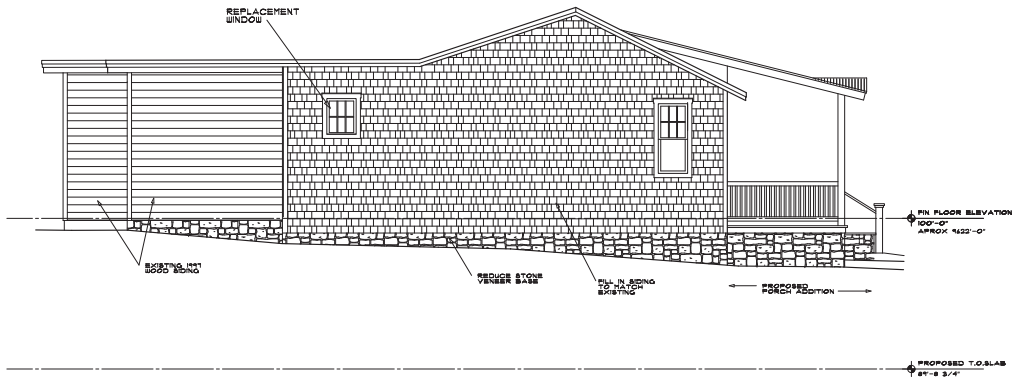
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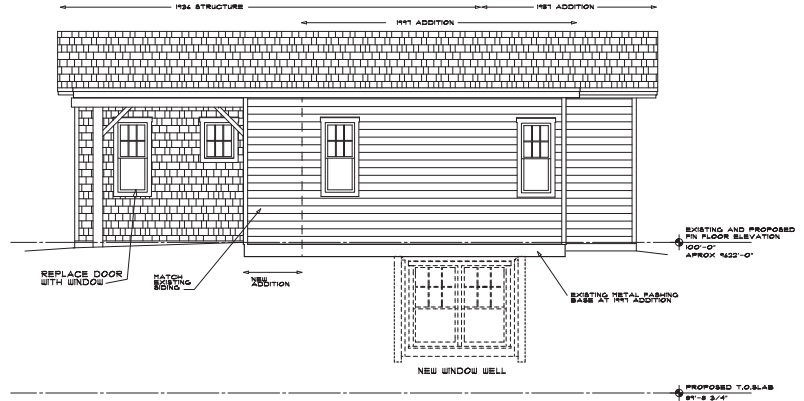
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

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ELEVATIONS  
 SCALE: 1/4" = 1'-0"

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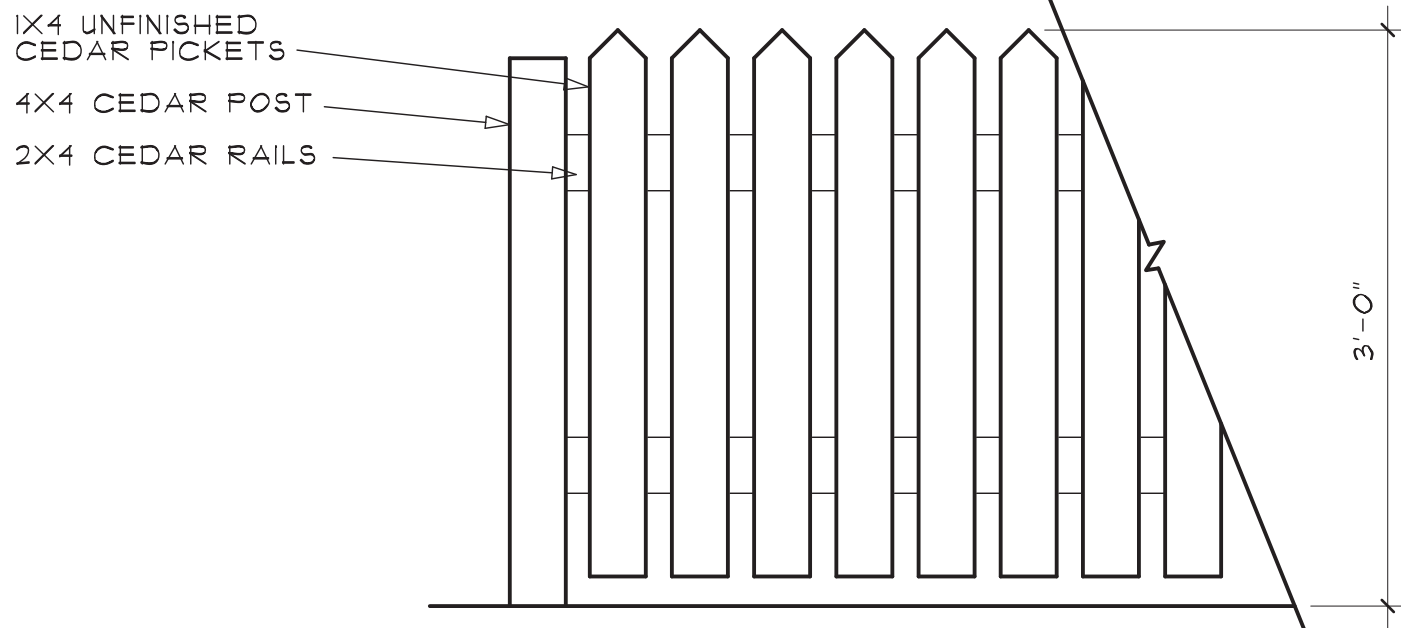
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**FENCE DETAIL**  
SCALE: 1" = 1'-0"

## Planning Commission Staff Report

**Subject:** Marvel House Addition, Restoration, and Landmarking  
(Preliminary Hearing; PL-2015-0328, Class B Minor Historic)

**Proposal:** To build a new 3,034 sq. ft. residence (New House) with attached 624 sq. ft. garage (The Barn) in the rear behind the historic Marvel House. Move the historic Marvel House 10' to the west (towards the front of the lot). Remove the non-historic upper level roof (east of the original ridgeline), and remove the non-historic west porch. Restore the historic windows, doors, siding, and architectural details on Marvel House. A new foundation, and full basement density is planned under the historic Marvel House to be used for commercial uses, mechanical needs and an employee housing unit, and to provide new mechanical, plumbing and electrical upgrades on Marvel House. Also planned is the restoration of the front yard with removal of a composite play deck.

**Date:** September 21, 2015 (For meeting of October 6, 2015)

**Project Manager:** Matt Thompson, AICP

**Applicant/Owner:** Kathie Sieben

**Agent:** Janet Sutterley, Architect

**Address:** 318 N. Main Street

**Legal Description:** Lot 16, Snider's Addition

**Site Area:** 0.28 acres (12,143 sq. ft.)

**Land Use District:** 11: 1:3 Floor Area Ratio (FAR); 12 Units per Acre (UPA)

**Historic District:** North Main Residential

**Site Conditions:** There is an existing historic building on the property called the Marvel House (currently a Montessori School) which is 1,762 sq. ft. with seven surface parking spaces. The property is relatively flat with existing trees and landscaping.

**Adjacent Uses:** North: Residential  
South: Red White and Blue Station No. 1  
East: Alley and Residential  
West: Main Street

**Density:** Allowed under LUGs: 4,048 sq. ft.(1:3 FAR)  
Historic District (9 UPA above ground recommended): 4,014 sq. ft.  
Proposed density (8.59 UPA): 3,034 sq. ft.

**Mass:** Allowed under LUGs: 5,514 sq. ft.  
Proposed mass: 4,646 sq. ft.

**F.A.R.:** 1:7.83

<b>Proposed Total:</b>	Marvel House:	1,550 sq. ft. (existing)
	Lower Level:	850 sq. ft.
	Main Level:	1,040 sq. ft.
	Upper Level:	1,016 sq. ft.
	Connector:	128 sq. ft.
	<u>Garage</u>	<u>624 sq. ft.</u>
	Total	5,208 sq. ft.
<b>Height:</b>	Recommended:	23' to mean
	Proposed:	22' (mean); 25' (overall)
<b>Lot Coverage:</b>	Building / non-Permeable:	4,073 sq. ft. (34% of site)
	Hard Surface / non-Permeable:	3,032 sq. ft. (25% of site)
	Open Space / Permeable Area:	5,038 sq. ft. (41% of site)
<b>Parking:</b>	Required:	6.17 spaces
	Proposed:	6.00 spaces
<b>Snowstack:</b>	Required:	758 sq. ft. (25%)
	Proposed:	760 sq. ft. (25%)
<b>Setbacks:</b>	Front:	28 ft.
	North Side:	3 ft. (Existing historic house)
	North Side:	5 ft. (Proposed house)
	South Side:	5 ft.
	Rear:	5 ft.

### Property History

The Marvel House was built in 1899 as the new home for the Danford P. Marvel family. As it then existed, the house consisted of a front parlor, a sitting room, a dining room, an upper half-story bedchamber, and two porches. In 1901, a new kitchen and bathroom were added to the original structure. A small addition to the northeast corner was constructed during the 1980's. The building has hosted several different businesses over the years, including: retail, restaurants, funeral home, and current use as a Montessori School.

