



Planning Commission Regular Meeting

Tuesday, June 16, 2026, 5:30 PM

Town Hall Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

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. For further information, please contact the Planning Department at 970-547-3160.

I. CALL TO ORDER, ROLL CALL (5:30 PM)

- A. LOCATION MAP
- B. APPROVAL OF MINUTES
- C. APPROVAL OF AGENDA

II. PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES (NON-AGENDA ITEMS ONLY; 3-MINUTE LIMIT PLEASE) (5:35 PM)

III. CONSENT CALENDAR (5:40 PM)

- A. BROWN RESIDENCE NEW SINGLE FAMILY (SVC) 200 BRIAR ROSE LANE; PL-2026-0093

IV. WORK SESSIONS (5:45 PM)

- A. 314 SOUTH RIDGE STREET LOT SIZE VARIANCE REQUEST (SVC)

V. COMBINED HEARINGS (6:15 PM)

- A. ROBY RESIDENCE BASEMENT ADDITION AND STABILIZATION (SVC) 212 N RIDGE STREET; PL-2026-0088

VI. PRELIMINARY HEARINGS (6:45 PM)

- A. MAIRS HOUSE CHANGE OF USE, ADDITION AND LANDMARKING (EM) 108 N FRENCH ST; PL-2026-0077

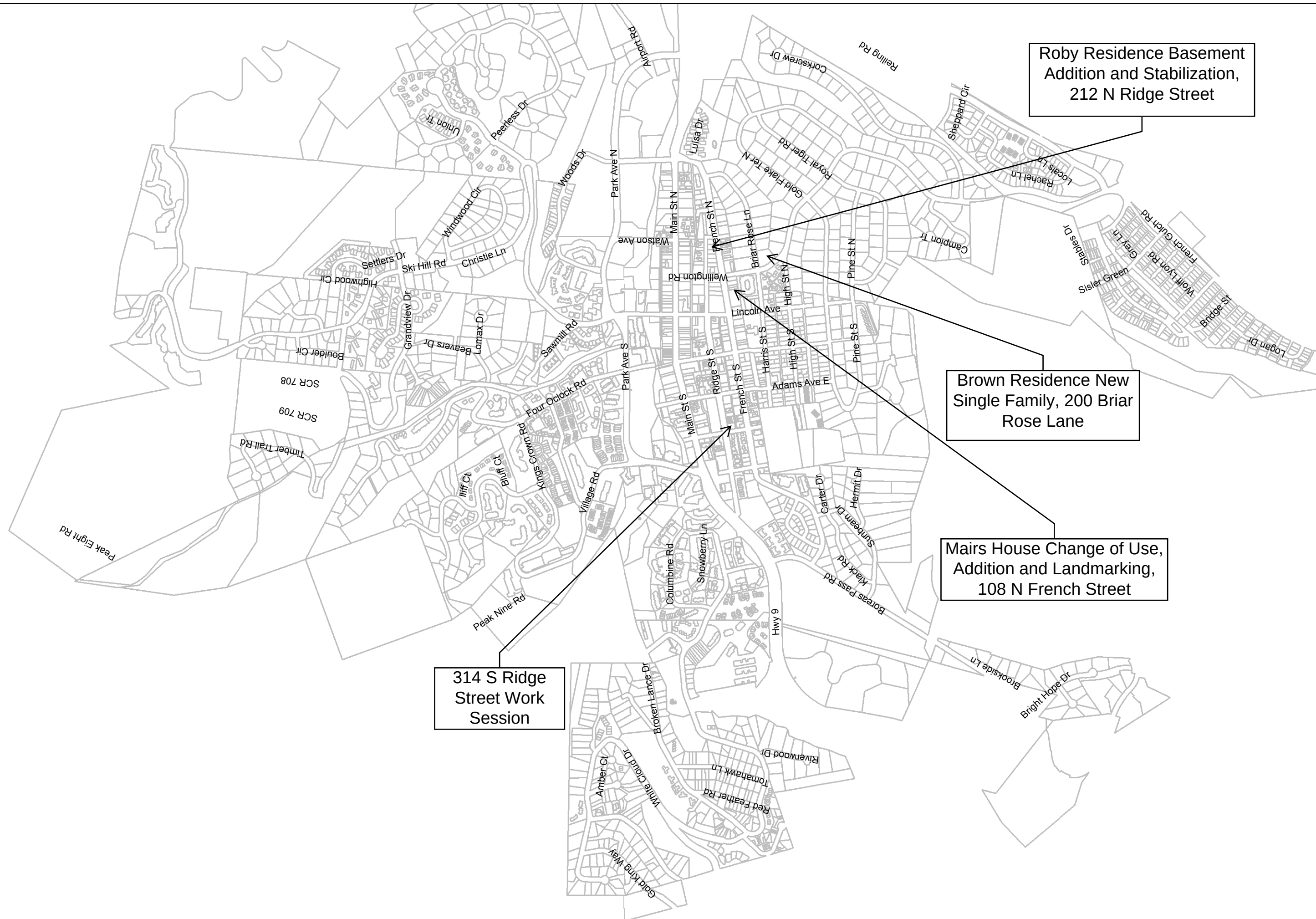
VII. OTHER MATTERS (7:15 PM)

- A. TOWN COUNCIL SUMMARY

VIII. ADJOURNMENT (7:30 PM)



Breckenridge South



PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:30 pm by Vice Chair Gort.

ROLL CALL

Mike Giller remote	Mark Leas	Allen Frechter	Matt Smith
Ethan Guerra remote	Elaine Gort	Susan Propper remote	

APPROVAL OF MINUTES

With no changes, the April 7, 2026 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the April 21, 2026 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No Comments.

CONSENT CALENDAR:

1. Beaver Run Summer Tent (CS) 620 Village Road: PL-2026-0060

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

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 5:44 pm.

Elaine Gort, Vice Chair

PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:30 pm by Chair Propper.

ROLL CALL

Mike Giller absent	Mark Leas	Allen Frechter	Matt Smith
Ethan Guerra	Elaine Gort	Susan Propper	

APPROVAL OF MINUTES

The meeting of May 5, 2026 was cancelled.

APPROVAL OF AGENDA

With no changes, the May 19, 2026 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No public comments.

CONSENT CALENDAR:

1. 216 N Gold Flake Addition (CC), 216 N Gold Flake Terrace, PL-2026-0082

With no call-ups, the consent calendar was approved as presented.

OTHER MATTERS:

1. Comprehensive Plan Update

Mr. Truckey and Mr. Kulick gave an update on the Comprehensive Plan process, including upcoming events June 2-5. The June 2 Planning Commission is cancelled, but the Commission was encouraged to join the Comprehensive Plan speaker panel event on June 2 at the Eclipse Theatre. Several speakers, including state demographer Nancy Gedeon and local community advocate Carlos Lopez Angeles are scheduled for the event. The keynote/headliner will be Mike Douglas, a legendary freeskier, filmmaker, and community and environmental advocate from Whistler, B.C.

Clif Cross is leading an effort to perform an analysis of underutilized parcels in Town that could be used to increase our workforce housing supply. This analysis is required by recent state legislation. The commission will get a closer look at this in July.

Ms. Propper: How did you decide to get Carlos Lopez Angeles involved?

Mr. Kulick: He was recommended. We were looking for someone that is already involved with the community that has a good network to share information. We had reached out to the Town's Communications Department, and they suggested him as someone who already has deep ties to the Oaxacan community here and who grew up in the area.

Ms. Propper: What's the definition of "underutilized parcels"?

Mr. Cross: There is a definition from the State in the Senate Bill. It includes areas like vacant land, open space lands, common areas, and lots that may have a large multifamily building and the rest of the parcel is empty.

2. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:13 pm.

Susan Propper, Chair



**TOWN OF BRECKENRIDGE
COMMUNITY DEVELOPMENT**

Class C Major Single Family Development Staff Report

Project Title:	Brown Residence New Single Family	
Proposal:	Construct a new single-family residential structure of 6,058 total sq.ft. with 5 beds, 5 full baths and 2 half baths. The existing single-family structure on the lot will be demolished.	
PC#:	PL-2026-0093	
Project Manager:	Sarah Crump, AICP, Senior Planner	
Preapplication Meeting Date (REQUIRED):	September 15, 2025	
Date of Report:	June 11, 2026	
Property Owner:	Tri-City Distributors LP	
Architect:	Andy Stabile, Allen-Guerra Architecture	
Proposed Use:	Single Family Residential	
Address:	200 Briar Rose Lane	
Legal Description:	Lot 10, Block 2, Weisshorn Subdivision, Filing #1	
Area of Site in Square Feet:	30,140 sq. ft.	0.69 acres
Existing Site Conditions and History:	This lot contains an existing single family residence of 5,100 sq. ft., originally constructed in 1962, which will be demolished for this project. The lot has mature Aspen tree coverage along Briar Rose Lane and Wellington Road which will be preserved. The existing driveway curb cut along Wellington will be moved to the east for better conformance with Engineering standards. The lot does not have a platted building envelope. There is a 10' utility easement that runs adjacent to the north and east property boundaries.	
Building Floor Area:	Proposed Square Footage	
Lower Level:	3,500 sq. ft.	
Upper Level:	2,558 sq. ft.	
Total Actual Density:	6,058 sq. ft.	
Code Policies (Policy #)		
Land Use District (2A/2R):	LUD 12	
	Above ground floor area over 16' head height: 533 sq. ft.	Recognized above ground density: 6,591 sq. ft.
*Above Ground Density (3A/3R):	Allowed: 7,535 sq. ft.	Proposed: 6,591 sq. ft.
F.A.R.	1:4.57 FAR	
No. of Main Residence Bedrooms:	5 bedrooms	
No. of Main Residence Bathrooms:	7.0 bathrooms	
Height (6A/6R):*	32.5 feet overall	
	*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat	
Platted Building/Disturbance /Footprint Envelope?	No Envelope	
Setbacks (9A/9R):	Complies. This corner lot requires front, front, side, side setbacks.	
Front:	Required: 25'	Proposed: 42.9'
Front:	Required: 25'	Proposed: 45.6'
Side:	Required: 15' min (combined 50')	Proposed: 25.7'
Side:	Required: 15' min (combined 50')	Proposed: 25.4'
Site and Environmental Design (7R):	The proposal complies with Policy 7R.	
Lot Coverage/Open Space (21R):	complies	