### Staff Comments

**Social Community / Employee Housing / Historic Preservation (24/A & 24/R):** The applicant is proposing to build an approximately 905 sq. ft. employee housing unit under the historic Marvel House. Per Policy 24 (A) *Employee Housing: It is the policy of the town to encourage the provision of employee housing units in connection with commercial, industrial, and multi-unit residential developments to help alleviate employee housing impacts created by the proposed uses.*

This policy allows positive points to be assessed in connection with providing employee housing by the percentage of total project density in employee housing. The overall proposed density is 5,208 sq. ft. The applicant is seeking positive ten (+10) points, hence at least 9.51% of the project should be employee housing. In this case, that would require at least 495 sq. ft. to meet the minimum standard of

9.51%. The proposal is for a 905 sq. ft. which is 18% of the project density, hence the proposed employee housing warrants the full positive ten (+10) points.

Staff has identified several challenges with the proposed addition conforming to the Handbook of Design Standards for the Historic and Conservation Districts, and has elaborated on this discussion below.

The Handbook of Design Standards has two separate provisions for adding new construction to historic properties. If additions are to be *separate* structures they are considered “Secondary Structures” and are to be subordinate in height to the historic structures. If additions are *connected* to historic structures they may be taller if they are set back substantially from the primary character-defining facades

#### Additions to Existing Buildings

#### **Priority Policy 37. Additions should be compatible in size and scale with the main building.**

- *They should be visually subordinate to the main building.* Staff believes the one and half story New House and The Barn additions will not be visually subordinate as they are taller, and twice the width of the historic Marvel House. The proposed addition is 6’ taller than the Marvel House. The Marvel House façade is 30’ in width, the proposed addition is comprised of three sections. The New House is 28’, the connector is 8’, and The Barn is 24’. This totals 60’ in width. Staff has concerns with the height and width being visually subordinate to the main historic house.
- *They also should be compatible with the scale of the character area.* The historic Swisher Cabin on the adjacent property to the north is 840 sq. ft. The existing Marvel house is 1,550 sq. ft. Typically historic buildings are between 700-1,600 sq. ft. in this character area, with an average of 1,200 sq. ft. The larger module which is the proposed residence is at the high end of the module size with 1,600 sq. ft.
- *Locating some building area in a basement is encouraged, as a means of minimizing the mass of the addition.* There is 850 sq. ft. of basement proposed under the 1,600 sq. ft. module.
- *If it is necessary to design additions that are taller than the main building, set them back substantially from the primary character-defining facades. See also the discussion of scale in the standards for new construction.* The Barn is set back from the primary character-defining façade of the Marvel House by 88’.

Does the Commission believe Priority Policy 37, Additions should be compatible in size and scale with the main building, is being met?

#### **North Main Street Residential Character Area #4** **Building Scale**

*Policy:*

*New buildings should appear to be in scale with existing historic and supporting buildings in the area. Typically, historic buildings of between 700 and 1,600 square feet survive today. The average size of representative historic structures surviving today is 1,200 square feet. The larger of the proposed above ground modules is 1,600 sq ft.*

**Priority Policy 178. New buildings should be in scale with existing historic and supporting buildings.**

- *Development densities of less than nine units per acre are recommended.* This is being met with a proposed density of 8.59 UPA.
- *Locating some building area below grade to minimize the mass of structures is encouraged.* 850 sq. ft. of the total New House area is proposed below grade, but Staff believes more square footage could be added below grade to help the upper level meet the average module size of 1,200 sq. ft.
- *Locate larger masses back from public view.* While the larger masses are on the back of the property, they will still be visible from N. Main Street and the public alley.
- *Use landscaping, especially large trees, to screen larger building masses.* It will be necessary for the applicant to propose landscaping including large trees to screen the larger masses. At this time there is no proposed landscaping; however, the applicant does plan on showing landscaping, to soften the appearance of the building from Main Street, at the next hearing.

With the average module size at 1,200 sq. ft. and the drawings showing 1,600 sq. ft., is Priority Policy 178, New buildings should be in scale with existing historic and supporting buildings, being met?

***Policy 179. Divide site functions into separate structures to reduce the mass of individual buildings.***

- *Providing a garage separate from the main structure is preferred.* Staff believes separating the Barn from the New House, without the use of a connector element would help to break of the perceived mass of this proposed additions. It could also help the properties in the rear and pedestrians see through the property to North Main Street and the ski resort beyond.
- *Creating outbuildings to provide additional storage space, rather than increasing the bulk of the main building, is encouraged.* Two connectors are proposed to connect the New House and Barn to the existing Marvel House. If connectors were not used, there would be less mass, but the new buildings would then become secondary structures and would have to be lower in height than the historic structure. Per Priority Policy 81, “*Secondary structures must be subordinate in height to the primary subordinate in height to the primary building.*”

**General standards for all new construction projects**

***Priority Policy 80. Respect the perceived building scale established by historic structures within the relevant character area.***

- *An abrupt change in scale within the historic character area is inappropriate, especially where a new, larger structure would directly abut smaller historic buildings.* The proposed 1,600 sq. ft. New House module is adjacent to the historic 840 sq. ft. Swisher Cabin on the lot to the north, and the 1,550 sq. ft. Marvel House. Does the Planning Commission believe this bullet point of this policy is being met?
- *Locating some space below grade is encouraged to minimize the scale of new buildings.* There is 850 sq. ft. of density proposed below the 1,600 sq. ft. New House. Does the Planning Commission believe it is possible to add more square footage below grade to mitigate the effects of proposing such a large addition directly next to a much smaller historic structure?

**Connectors**

*Policy: The design standards stipulate that larger masses should be divided into smaller “modules” and be linked with a “connector” that is subordinate to the larger masses. The intent of this policy is to*

clearly define and separate modules and/or separate a historic structure from the new addition. (Ord. 8, Series 2014)

**Priority Policy 80A. Use connectors to link smaller modules and for new additions to historic structures.** (Note: There are two connectors proposed, one for the Marvel House and the second from the New House to the Barn.)

1. *The connector and addition should be located at the rear of the building or in the event of a corner lot, shall be setback substantially from significant front facades.* This is being met on the longer connector between the Marvel House and the New House. However, this is not being met on the proposed connector between the New House and the Barn because it is on the side of the New House, not the rear as required.
2. *The width of the connector shall not exceed two-thirds the width of the façade of the smaller of the two modules that are to be linked.* This is being met for both connectors.
3. *The wall planes of the connector should be set back from the corners of the modules to be linked by a minimum of two feet on any side.* This is being met for both connectors.
4. *The larger the masses to be connected are, the greater the separation created by the link should be; a standard connector link of at least half the length of the principal (original) mass is preferred, a minimum of six feet is required. (In addition, as the mass of the addition increases, the distance between the original building and the addition should also increase. In general, for every foot in height that the larger mass would exceed that of the original building, the connector length should be increased by two feet.)* Staff believes this is not being met on either of the proposed connectors. First, the connector between the historic Marvel House, which is the principal (original) mass would need to be 37.75' in length to meet his policy. The Marvel House is 51.5' in length, half of the length is 25.75', plus for every foot in height that the larger mass would exceed that of the original building, the connector length should increase by two feet. The larger mass is 6' taller than the original building, hence  $25.75' + 12' = 37.75'$ . The proposed larger connector is 30' in length. Staff believes the connector does not meet this policy, and should be 37.75'. We suggest this be revised.

Staff notes that the language in this policy is “should” instead of “shall”. With the length of the existing historic house, adding any addition, and connector per this policy, may be difficult to meet. We would like Planning Commissioner comments on this portion of this policy.

Secondly, the smaller connector between the New House and the Barn also does not meet this policy. The length of the principal mass (opposite the connector) is 27', half of the length is 13.5', but the connector is only 8' in length. Staff believes that since these are separate modules, this connector should be meeting the language in #4. Does the Commission concur?

5. *The height of the connector should be clearly lower than that of the masses to be linked. The connector shall not exceed one story in height and be two feet lower than the ridgeline of the modules to be connected.* This is being met for both connectors.
6. *A connector shall be visible as a connector. It shall have a simple design with minimal features and a gable roof form. A simple roof form (such as a gable) is allowed over a single door.* The drawings are showing a gap/opening through the New House to Marvel House connector allowing access to the north yard. Staff does not believe this portion of Policy 80A is being met with this design. Does the Commission concur? Furthermore, if the opening is closed, more than one door will be required to



access the connector, as it is proposed as storage for the residence as well as an access point for the employee housing unit.

7. *When adding onto a historic building, a connector should be used when the addition would be greater than 50% of the floor area of the historic structure or when the ridge height of the roof of the addition would be higher than that of the historic building. (Ord. 8, Series 2014)* The New House is taller than the historic building, however, as noted above, the connector does not meet other bullet points of this policy.

### **Building Height**

#### *Important Note:*

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

#### *Policy:*

*Similarity with historic building heights is an important factor contributes to the visual continuity of the district in general and to the individual character areas specifically. New buildings should not overwhelm historic structures in terms of building height, but rather should be within the range of heights historically found along the block. For instance, most outbuildings were shorter than primary buildings on site. (Ord. 32, Series 2010) In addition to creating visual continuity, the consistent small size of most historic buildings in Breckenridge helps to establish a sense of community that the town enjoys. This pedestrian-friendly character is a key to the well-being of the town's residents and contributes to the economic health of the area; therefore, it should be emphasized in new buildings.*

#### **Priority Policy 81. Build to heights that are similar to those found historically.**

- *This is an important standard which should be met in all projects.* The Marvel House is one-story and 6' lower than the proposed residence and the Swisher Cabin directly north of the proposed addition is one-story tall.
- *Primary facades should be one or two stories high, no more.*
- *The purpose of this standard is to help preserve the historic scale of the block and the character area.* Staff does not believe this proposal helps to preserve the historic scale of the block and overwhelms the historic building on the property and to the north.