Drip line of Building/Non-Permeable Sq. Ft.:	5,203 sq. ft.	17.26%
Hard Surface/Non-Permeable Sq. Ft.:	1,992 sq. ft.	6.61%
Open Space / Permeable:	22,945 sq. ft.	76.13%
Snowstack (13A/13R):	complies	
Required Square Footage:	498 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	1,000 sq. ft.	
Parking (18A/18/R):	complies	
Required:	4 spaces	
Proposed:	5 spaces	
Energy Conservation (33A/33R):	complies	
Outdoor heated space:	NO	
Number of Gas Fired:	3 Gas Fired	Two (2) indoor, One (1) exterior on covered deck
Architectural Compatibility (5/A & 5/R):	The proposed architecture blends well with the surrounding residences while maintaining a distinctive design, as is common and appropriate in the Weisshorn subdivision. The proposed colors feature predominantly muted and dark tones, blending well with the natural environment. The proposed residence is of an attractive design and appropriate for the area.	
Exterior Materials and Colors:	<u>Fascia & Trim:</u> Specialty Wood Products, cedar, "Cape Blackwood" <u>Vertical Siding:</u> Specialty Wood Products, rough sawn cedar, "Ash Grove" <u>Horizontal Siding:</u> Specialty Wood Products, cedar with chinking, "Schafer" (garage doors to match) <u>Roofing:</u> Timberline HDZ asphalt shingle, "Charcoal" <u>Accent Roofing:</u> Standing seam metal, "Dark Bronze" <u>Stone Accent:</u> Gallegos, dry stacked veneer, "Northstar" <u>Accents:</u> steel beams, railings, "Graphite"	
Landscaping (22A/22R):	The proposed landscaping plan effectively enhances the natural appearance of the property and provides screening/buffering between the right-of-way and neighboring lots. Large stands of Aspens along Briar Rose Lane and Wellington Road will be preserved in addition to the new landscaping.	
Planting Type	Quantity	Size
Quaking Aspen	20	2" caliper, 50% multi-stem
Colorado Spruce	6	12' min
Bristlecone Pine	6	6' min
Defensible Space (22A):	Complies	
Exterior Lighting (9-12):	Complies	Single-Family Residential: Exterior lighting, including recessed can lighting, shall be limited to a total amount equal to two light fixtures per entrance to a structure and a maximum of six additional fixtures on and around the residence that are compliant with all requirements listed in this chapter.
Allowed Number of Fixtures:	28	
Proposed Number of Fixtures:	14	
Driveway Slope:	1.0%	
Point Analysis (Sec. 9-1-17-3):	This application has met all Absolute Policies, and has not been assigned any positive or negative points under the Relative Policies of the Development Code.	
Added Findings and Conditions:	6.The Town of Breckenridge Engineering Division has granted a variance for the driveway access to be located on Wellington Road, rather than Briar Rose Lane, the lower classification roadway. This variance avoids a steeper driveway that would exceed eight percent slope if accessed from Briar Rose Lane to the uphill. The Wellington Road driveway access will be improved from existing by placing the access further to the east and further away from the intersection of Wellington Road and Briar Rose Lane, improving overall sight lines in all directions. A copy of the approved Engineering variance request is attached to these conditions. 17.Construction parking is not permitted on Wellington Road at any time. 21.The existing driveway will be removed and reclaimed. The curb cut at the existing driveway will be removed, and the sidewalk will be replaced in accordance with Town of Breckenridge Engineering Standards. A new curb cut with ADA compliant sidewalk section will be constructed on either side of the new driveway access in accordance with Town of Breckenridge Engineering Standards.	
Staff Action:	Staff has approved the Brown Residence New Single Family, PL-2026-0093, showing a passing score of zero (0) points and with the attached Findings and Conditions	

TOWN OF BRECKENRIDGE

**Brown Residence New Single Family
Lot 10, Block 2, Weisshorn Subdivision, Filing #1
200 Briar Rose Lane
PL-2026-0093**

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 **June 11, 2026**, 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 **June 16, 2026**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. **The Town of Breckenridge Engineering Division has granted a variance for the driveway access to be located on Wellington Road, rather than Briar Rose Lane, the lower classification roadway. This variance avoids a steeper driveway that would exceed eight percent slope if accessed from Briar Rose Lane to the uphill. The Wellington Road driveway access will be improved from existing by placing the access further to the east and further away from the intersection of Wellington Road and Briar Rose Lane, improving overall sight lines in all directions. A copy of the approved Engineering variance request is attached to these conditions.**

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 **December 23, 2027**, 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. **At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.**
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's 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.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit proof of ownership of the project site.
12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. 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 construction fencing installed at the disturbance envelope boundary, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No construction staging is permitted within a public right-of-way without Town permission obtained through a right-of-way permit. If permission is obtained to allow parking within the public right-of-way, the following best practices must be observed: cars must first be parked in spaces available within the construction site, cars along the right-of-way must be consolidated to one side of the road, and cars parked in the right-of-way must be moved daily. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit. Parking violations noted in this condition may be given one warning, after which the Town will fully**

enforce Town Code 7-1-2 Section 1204 through the penalty of ticketing and fines to be issued by the Breckenridge Police Department as described in Traffic Code 7-1-7.

17. Construction parking is not permitted on Wellington Road at any time.
18. 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. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.
19. 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.
20. 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 Building Permit.*

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

21. The existing driveway will be removed and reclaimed. The curb cut at the existing driveway will be removed, and the sidewalk will be replaced in accordance with Town of Breckenridge Engineering Standards. A new curb cut with ADA compliant sidewalk section will be constructed on either side of the new driveway access in accordance with Town of Breckenridge Engineering Standards.
22. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
23. 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.
24. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
25. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
26. 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.
27. Applicant shall screen all utilities.
28. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a

maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.

29. 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.
30. 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.
31. 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.**
32. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
33. **Applicant shall be held responsible for any deterioration or damages caused by development or construction activities to any Town infrastructure, public rights-of-way, or public property. This includes but is not limited to deterioration or damages to roadway surfaces, curbs, drainage systems, sidewalks, and signage. Applicant must rectify such deterioration or damages to the previous condition at their own expense. Town shall provide written notification to permittee if Town believes that permittee has caused deterioration or damages which would enact this condition. If permittee fails to rectify deterioration or damages in violation of this condition, permittee agrees that the Town may resolve such deterioration or damages and permittee agrees to reimburse the Town for the costs incurred by the Town. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit. Any failure to rectify deterioration or damages or provide reimbursement without Town approval may also result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.**

(Initial Here)

VARIANCE REQUEST FORM

This Variance Request Form shall be submitted to and approved by the Engineering Division before an Infrastructure Permit will be issued. Additional pages may be added as needed.

OWNER AND PROPERTY INFORMATION	
Applicant/Owner Name: Scott & Cindy Brown	Phone: (830) 214-4031
Address: 523 FM 306	Email: _____
City: New Brounfels	State: Texas Zip: 78130
Engineer Name: _____	Phone: _____
Address: _____	Email: _____
City: _____	State: _____ Zip: _____
PROJECT AND VARIANCE INFORMATION	
Project Name: Brown Residence	
Infrastructure Permit No.: _____	Development Permit No.: _____
Site Street Address: 200 Briar Rose Lane	
Site Legal Description: Lot 10, Block 2, Weisshorn Subdivision #1	
Town Standards or Code to be Varied (list Sections and specific requirements): Section 5.10.2.2 - "Access shall be from the lowest classification street."	
VARIANCE JUSTIFICATION	
1. Provide the variances proposed to replace the Standards or Code and technical sources to support the variances. Allow access from a higher classification street.	
2. Provide an explanation of why the variance is necessary for the reasonable use of the property. Include special or unusual conditions which justify the variance and alternatives considered that would meet the Standards/Code. The uphill nature of the site means that an access off Briar Rose Lane, the lower classification would be much steeper than a driveway accessed off of Wellington Road, the higher classification street. A driveway off Wellington Road would provide direct access to the building envelope with an average driveway slope of less than 2%. The proposed access would be 170' further away from the intersection of Briar Rose and Wellington than the existing driveway, which is on Wellington Road, but only 20' from the intersection. The proposed driveway would be 190' from the intersection.	
3. Summarize impacts to safety and traffic & explain how the variance will not unacceptably compromise public safety, health, & welfare. The proposed driveway increases the distance from the intersection by 170' and enters Wellington Road at a point with high visibility in both directions. A vehicle turn around is proposed on site, so vehicles will be forward facing when accessing Wellington Road, and will not need to back out onto the street. There is a neighboring driveway 40' away from this proposed driveway, which currently causes no issues. Uphill site distance (from the east) will be approximately 175', and the downhill site distance (from the west) will be approximately 180'.	