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

- *This may be appropriate only where the taller portions will not be seen from a public way.* Staff believes the taller portions of the New House and the Barn will be visible from North Main Street. Does the Commission there will be a noticeable change in the character of the area as seen from a public right of way?
- *The new building should not noticeably change the character of the area as seen from a distance. Because of the mountain terrain, some areas of the district are prominent in views from the surrounding areas of higher elevation. Therefore, how buildings are perceived at greater distance will be considered.* The ridge of the New House is higher than that of the Marvel House.

- *As pedestrian use of alleys increases, also consider how views from these public ways will be affected. When studying the impact of taller building portions on alleys, also consider how the development may be seen from other nearby lots that abut the alley. This may be especially important where the ground slopes steeply to the rear. The views from the alley towards Main Street will be blocked by the taller rear buildings and connector between the New House and Barn. The ground also slopes steeply in the rear behind this property.*

### **Building Mass**

#### *Policy:*

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

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

- *The overall perceived size of the building is the combination of height, width and length and essentially equals its perceived volume. The proposed module size of the New House is at 1,600 sq. ft and the historic average is 1,200 sq. ft. The heights are also taller than the neighboring historic buildings. Staff believes the perceived size of the new buildings is larger than the neighboring historic buildings in the character area context.*
- *This is an extremely important standard that should be met in all projects. Staff believes that this standard is not being met. Does the Commission concur?*

### **Building Width**

#### *Policy:*

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

#### **Priority Policy 88. Maintain the perceived width of nearby historic buildings in new construction.**

- *This is an extremely important standard, which should be met. The New House, connector and Barn, at a total of 60-feet wide, is more than twice the width of nearby historic buildings. The historic Schatz Cabin built in 1905 at 324 1/2 N. Main Street is 16' wide. The historic Looney House built in 1898 located at 322 N. Main Street is 19' wide. The Dewers House located at 308 N. Main Street (now the Red, White, and Blue Fire Museum) façade width was originally 17' wide in 1888 when the home was built. A newer addition increased the width to 25'. The historic O.K. Gaymon Cabin located at 309 N. Main Street is 21' in width. Staff believes that this standard is not being met.*
- *The proposed new building should appear to be similar in width with its historic context, as perceived from public ways. The original historic width of the Swisher Cabin was 15', and the non-historic addition from 1973 made the building 28' in width. The total 60' width of the proposed additions will be visible from the public ways.*
- *It is especially important that the new buildings be in scale with the historic buildings in the immediate vicinity. In some cases, a new project may abut a single historic structure. In this case, the project should be especially sensitive to that edge. In other situations, a collection of*

*historic buildings in the block may establish a broader context of scale that should be respected. As noted above with other policy discussions, Staff believes the new building is not in scale with the historic buildings in the immediate vicinity or other historic buildings on the block.*

### **Building Setbacks**

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

*The degree to which historic structures are moved on their site, or moved to another site, shall be considered in the allocation of negative points. Structures that are moved off the property to another site shall receive the greatest number of negative points. These moves alter the ability to interpret the history of a site and the historic structure. Every effort shall be made to preserve historic structures in their historic locations. When moving of structures is necessary, they shall be relocated in a manner which preserves the original context of the site and structure as much as possible. Structures shall not be moved any more than necessary to achieve reasonable use of the land.*

*Changes that improve the ability to preserve any historic structure or to improve public safety shall be considered in the allocation of points under this section. The following is a guideline for the assignment of points for moving historic structures. The final allocation of points shall be made by the planning commission pursuant to section [9-1-17-3](#) of this chapter. Negative points may be awarded to both primary and secondary structures.*

*No structure shall be moved unless the structure is also fully restored in its new location with structural stabilization, a full foundation, repairs to siding, windows, doors and architectural details, and roof repairs to provide water protection.*

#### *(1) Moving Primary Structures:*

*0 points: Relocating of historic primary structures in order to bring them into compliance with required codes and/or setbacks and for correcting property encroachments, but keeping the structure on its original lot, and maintaining the historic context of the structure and site.*

*-3 points: Relocating of historic primary structures less than five feet (5') from its current or original location, keeping the structure on its original site, and maintaining the historic orientation and context of the structure and lot.*

*-10 points: Relocating a historic primary structure between five feet (5') and ten feet (10') from its current or original location, but keeping the structure on its original lot and maintaining the historic orientation and context.*

The applicant is proposing to move the historic Marvel House 10' forward (west) closer to the front property line to allow for parking in the rear of the building, to improve the location of the commercial building closer to Main Street, the current visibility of the building is blocked by the RWB Firehouse,

and to meet the absolute setback of 3' (northeast corner of the house is currently 2' from the property line). The proposal will be awarded negative ten (-10) points at final review for this relocation.

***Priority Policy 174. Reinforce the typical historic setback of buildings and the resulting alignment of facades along the block.***

- *This is a very important standard, which must be met.*
- *No new buildings should project in front of the typical historic setback line for the block.* There is a variety of historic setbacks along this block. The Swisher Cabin is setback 70' from the front property line, and the historic shed is right on the front property line. The Looney House is 32' from the front property line. The Dewers House (RWB Fire Museum) is 52' from the front property line. The Schatz Cabin is 14' from the front property line. The O.K. Gaymon Cabin is 24' from the front property line (although this historic building was moved to this location and is not in its historic location). Does the Planning Commission find that 28' from the front property line meets the intent of this policy?
- *The original setback line should be maintained to avoid overwhelming the historic structures in the area.*
- *Hard surface plazas in front of the building are generally inappropriate because they convey a more urban character than existed historically.* The applicant is proposing to remove the deck from the front of the Marvel House, Staff supports having this deck removed as this policy is being met.

**Building Materials**

The applicant would like to repaint the Marvel House in new colors (a colored south elevation will be provided at the meeting). The Barn is proposed as rough sawn vertical with old oiled finish. The applicant would like to differentiate between the New House and The Barn with a different material on the connector and has asked if all stone would be allowed. Staff does not believe historically an entire stone connector would have been used. Historically stone was very low on the houses not taller than 12-inches. Staff believes the connector should be a similar material as the New House. The New House is proposed as smooth vertical siding with a semi-solid stain, perhaps the reverse color scheme of the historic building. The agent would prefer this proposal over the Historic District Guidelines, which encourages the use of horizontal siding with 4 - 4 1/2" reveal. The applicant is looking for direction from the Staff and the Planning Commission on the correct materials.

***Priority Policy 183. Maintain the present balance of building materials found in the Character Area.***

- *Use painted wood lap siding as primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings similar to that found historically.* This standard does not appear to be met with the proposal of vertical board to board siding with solid stain. There is some precedent in the historic district for a rear building to be vertical wood and stained as opposed to painted, which results in an outbuilding appearance.
- *Contemporary interpretations of these historically-compatible materials are discouraged. Wood imitation products are discouraged as primary façade materials because they often fail to age well in the Breckenridge climate. The long term durability of siding materials will be considered.* The architect has proposed natural materials on the exterior of the new buildings.

- *Masonry (brick or stone) may only be considered as an accent material. Stone indigenous to the mountains around Breckenridge may be considered.* As discussed above, the connector element between the proposed residence and the garage/barn should not be stone entirely. A low 12-inch stone veneer could be appropriate, but the primary siding material should be 4" lap siding.
- *Logs are discouraged.* The applicant is not proposing logs; however there are a few historic log structures in this Character Area.
- *Rough-sawn, stained or unfinished siding materials are inappropriate for primary structures.* Since the New House is to be attached to the Marvel House with a connector, it is not a true secondary structure, so it should not have rough-sawn, stained or unfinished siding materials. However, if the connectors are removed from the proposal, each new building would be considered a secondary structure, in which case they should have stained or unfinished siding materials. There is recent precedent in the Historic District with stained and unfinished garage/barn structures that are attached by connectors. Staff request Planning Commission input on the appropriate materials for the new buildings proposed.

### **Proposed Historic Preservation of Marvel House**

The applicant proposes to remove the non-historic upper level roof to the east of the original historic ridgeline, and remove the non-historic west porch on the Marvel House. It is also planned to restore the historic windows, doors, siding, and architectural details on Marvel House. A new foundation, and full basement density is planned under the Marvel House to be used for commercial uses, mechanical needs and the employee housing unit, and to provide new mechanical, plumbing and electrical upgrades on Marvel House. Also planned is the restoration of the front yard with the removal of the composite deck. Staff believes the proposed historic preservation work on the Marvel House warrants positive six (+6) points as described below.

*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.*

*Positive points shall be awarded according to the following point schedule for onsite historic preservation, or restoration efforts, in direct relation to the scope of the project, subject to approval by the planning commission. Positive points may be awarded to both primary structures and secondary structures.*

*A final point allocation shall be made by the planning commission based on the historic significance of the structure, its visibility and size. 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:*

*(1) Primary structures:*

*+1: On site historic preservation/restoration effort of minimal public benefit.*

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

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

*Examples: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details, plus structural stabilization and installation of a new foundation.*

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

*Examples: Restoration/preservation efforts for windows, doors, roofs, siding, foundation, architectural details, substantial permanent electrical, plumbing, and/or mechanical system upgrades, plus structural stabilization and installation of a full foundation which fall short of bringing the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style.* (Emphasis added)

9-11-3: *Designation of Landmarks, Landmark Sites, Historic Districts And Cultural Landscape Districts*

The property owner has requested local landmark status for the historic Marvel House. The applicant would like to add a basement under the historic Marvel House in the future. Staff believes the Marvel House does meet the criteria listed under architectural, social, and geographical importance.