4. Explain how the variance is not contrary to best engineering practices to the intent and general purpose of the Engineering Standards.

Wellington Road is a Minor collector road, and Briar Rose is a local street, so there is only one classification degree separating the two roads, and many other driveways already access off Wellington, including the current house on this lot. Our proposed driveway will significantly increase the distance of the driveway from the nearest intersection, as well as increasing the site distance in both directions.

5. Explain how the variance will not result in a significant impact to the public due to maintenance of the improvements.

There will be no impact to the public. The owners will maintain their new driveway, and necessary improvements at the sidewalk will be made during construction, at the owner's expense.

6. Describe proposed mitigation measures, if applicable and/or necessary.

The curb cut at the existing driveway will be removed, and the sidewalk will be replaced. A new curb cut with ADA sidewalk section will be constructed in front of the new driveway. Proposed landscaping will be placed to reduce impact to site distance concerns.

CERTIFICATION SIGNATURES

Stamp and Signature
of Design Engineer:



Date: 5/15/26

Variance Request Status: Granted X Denied _____

Reason for denial: _____

By: _____ Title: Senior Engineer

Printed Name: Kendra Hane Date: 05/15/2026

Additional Comments: _____



BROWN RESIDENCE

LOT 10 . BLOCK 2 . WEISSHORN SUBDIVISION . FILING #1
200 BRIAR ROSE LANE . BRECKENRIDGE . COLORADO



ISSUE	DATE
PRELIM	16 FEB 2026
PLANNING	4 MAY 2026
PROJECT# 2572	

AF	ABOVE FINISHED FLOOR	EL	OR LEVEL	ELEVATION	LAB	LABORATORY	5AN	5AN	SANITARY
ACOUS	ACOUSTICAL	ENGR	ENGINEER	ENGINEER	LAM	LAMINATED	SECT	SECTION	SECTION
ADD	ADDENDUM	EQ	EQUAL	EQ	EQ	EQUALITY	SEW	SEWER	SEWER
ADJ	ADJACENT	EST	ESTIMATE	EST	EST	ESTIMATE	SHFT	SHEET	SHEET
AGGR	AGGREGATE	EXC	EXCAVATE	EXC	MFG	MANUFACTURER	SHV	SHEET VINYL FLOORING	
AL	ALTERNATE	EXIST	EXISTING	EXIST	MATL	MATERIAL	SHVL	SHELVES (ING)	
ALUM	ALUMINUM	EJ	EXPANSION JOINT			MASONRY OPENING	SDG	SIDING	
APPD	APPROVED	EXT	EXTERIOR	MTL	METAL		SM	SIMILAR	
APPROX	APPROXIMATE	EXP	EXPOSED	MAX	MAXIMUM		SL	SLIDING	
ARCH	ARCHITECTURAL	FAB	FABRICATE	MECH	MECHANICAL		STC	SOUND-TRANSMISSION	
AS4	AS 500K AS POSSIBLE	FACE	FACE OF			CONTRACTOR		GLASS	
BBK	BASEBOARD RADIATION	FIN	FINISH	MED	MEDICINE (AL)		SPEC	SPECIFICATION	
BK	BEAM	FP	FIREPROOF	MIN	MINIMUM		SQ	SQUARE	
BM	BEARING	PFL	FIREPLACE	MISC	MISCELLANEOUS		5F	SQUARE FEET	
BFF	BETWEEN FINISHED FLOOR	PWT	BLOW FLOW	NAT	NATIONAL ELECTRIC CODE		SS	STAINLESS STEEL	
BET	BETWEEN	FLR	FLOOR	NOM	NOMINAL		STD	STANDARD	
BLK	BLOCK	FLG	FLOORING	NIC	NOT IN CONTRACT		STI	STEEL	
BND	BASINMENT	FD	FLOOR DRAIN	NT	NOT APPLICABLE		STRUCT	STRUCTURAL	
BTU	BRITISH THERMAL UNIT(S)	FT	FOOT, FEET	NTS	NOT TO SCALE		SUPP	SUBSTITUTE	
BD	BOARD	FTG	FOOTING	OC	ON CENTER		SURF	SURFACE	
BO	BOTH SIDES	FDN	FOUNDATION	OPN	OPENING		S4S	SURF 2 FOUR SIDES	
BO, BV	BOTTOM OF	FURN	FURNISH	ORN	ORNAMENTAL		SUSP	SUSPENDED	
BUDG	BUILDING	GAL	GALLON	OPH	OPPOSITE HAND		TELE	TELEPHONE	
CB	CABINET	GA	GAUGE	OSD	OUTSIDE DIAMETER		TV	TELEVISION	
CL	CENTER LINE	GALV	GALVANIZED	PTN	PARTITION		THK	TEMPERED	
CLG	CEILING	GC	GENERAL CONTRACTOR	PA	PENNY PAINTS, ETC		THP	THICK	
CLGR	CERAMIC	GL	GLASS, GLAZED	PERF	PERFORATED		TLT	TOLUENE	
CLO	CLOSET	GLB	GLUE LAM BEAM	PERP	PERPENDICULAR		T&G	TONGUE & GROOVE	
CLOD	CLOTHES DRYER	GR	GRADE	PLAST	PLASTER		TOP	TOP + BOTTOM	
CLW	CLOTHES WASHER	GYP	GYPSPUM	PLAS	PLASTIC		TO, T	TREAD	
COL	COLUMN	GWB	GYPSPUM WALLBOARD	PL	PLATE		TR	TYPICAL	
CONC	CONCRETE	HDW	HARDWARE	FLX	FLXGLASS		TY	UNDERGROUND	
CONT	CONSTRUCTION JOINT	HD	HEAD	PLMB	PLYMB		UGL	UNGLAZED	
CONT	CONTINUOUS	HVAC	HEATING, VENTING, AND AIR	PLYWD	PLYWOOD		UNFN	UNFINISHED	
COORD	COORDINATE		CONDITIONING	PROJ	PROJECT		UNLN	UNLESS NOTED OTHERWISE	
CPT	CARPET	HORIZ	HORIZONTAL	PROP	PROPERTY		VERF	VERIFY IN FIELD	
CNTS	COUNTER	HP	HORSEPOWER	QT	QUANTITY		VFT	VERTICAL	
G/S	COUNTER SINK	HB	HOSE BIBB	QTY	QUANTITY		VCT	VERF COMPOSITION TILE	
CS	CURB FEET	HW	HOT WATER HEATER	R	RADIUS		VLT	VOLT	
DP	DAMP PROOFING	HT	HEIGHT	RO	ROUGH DRAIN		WH	WATER HEATER	
DEPT	DEPARTMENT	IBC	INTERNATIONAL BUILDING	ROOM	ROOM		WC	WATER CLOSET	
DTL	DETAIL	CODE	CODE	R3	ROUGH SAWN		WF	WATERPROOF	
DIA, O /	DIAMETER	INCL	INCLUDED (ING)	REC	RECESSED		WGT	WEIGHT	
DM	DIMENSION	INFO	INFORMATION	RECL	RETAINING COVE BASE		WWF	WELDED WIRE FABRIC	
DW	DISHWASHER	INSP	INSPECTOR, INSPECTION	RW	RETAINING WALL		WF	WIDE FLANGE	
DWN	DOWN	ID	ID INSIDE DIAMETER	REFR	REFER OR REFERENCE		WIDW	WINDOW	
DRN	DRAIN	INSUL	INSULATION	REF	REFRIGERATOR		W	WITH	
DWG	DRAWING	INT	INTERIOR	REINF	REINFORCED		W	WITHOUT	
EA	EACH	INTL	INTERNATIONAL RESIDENTIAL	REBAR	REINFORCING BARS		WOD	WORKING	
EACH WAY	EACH WAY	CODE	CODE	REQD	REQUIRED		WKG	WORKING	
ELECT	ELECTRICAL	JT	JOINT	R	RISER				
ELECTRICAL CONTRACTOR	ELECTRICAL CONTRACTOR	JCT	JUNCTION	RO	ROUGH OPENING				
ELC	ELECTRIC	KWH	KILOWATT HOUR						