**Chapter 11, Historic Preservation, 9-11-3: Designation Of Landmarks, Landmark Sites, Historic Districts And Cultural Landscape Districts:** The applicant 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><b>The property must be at least 50 years old.</b> <i>(The Marvel Residence was built 1899.)</i></p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;"><b>ARCHITECTURAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li><b>1. The property exemplifies specific elements of architectural style or period.</b> <i>(This building is historically significant under National Register of Historic Places Criterion A for its association with Breckenridge’s socioeconomic development from 1899 through the middle of the twentieth century. The building is also architecturally significant, for its distinctive vernacular wood frame design.)</i></li> <li>2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</li> <li>3. The property demonstrates superior craftsmanship or high artistic value.</li> <li>4. The property represents an innovation in construction, materials or design.</li> <li>5. The property is of a style particularly associated with the Breckenridge area.</li> </ol>	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> <li><b>1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</b> <i>(This building is historically significant for its association with Breckenridge’s socioeconomic development from 1899 through the middle of the twentieth century.)</i></li> <li>2. The property retains original design features,</li> </ol>

	<p>6. The property represents a built environment of a group of people in an era of history.</p> <p>7. The property includes a pattern or grouping of elements representing at least one of the above criteria.</p> <p>8. The property is a significant historic remodel.</p> <p style="text-align: center;"><b>SOCIAL IMPORTANCE</b></p> <p>9. The property is a site of an historic event that had an effect upon society.</p> <p><b>10. The property exemplifies cultural, political, economic or social heritage of the community.</b> <i>This building is historically significant for its association with Breckenridge's socioeconomic development from 1899 through the middle of the twentieth century.)</i></p> <p>11. The property is associated with a notable person or the work of a notable person.</p> <p style="text-align: center;"><b>GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</b></p> <p><b>12. The property enhances sense of identity of the community.</b> <i>(Historically a residence, the Marvel House has been part of the downtown Breckenridge landscape for well over a century.)</i></p> <p>13. The property is an established and familiar natural setting or visual feature of the community.</p>	<p>materials and/or character.</p> <p><b>3. The structure is on its original location or is in the same historic context after having been moved.</b> <i>(Marvel House is in its original location, although proposed to be moved 10' forward.)</i></p> <p><b>4. The structure has been accurately reconstructed or restored based on documentation.</b> <i>(The house will have restoration efforts to remove the non-historic roof and porch.)</i></p>
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Staff believes that the above required criteria have been met with this application and the building can be recommended for local land marking.

**Building Height (6/A & 6/R):** *Within The Historic District: The impact of building heights within the historic district is critical to the building's compatibility with the historic district guidelines and neighboring existing historic structures. In most instances the taller a building is, the greater its impact will be on adjacent buildings and the district in general. The town desires to keep negative impacts to a minimum and has established the following policies aimed at controlling the height of new construction within the historic district: In land use districts 11, 17 and 18, and those portions of 18<sub>2</sub> and 19 which lie north of Lincoln Avenue or south of Washington Street, a maximum height of twenty three feet (23') is strongly encouraged.*

The New House is 22' tall to the mean. Since this is less than the suggested 23', no negative points are warranted. However, there are impacts as they relate to the single-story historic Marvel House and the single-story Swisher Cabin to the north. For a more detailed discussion height issues please see the **Building Height** section of the report above.

**Placement Of Structures (9/A & 9/R):** The applicant is proposing to move the historic Marvel House 10' west, which will be 28' from the front property line. As discussed previously under Policy 24/R, Historic Preservation, the proposal warrants negative ten (-10) points for moving the Marvel House 10'. The Marvel House will also be moved 1' south of the north property line, to meet the absolute setback of 3' (currently is 2' from the north property line). Both the New House and the Barn are proposed at 5' from the side property lines, meeting the relative setback requirement. The New House is proposed at 5' from the public alley, meeting the absolute rear setback, but not the relative setback of 15', incurring negative three (-3) points.

**Parking (18/A & 18/R):** This property is within the parking service area. The required parking is 1.1 spaces per thousand sq. ft. of gross floor area (TSF-GFA), Therefore, 3,034 sq. ft. of residential/1,000 = 3.3373 parking spaces. As noted above, the drawings show an employee housing unit under the Marvel House, which will increase the required residential parking on-site to a total of 4 spaces. The future commercial tenant use of the Marvel House has not been decided by the property owner at this time. If a

general retail/commercial/office use was selected the required parking is 1.4 spots per TSF-GFA x 1.5 = 2.17 spaces, and there are 6 spaces proposed on-site (2 in the Barn, 4 service spaces). Commercial parking can pay a fee in lieu of providing all of the required on-site parking. The current cost of one full parking space is \$19,236. So,  $0.17 \times \$19,236 = \$3,270.12$  fee in lieu of providing all required on-site commercial parking.

If the use remained a school use in the future, the required parking would be 2 spaces per classroom, and there are 2 classrooms at the Montessori school. Therefore, 4 parking spaces would be required, plus the 4 spaces required for the residence and employee housing unit. Then the required amount of parking would not be met for the school use. Staff is also concerned that at busy times the drop off and pick-up for students would not be functional without the current drive through design that allows an exit to the public alley at the back.

**Density/Intensity (3/A & 3/R)/Mass (4/R):** Per Priority Policy 178, development densities of less than nine units per acres are recommended. The proposal is for 8.59 units per acre; hence density is being met. The mass could be as much as 5,414 sq. ft. and is proposed at 4,646 sq. ft. Staff has no concerns.

**Architectural Compatibility (5/A & 5/R):** The forms and materials are in general conformance with the neighborhood and Land Use District. A more detailed discussion of meeting the Handbook of Design Standards for the Historic and Conservation Districts is listed above under Policy 24/A and 24/R *Historic Preservation* of this report.

**Snow Removal and Storage (13/R):** The required snow stack is 25% of all paved exterior parking spaces, which in this case is 3,032 sq. ft. x .25 = 758 sq. ft. 760 sq. ft. of snow stack is proposed, meeting the minimum requirement. Staff has no concern with the proposed snow stack.

**Landscaping (22/A & 22/R):** The applicant is planning on showing proposed landscaping at the final hearing, but at this time is not showing any landscaping. Staff notes the proposed buildings will need a strong landscaping plan, particularly the new garage, which will be visible from N. Main Street.

**Point Analysis (Section: 9-1-17-3):** There are issues related to Priority Policies under Policy 24/A, Social Community - Historic Preservation that fail this Absolute policy. Staff is concerned that the proposal may not be meeting priority policies 37, 80, 80A, 81, 86, 88, 174, 178, and 183 of the Handbook of Design Standards for the Historic and Conservation Districts, which are Absolute policies as they relate to the Development Code and would result in a failed point analysis. Staff anticipates these being corrected at the next hearing.

The attached preliminary point analysis shows a tentative total score of positive three (+3) points. Negative points have been assigned under Policy 9/R, Placement of Structures (-3) and Policy 24/R, Social Community - Historic Preservation, Section F. (-10). Positive points are suggested under Policy 24/R, Social Community - Historic Preservation. There are positive ten (+10) for the Employee housing and positive six (+6) for the historic restoration.

### **Staff Recommendation**

The Planning Department has concerns with the plans as proposed and would like Planning Commissioner input on the following questions for direction:

1. Is *Priority Policy 37, Additions should be compatible in size and scale with the main building, being met?*



2. With the average module size at 1,200 sq. ft. and the drawings showing 1,600 sq. ft., is *Priority Policy 178, New buildings should be in scale with existing historic and supporting buildings*, being met?
3. Is *Policy 179, Divide site functions into separate structures to reduce the mass of individual buildings*, being met?
4. Priority Policy 80 states, *Respect the perceived building scale established by historic structures within the relevant character area*. The proposed 1,600 sq. ft. module is directly adjacent to the historic 840 sq. ft. Swisher Cabin on the lot to the north, and the 1,550 sq. ft. Marvel House. Does the Planning Commission believe this policy is being met? Additionally, does the Planning Commission believe it is possible to add more sq. ft. below grade to mitigate the effects of proposing such a large addition directly next to a much smaller historic structure?
5. Would the Commission support the Barn being located on the side (not the rear) of the New House? (*Priority Policy 80A- section 1*)
6. Should the connectors for each of the modules be lengthened to meet *Priority Policy 80A- section 4*?
7. The drawings are showing a gap in the connector between the Marvel House and the New House allowing access to the north yard. Staff does not believe this portion of Policy 80A is being met with this design. Does the Commission concur?
8. The Marvel House is one-story and 6' lower than the proposed residence and the Swisher Cabin directly north of the proposed addition is one-story tall. Is *Priority Policy 81, Build to heights that are similar to those found historically*, being met?
9. Is *Policy 82, The back side of the building may be taller than the established norm if the change in scale will not be perceived from major public view points*, being met?
10. *Priority Policy 86, Design new buildings to be similar in mass with the historic character area context*. Staff believes the perceived size of the new buildings is larger than the neighboring historic buildings in the character area context. Does the Commission concur?
11. Staff believes the new building is not in scale with the historic buildings in the immediate vicinity or other historic buildings on the block. Is *Priority Policy 88, Maintain the perceived width of nearby historic buildings in new construction*, being met?
12. *Priority Policy 174, Reinforce the typical historic setback of buildings and the resulting alignment of facades along the block*. Does the Planning Commission find that 28' from the front property line meets the intent of this policy?
13. Is *Priority Policy 183, Maintain the present balance of building materials found in the Character Area*, being met?
14. Does the Planning Commission find that 4" vertical siding is appropriate for the new residence behind the historic Marvel House rather than horizontal siding?
15. Does the Commission believe the three required criteria for locally landmarking the Marvel House have been met?

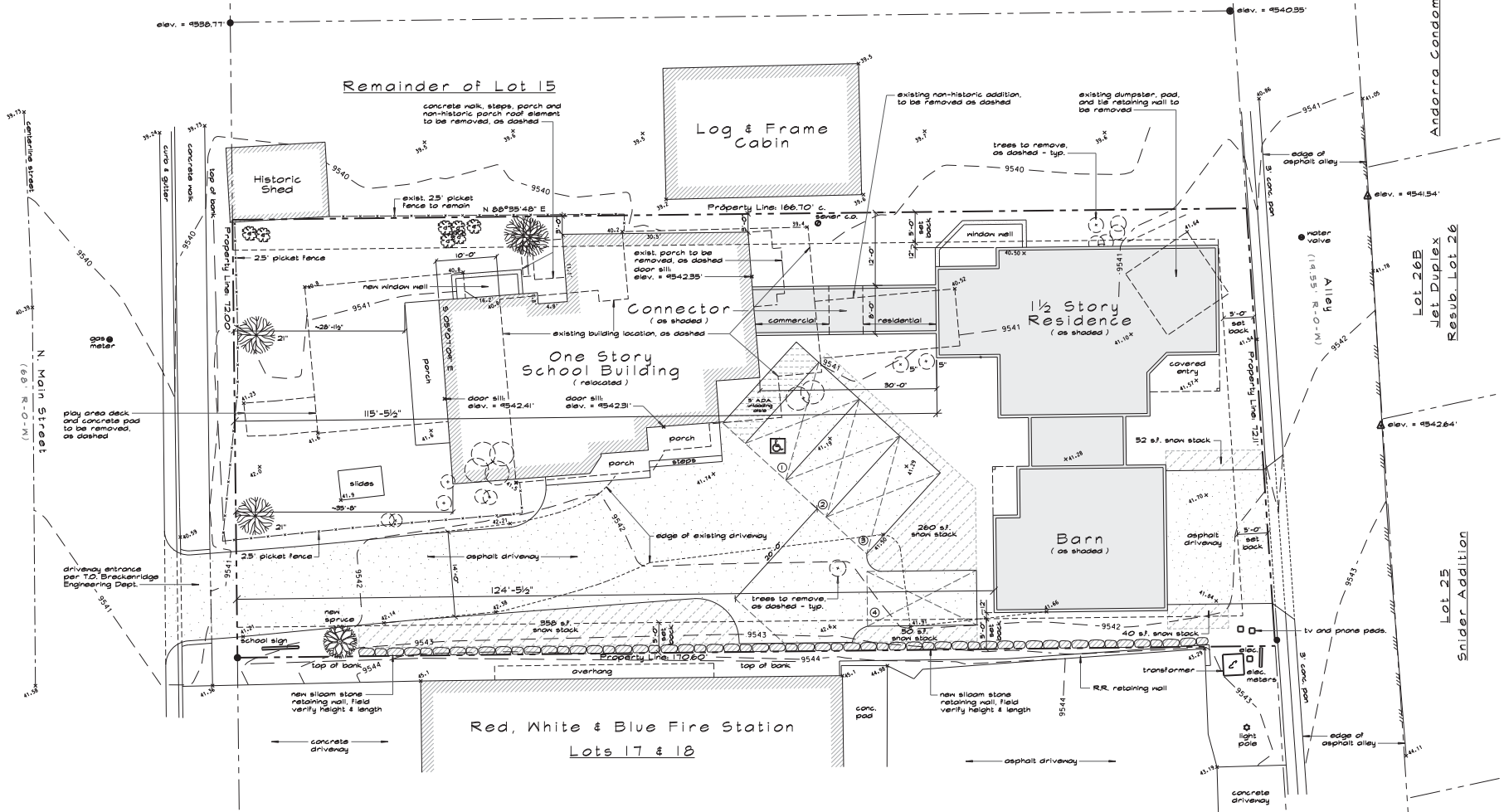
Staff suggests this application come back for a second review.

<b>Final Hearing Impact Analysis</b>				
Project:	Marvel House	<b>Positive Points</b>	<b>+16</b>	
PC#	PL-2015-0328			
Date:	Sept. 29, 2015	<b>Negative Points</b>	<b>- 13</b>	
Staff:	Matt Thompson, AICP			
		<b>Total Allocation:</b>	<b>+3</b>	
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	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	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
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	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 3	Not meeting relative rear setback of 15' with proposed residence, 5' off of public alley (which does meet the absolute rear setback from a public alley).
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	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	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	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	<b>Loading</b>	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	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	<b>Social Community</b>	Complies	<b>Does not comply</b>	Proposal appears to be failing several priority policies: 37,80, 80A, 81, 86, and 88.
24/R	Social Community - Employee Housing	1x(-10/+10)	+10	Proposal for 905 sq. ft. employee housing unit, which is 18% of project density. Any amount of 9.51% gets the maximum of positive 10 (+10) points.
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 (Section F.)	3x(0/+5)	- 10	Proposal to move historic Marvel House 10' forward on the lot. Per section F of this section moving a primary historic structure between 5' and 10' from its current or original location, but keeping the structure on its original lot and maintaining the historic orientation and context, receives negative ten (-10) points.
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	+6	Applicant is proposing the following work to the historic structure: removal of non-historic upper level and roof to the east of the original roofline, new foundation/full basement to be used for commercial mechanical and storage, and employee housing unit, restoration of historic windows, doors and siding, new mechanical, plumbing and electrical upgrades, removal of non-historic west porch (north non-historic addition), restore front yard with removal of composite deck, and restore fencing in west/front yard.
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		

33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		

Dasse Court Subdivision  
Resub. Lot 15



Site Calculations	
Historic Footprint:	1,601 Sq. Ft.
New Building Footprint:	2,080 Sq. Ft.
Porches, decks and steps:	342 Sq. Ft.
Driveway & Parking:	3,082 Sq. Ft.
Total Lot Coverage ( 56.5% )	7,105 Sq. Ft.
Lot Size:	12,143 Sq. Ft.
Open Space ( 43.5% )	3,038 Sq. Ft.
Snow stack provided:	160 Sq. Ft.
Required 3,032 Sq. Ft. x 25%	758 Sq. Ft.

Marvel House	
LOT 16, SNIDER ADDITION	
ADDRESS: 310 N. Main Street	
LOT = 12,143 SQ. FT. / 0.274 ACRES	
UPPER LEVEL HOUSE ADDITION: USGS, 9553.00'	= ARCH, 10'-0"
MAIN LEVEL HOUSE ADDITION: USGS, 9543.00'	= ARCH, 100'-0"
BARN ADDITION: USGS, 9542.67'	= ARCH, 99'-8"
MAIN LEVEL HISTORIC COMMERCIAL: USGS, 9542.75'	= ARCH, 99'-9"
( EXISTING: USGS, 9542.35'	= ARCH, -99'-4"
LOWER LEVEL HISTORIC COMM. / RES: USGS, 9533.17'	= ARCH, 90'-2"

Note: footprint lots or condo plot to be determined based on final building locations and dimensions