1. SMOKE ALARMS SHALL BE PROVIDED IN AND OUTSIDE OF EVERY SLEEPING ROOM PER 2018 IRC (R314.3.4).
2. SMOKE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTUATION OF ONE WILL ACTUATE ALL SMOKE ALARMS. (R314.4)
3. SMOKE ALARMS ARE REQUIRED TO BE BATTERY BACKED AND HAVE A TEST BACKUP. (R314.6)
4. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE EVERY SLEEPING ROOM IN ACCORDANCE WITH 2018 IRC (R315.5.3 CARBON MONOXIDE ALARMS)
5. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN ACCORDANCE WITH 2018 IRC (R315.5.4 CARBON MONOXIDE ALARMS)
6. SMOKE ALARMS ARE REQUIRED TO BE WIRRED TO THE PRIMARY POWER SOURCE IN ACCORDANCE WITH 2018 IRC (R315.6 CARBON MONOXIDE ALARMS)
7. ATTIC AREAS SHALL BE VENTILATED IN ACCORDANCE WITH 2018 IRC (R602.2 MINIMUM VENT AREA PER EXCEPTION FOR 1300 AREA)
8. GENERAL CONTRACTOR SHALL VERIFY ALL FIREPLACE APPLIANCE SELECTIONS WITH ARCHITECT AND APPLIANCE SUPPLIER, AND ALL UNITS SHALL BE APPROVED FOR USE BY CODE.
9. ALL DOCUMENTATION FOR EACH UNIT SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW, RECORD, MECHANICAL AND FINAL INSPECTIONS.
10. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY MECHANICAL AND ELECTRICAL NOTIFICATIONS AND SHALL BE COORDINATED AND APPROVED WITH ARCHITECT IN FIELD.
11. GENERAL CONTRACTOR SHALL VERIFY NON-COMBUSTIBLE HEARTH MATERIALS WITH PRODUCT SPECIFICATIONS AND SHALL BE COORDINATED AND APPROVED WITH ARCHITECT IN FIELD.
12. MECHANICAL SYSTEM AND MECHANICAL ROOM LAYOUT TO BE DESIGN-BUILD WITH MECHANICAL/PLUMBING CONTRACTOR AND SHALL PROVIDE WORKSPACE CLEARANCES PER 2018 IRC (M305.1 GROUND CLEARANCES)
13. ELECTRICAL DESIGN AND LAYOUT TO BE DESIGN-BUILD PER ELECTRICAL CONTRACTOR, AND ALL FINAL RECEPTACLE LOCATIONS SHALL BE FIELD-VERIFIED FOR COMPLIANCE WITH THE 2018 IRC AND 2017 NEC. ALL BATHROOM RECEPTACLE LOCATIONS SHALL BE FIELD-VERIFIED FOR COMPLIANCE WITH THE 2018 IRC AND 2017 NEC. ALL GARAGE RECEPTACLE LOCATIONS SHALL BE FIELD-VERIFIED FOR COMPLIANCE WITH THE 2018 IRC AND 2017 NEC. ALL HALLWAY RECEPTACLE LOCATIONS SHALL BE FIELD-VERIFIED FOR COMPLIANCE WITH THE 2018 IRC AND 2017 NEC. ALL RECEPTACLE LOCATIONS SHALL BE FIELD-VERIFIED FOR COMPLIANCE WITH THE 2018 IRC AND 2017 NEC. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH VEHICLE BAY OF THE GARAGE PER (E3901.9). AT LEAST ONE ELECTRICAL CHARGING STATION SHALL BE PROVIDED IN THE GARAGE.
14. GENERAL CONTRACTOR/MECHANICAL CONTRACTOR SHALL PROVIDE SUFFICIENT MECHANICAL VENTILATION AT ALL ROOMS WHERE NATURAL VENTILATION IS NOT POSSIBLE PER (R303.3).
15. ALL EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (R310.1.3)