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

**MARVEL HOUSE**  
ADDITION & RESTORATION  
LOT 16, SNIDER ADDITION  
TOWN OF BRECKENRIDGE, CO.

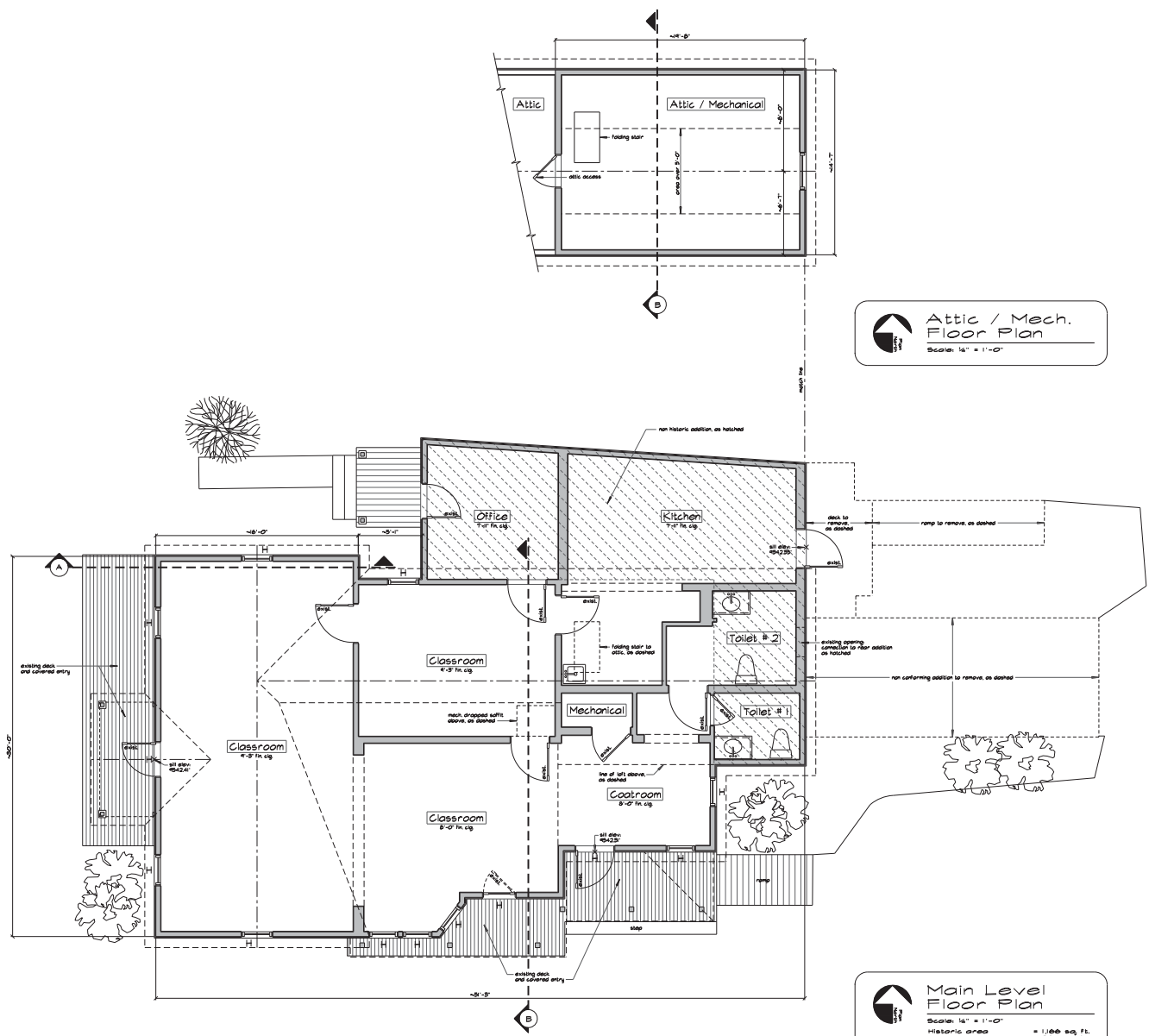
Master Plan, Site Plan  
Scale: 1/8" = 1'-0"  
Date: 01-10-2019

Lot 26B  
Set Duplex  
Resub Lot 26

Lot 25  
Snider Addition

architectural consultation  
**J.L. SUTTERLY ARCHITECT**  
BRECKENRIDGE, CO. 80424  
P.O. BOX 3816 BRECKENRIDGE, CO. 80424 (877) 451-7715





**Attic / Mech. Floor Plan**  
 Scale: 1/4" = 1'-0"

**Main Level Floor Plan**  
 Scale: 1/4" = 1'-0"  
 Historic area = 1,166 sq. ft.  
 Non Historic area = 384 sq. ft.  
 Total density = 1,550 sq. ft.

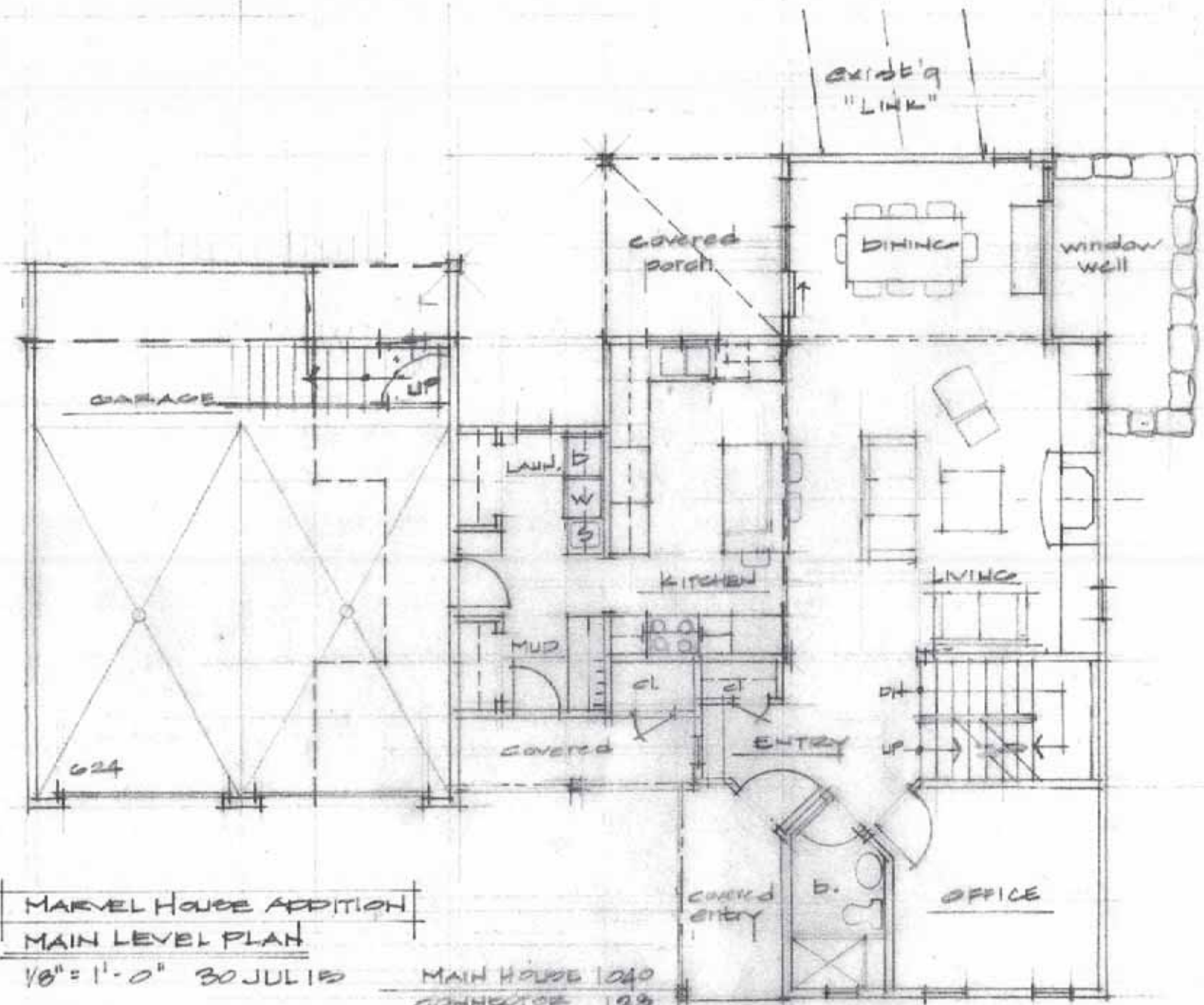
**MARVEL HOUSE**  
 LOT 16, SNIDER ADDITION  
 TOWN OF BRECKENRIDGE  
 SUMMIT COUNTY, COLORADO

As-Built: Exist. Conditions  
 Main Level Floor Plan  
 Attic / Mech. Floor Plan  
 Scale: 1/4" = 1'-0"  
 Date: 06-09-2015



architectural  
 consultation  
**J.L. SUTTERLY ARCHITECT**  
 1000 14th Street, Suite 100  
 Breckenridge, CO 80424  
 p.o. box 9889 Breckenridge, CO 80424  
 (970) 455-3719

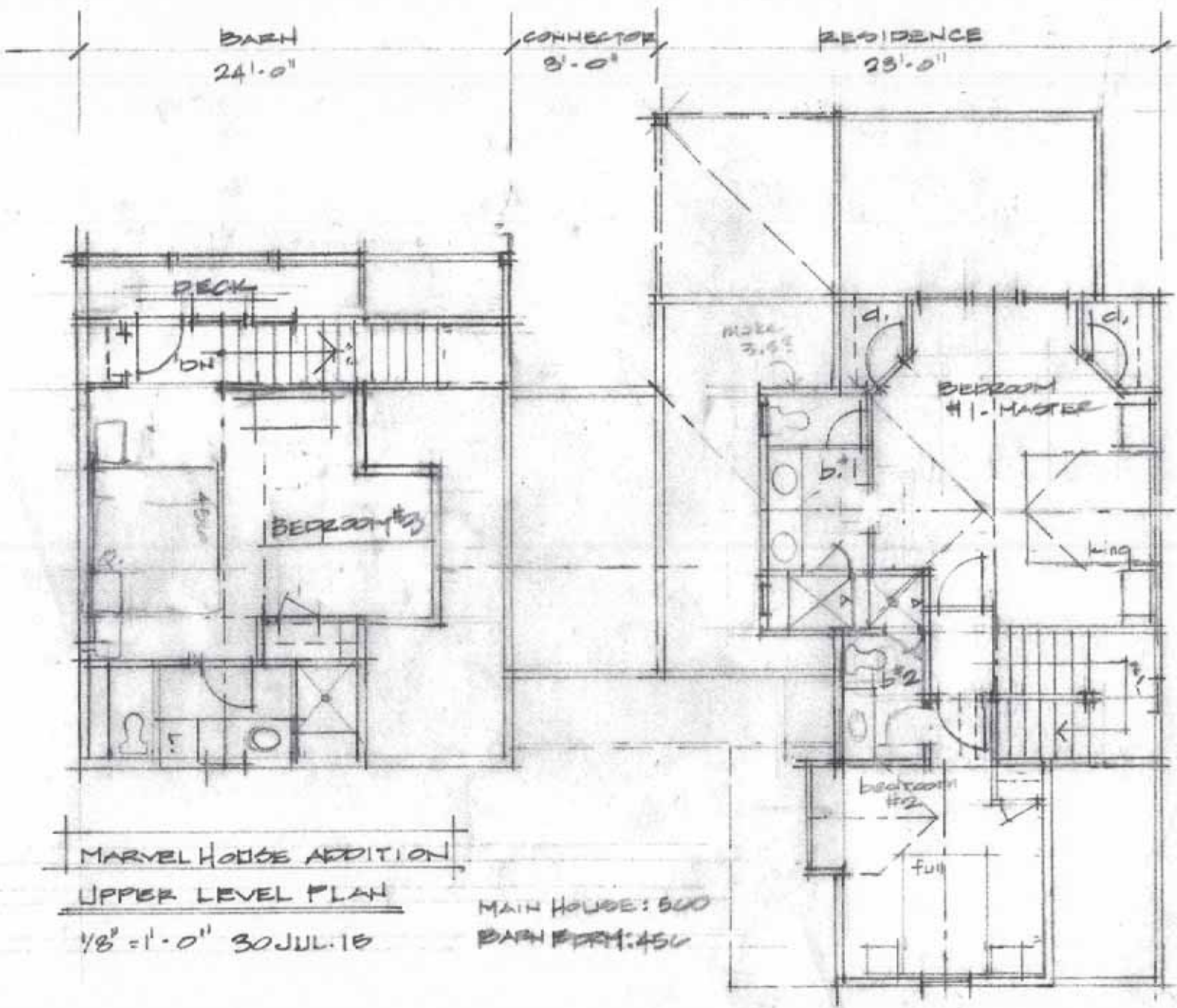




MARVEL HOUSE ADDITION  
MAIN LEVEL PLAN

1/8" = 1'-0" 30 JUL 15

MAIN HOUSE	1040
CONNECTOR	29
GARAGE	624



MARVEL HOUSE ADDITION

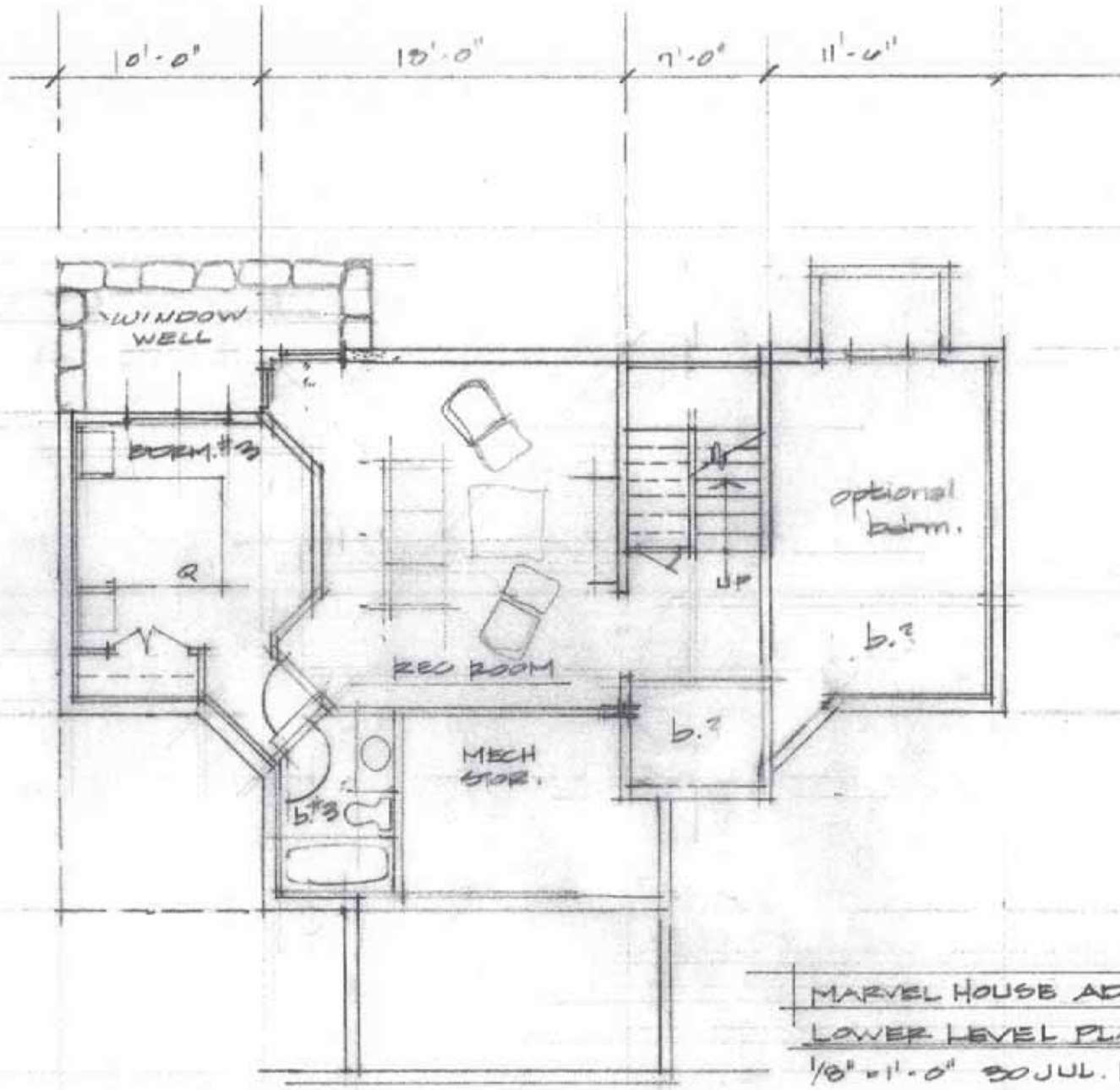
UPPER LEVEL PLAN

1/8" = 1'-0" 30 JUL 16

MAIN HOUSE: 500

BARN FIRM: 450



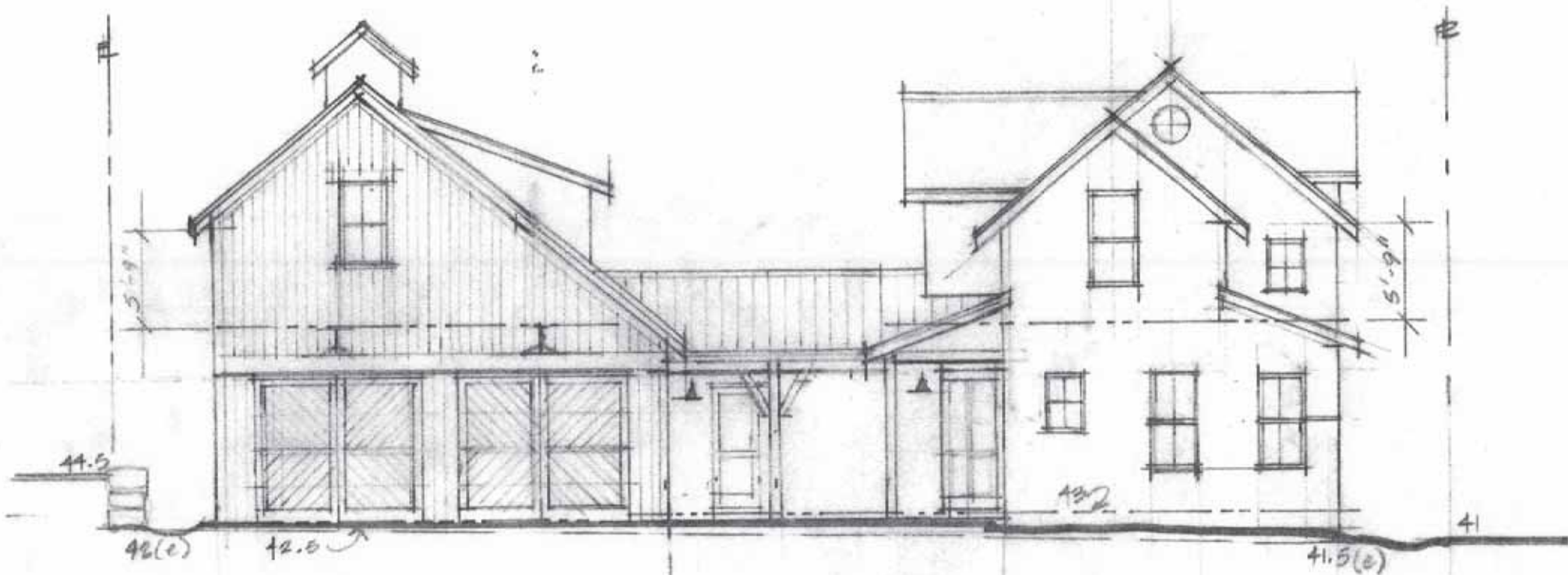


MARVEL HOUSE ADDITION  
 LOWER LEVEL PLAN 85015  
 1/8" = 1'-0" 30 JUL. 19 (w/o opt.)