	NEW 87.5 (EXIST 67.1)		SPOT ELEVATION		SETBACK LINE		ROOM NAME
	TB3		TEST BORING		PROPERTY LINE		ROOM NUMBER
	T / PLWWD EL = 120'-0"		TOP OF ELEVATION		BREAK LINE		WINDOW TYPE
	NEW CONTOUR				DETAIL NUMBER		INTERIOR ELEVATION(S)
	EXISTING CONTOUR				SHEET NUMBER		SHEET NUMBER
	OLD CONTOUR				BUILDING OR WALL SECTION		REVISIONS
	CENTERLINE						
	HIDDEN LINE (ABOVE)						
	HIDDEN LINE (BELOW)						

EARTH		MASONRY		WOOD		INSULATION	
	COMPACTED FILL		CONCRETE BLOCK		FINISH		FOAM
	POROUS FILL		BRICK		ROUGH-DIMENSION LUMBER		BATT
	UNDISTURBED FILL		STONE		BLOCKING		RIGID
	ROCK		GLASS BLOCK	OR	GLU-LAM	CONCRETE	
METAL					PLYWOOD		CAST
	STEEL						LIGHTWEIGHT CONCRETE

- A. CONTRACTOR'S RESPONSIBILITIES
 1. THE CONTRACTOR SHALL VERIFY THAT THE BUILDING CODE REQUIREMENTS, AS ADOPTED BY THE LOCAL MUNICIPALITY, HAVE BEEN MET. ALL WORK CONTAINED WITHIN THESE DOCUMENTS SHALL CONFORM TO ALL CODES, REGULATIONS, ORDINANCES, LAWS, PERMITS, & CONTRACT DOCUMENTS WHICH APPLY.
 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS, LICENSES, AND APPROVALS ASSOCIATED WITH THIS PROJECT.
 3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EQUIPMENT SIZES AND LOCATIONS WITH MECHANICAL, PLUMBING, ELECTRICAL, AND UTILITY COMPANIES.
 4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FIRE MITIGATION REQUIREMENTS WITH THE MUNICIPALITY AND FOREST SERVICE.
 5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE ARCHITECT PRIOR TO DIGGING THE FOOTINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
 6. THE CONTRACTOR MUST VERIFY THAT ALL DOORS, WALLS, AND CEILINGS BETWEEN GARAGE AND LIVING SPACES MEET ALL FIRE AND SAFETY CODES AND REGULATIONS.
 7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL FINISH GRADES ON SITE.
 8. THE CONTRACTOR MUST VERIFY THAT FIREPLACE AND/OR WOOD STOVE INSTALLATION COMPLIES WITH ALL LOCAL, PROVINCE, AND NATIONAL FIRE CODES AND REGULATIONS.
 9. THE CONTRACTOR SHALL SUBMIT A LIST OF SUBCONTRACTORS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 11. THE CONTRACTOR AND HIS/HER SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETING ALL THE WORK WITHIN THESE DOCUMENTS, UNLESS OTHERWISE STATED OTHERWISE.
 12. CONTRACTOR TO PROVIDE SMOKE DETECTORS & CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH LOCAL APPLICABLE CODES.
 13. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, AC EQUIPMENT, REFRIGERATORS, AND ALL OTHER ITEMS AS REQUIRED.
 14. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
 15. CONTRACTOR'S WORK SHALL BE IN ACCORDANCE WITH ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION IF NOT NOTED ON PLANS.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE PERMITS FOR THE FIRE SPRINKLER SYSTEM. SYSTEM SHALL BE REVIEWED BY THE ARCHITECT.
 17. NO PORTION OF THE WORK REQUIRING SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT AND ENGINEER. ALL SUCH PORTIONS OF THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH REVIEWED SHOP DRAWINGS AND SAMPLES.
 18. THE CONTRACTOR SHALL CONTINUE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THESE DOCUMENTS AND THE PROPERTY OWNERS ASSOCIATION.
 19. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL THE PREVALENT CLUTTER AS A RESULT OF HIS/HER OPERATION.
 20. THE GENERAL CONTRACTOR AND OWNER ARE RESPONSIBLE FOR RADON TESTING IN THE FIELD & MUST INSTALL ALL NECESSARY EQUIPMENT TO PREVENT RADON BUILD-UP WITHIN THE STRUCTURE.
 21. MOISTURE DURING CONSTRUCTION: IN GENERAL, CONTRACTORS & SUBCONTRACTORS ARE TO BE PROACTIVE IN THE MITIGATION OF MOISTURE DURING CONSTRUCTION. "TIGHT BUILDING" CONSTRUCTION IS ONE OF THE IMPLICATED CAUSES OF MOLD. ALL ROOFS & CRAWL SPACES & OTHER UNCONDITIONED SPACES ARE TO BE VENTILATED ADEQUATELY; IF EXCESSIVE MOISTURE IS NOTICED DURING CONSTRUCTION, THE OWNER IS TO BE NOTIFIED IMMEDIATELY. ANY MODIFICATION TO THE PLANS REGARDING MOISTURE CONTROL DURING CONSTRUCTION SHALL BE REVIEWED BY THE ARCHITECT.
- B. CHANGES TO THE DESIGN
 1. CHANGES OR SUBSTITUTIONS TO THE DESIGN OR TO PRODUCTS WHICH WERE SPECIFIED IN THESE DOCUMENTS WILL ONLY BE ALLOWED WITH WRITTEN APPROVAL FROM THE OWNER OR ARCHITECT AND FROM THE ARCHITECTURAL REVIEW BOARD.
- C. STRUCTURAL CHANGES
 1. ANY CHANGES IN THE FIELD TO THE STRUCTURAL PLANS SHALL RELIEVE THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONSEQUENCES WHICH MAY ARISE. ANY PROPOSED CHANGES TO THE STRUCTURAL DOCUMENTS MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING.

1. A TOPOGRAPHIC MAP OF THIS SITE WAS OBTAINED FROM RANGE WEST ENGINEERS 4 SURVEYORS; DATED 11 NOVEMBER, 2025.
2. A GEOTECHNICAL ENGINEERING STUDY HAS NOT BEEN PROVIDED BY THE OWNER.
3. THE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
4. ANY EXISTING LANDSCAPING OUTSIDE OF THE LIMIT OF DISTURBANCE AND ANY TREES DESIGNATED TO REMAIN ARE TO BE MAINTAINED AND PROTECTED DURING ALL CONSTRUCTION ACTIVITIES.
5. FINISH GRADE IS TO PROVIDE DRAINAGE AWAY FROM THE FOUNDATION VIA SWALES, DRAINS, ETC. AT ALL LOCATIONS.
6. PROTECT ALL TOPSOIL WHEN EXCAVATING AND REPLY TO ALL DISTURBED SOIL AREAS AFTER CONSTRUCTION IS COMPLETE.

1. ALL WINDOWS TO BE ALUMINUM CLAD - PER EXTERIOR MATERIALS SCHEDULE.
2. ALL INTERIOR WOOD AT WINDOWS TO BE KNOTTY ALDER, FINISH PER INTERIOR DESIGNER / OWNER.
3. ALL GLAZING TO BE DOUBLE PANELED, LOW E, DUAL SEALED, AND RATED FOR HIGH ALTITUDES.
4. ALL WINDOW HARDWARE TO BE CHOSEN BY INTERIOR DESIGNER / OWNER.
5. VERIFY ALL WINDOW AND ROUGH OPENING SIZES WITH MANUFACTURER.
6. VERIFY ALL GRESSIT UNIT SIZES PRIOR TO ORDERING.
7. REFER TO EXTERIOR ELEVATIONS FOR WINDOW OPENING.
8. ALL CUSTOM WINDOWS MUST BE FIELD VERIFIED WITH FRAMED ROUGH OPENINGS PRIOR TO ORDERING.
9. ALL WINDOW OPENINGS TO BE WRAPPED WITH 6" OR EQUAL, AND FITTED WITH SELF-ADHERING FLASHING, INSTALL PER MIFRS SPECIFICATIONS, PRIOR TO SETTING WINDOWS.
10. ALL GLAZING HAZARDOUS LOCATIONS TO BE GLAZED WITH SAFETY MATERIAL, PER LOCAL CODE.
11. ALSO REFER TO WINDOW SCHEDULE IN PROJECT MANUAL.

1. ALL DOOR HARDWARE TO BE CHOSEN BY OWNER.
2. DOOR SIZES AND SWING DIRECTIONS NOTED ON FLOOR PLANS.
3. INSULATE ALL EXTERIOR DOOR SHIM SPACES.
4. PROVIDE WEATHERSTRIPPING AND THRESHOLDS (AT EXTERIOR DOORS).
5. ALL DOOR OPENINGS TO BE WRAPPED WITH TYVEK (OR EQUIVALENT), AND FITTED WITH SELF-ADHERING FLASHING. INSTALL PER MFR'S SPECIFICATIONS, PRIOR TO SETTING DOOR JAMBS.
6. ALL DOOR FRAMES (EXCEPT FRONT DOOR) TO BE ALUMINUM CLAD PER EXTERIOR MATERIALS SCHEDULE. ALSO REFER TO WINDOW SCHEDULE IN PROJECT MANUAL.

PROJECT SITE
200 BRUAR ROSE LANE
BRECKENRIDGE, CO

C5	COVER SHEET
INFO	INFORMATION SHEET
A1.1	EXISTING SITE & DEMO PLAN
A1.2	PROPOSED SITE PLAN
L1.1	LANDSCAPE PLAN
A2.1	LOWER LEVEL FLOOR PLAN
A2.2	MAIN LEVEL FLOOR PLAN
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	PERSPECTIVE RENDERINGS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS

	FINISHED	UNFINISHED	TOTAL
MAIN LEVEL	2,634	866	3,500
LOWER LEVEL	2,406	152	2,558
TOTAL	5,040	1,018	6,058

SITE AREA:	30,140 SF (0.69 ACRES)
FOOTPRINT WITH DECKS & OVERHANGS:	5,203 SF
PAVED DRIVEWAY:	1,872 SF
UNCOVERED PATIOS & WALKWAY AREAS:	120 SF
SNOWSTACK AREA:	1,000 SF (50% OF DRIVEWAY & WALKWAY AREAS)
OPEN SPACE:	22,945 SF (76% OF SITE)

OWNER
SCOTT & CINDY BROWN
523 FM 306
NEW BOUNDFELS . TEXAS . 78130
T: 830.214.4031

ARCHITECT
ALLEN-GUERRA ARCHITECTURE
1915 AIRPORT ROAD . SUITE 105
PO BOX 7488
BRECKENRIDGE . COLORADO . 80424
T: 970.453.7002

GENERAL CONTRACTOR
ROCKRIDGE BUILDING COMPANY
1705 AIRPORT ROAD . SUITE #4
PO BOX 1615
BRECKENRIDGE . COLORADO . 80424
T: 970.453.9647

SURVEYOR
RANGE WEST ENGINEERS & SURVEYORS, INC.
PO BOX 589
SILVERTHORNE, COLORADO . 80498
T: 970.468.6281

GEOTECHNICAL ENGINEER
T.B.D.

STRUCTURAL ENGINEER
T.B.D.