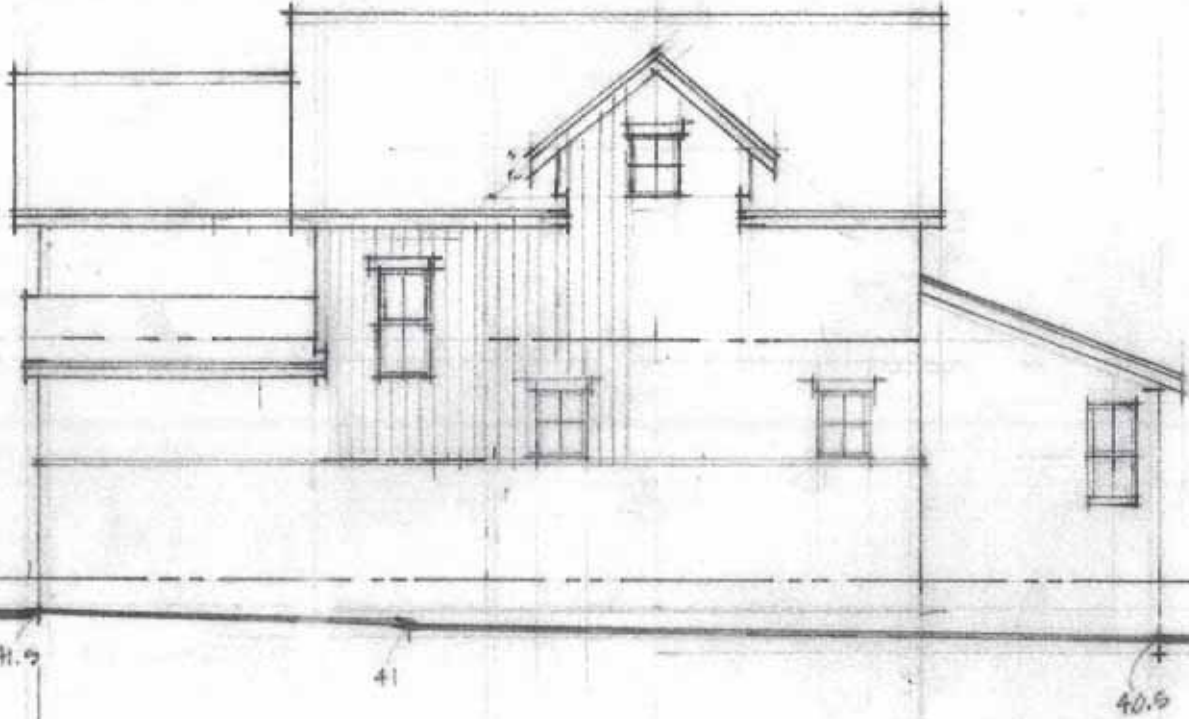




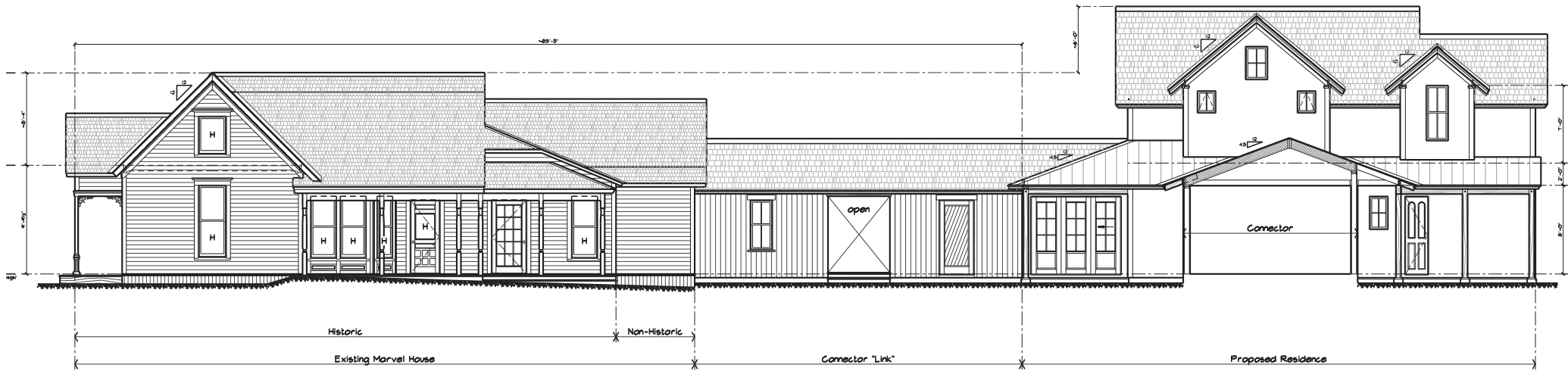
MARVEL HOUSE ADDITION  
SOUTH ELEVATION / SECTION  
1/8" = 1'-0" 30 JUL. 15



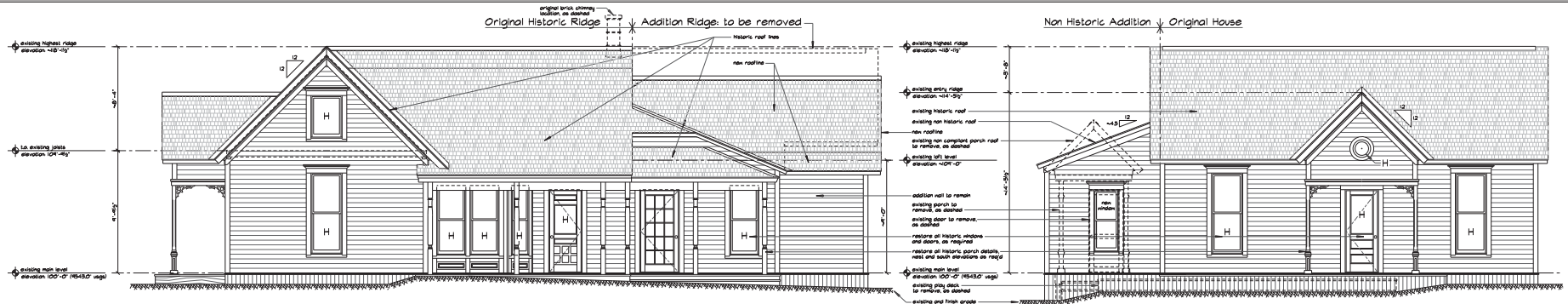
MARVEL HOUSE ADDITION  
EAST ELEVATION  
1/8" = 1'-0" 30 JUL. 19



MARVEL HOUSE ADDITION  
NORTH ELEVATION  
1/8" = 1'-0" 30 JUL 15



Marvel House Addition / Restoration - South Elevation  
 Scale: 1/8" = 1'-0" 01-20-2019



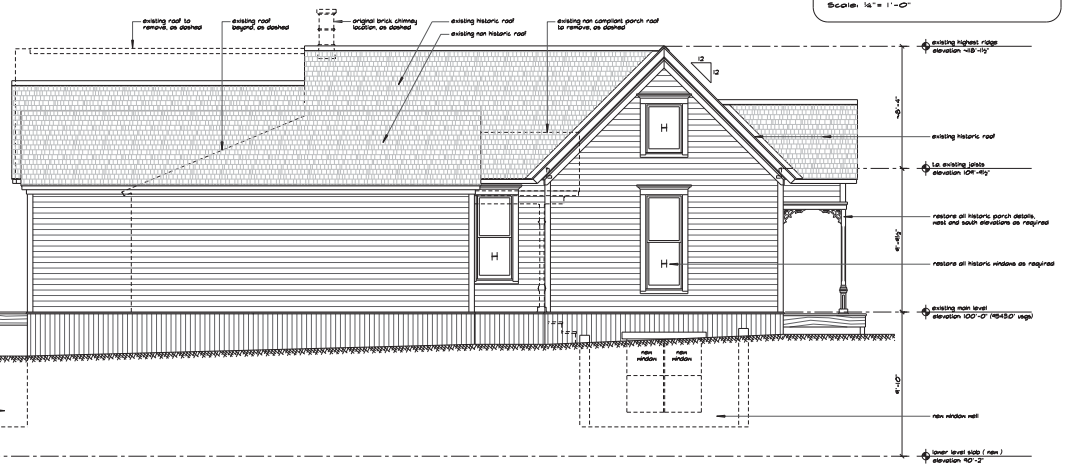
South Elevation  
Scale: 1/4" = 1'-0"

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

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

- General Notes: Restoration
1. Restore all historic windows and doors and trim as required.
  2. Restore all architectural details, fascia and miscellaneous trim as required.
  3. Repair and restore south and west porch elements as required.
  4. Remove non-historic non-compliant upper level attic / mechanical area and restore original roof termination.
  5. Remove non-historic non-compliant north west porch, steps and roof as noted.
  6. Provide all code required mechanical, plumbing and electrical upgrades. Relocate mechanical to basement as shown on plans.
  7. Restore front yard per historic guidelines. Remove non-compliant concrete and decking.
  8. Restore and replace front yard fencing as required.

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



**MARVEL HOUSE**  
 LOT 16, SNIDER ADDITION  
 TOWN OF BRECKENRIDGE  
 SUMMIT COUNTY, COLORADO

Exterior Elevations  
 Scale: 1/4" = 1'-0"  
 Date: 04-18-2019

architectural  
 consultation  
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