BROWN RESIDENCE
LOT 10 . BLOCK 2 . WEISSHORN SUBDIVISION . FILING #
200 BRIAR ROSE LANE . BRECKENRIDGE . COLORADO

INFORMATION SHEET

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AQ.1

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EXISTING SITE & DEMO PLAN

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Al.l





1
A1.2

PROPOSED SITE PLAN

EDGE POINT	NAT. GRADE	PROPOSED GRADE	ROOF ELEVATION	BLDG HEIGHT	MEASURED FROM
A	9,592.7'	9,593.0'	9,622.2'	29.5'	NAT. GRADE
B	9,593.2'	9,593.0'	9,625.2'	32.2'	NAT. GRADE
C	9,594.2'	9,593.0'	9,625.5'	32.5'	NAT. GRADE
D	9,594.8'	9,595.5'	9,620.0'	25.2'	NAT. GRADE

BROWN RESIDENCE
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200 BRIAR ROSE LANE, BRECKENRIDGE, COLORADO

PROPOSED SITE PLAN

TITLE

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A1.2

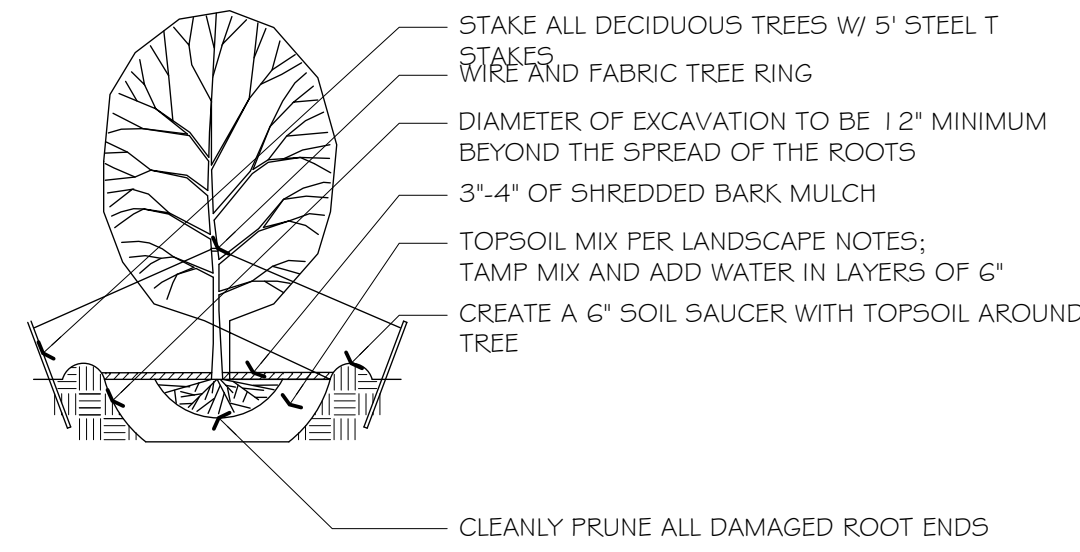
PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	12	RIBES ALPINUM # ROSA WOODSII	ALPINE CURRANT # WOODS ROSE	5 GAL
	20	POPULUS TREMULOIDES	ASPEN	(10) 2" CAL (10) MULTI- STEM
	6	PICEA PUNGENS	COLORADO SPRUCE	12'
	6	PINUS LONGAEVA	BRISTLECONE PINE	6'
	ALL DISTURBED LOCATIONS	NATIVE SEED MIX (SEE LANDSCAPE NOTES)		

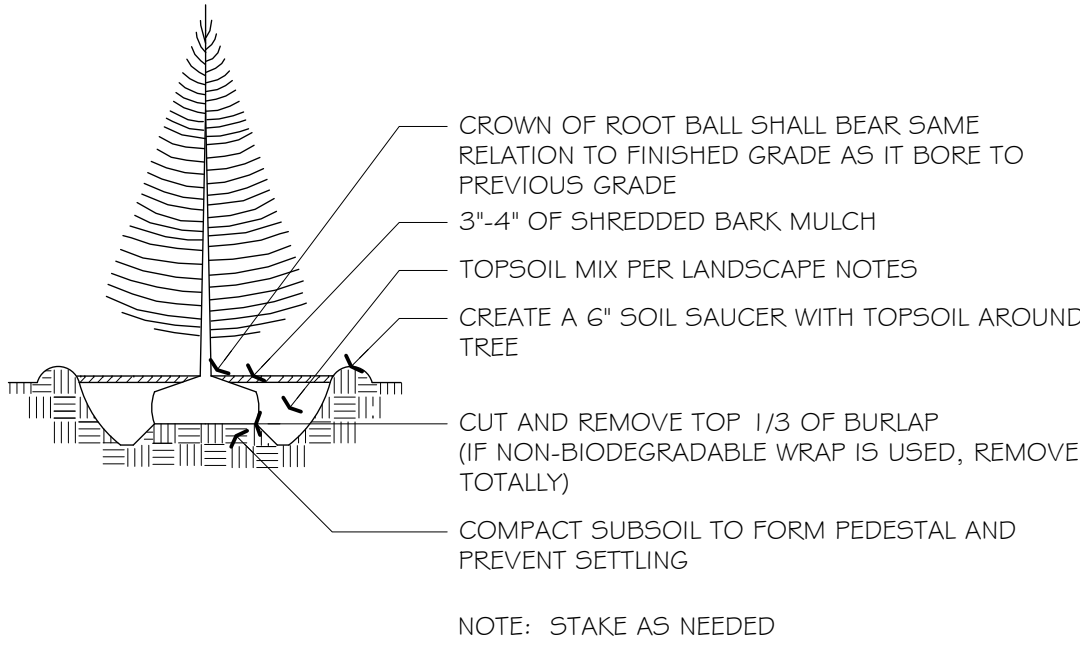
LANDSCAPE NOTES

1. EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, SINGLY OR IN COMBINATION, NON-EROSIVE DRAINAGE MATS, SILT FENCING, DIVERSION SWALES, AND DIKES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
2. NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK RIPRAP IS TO EXTEND 8" BEYOND DRIP LINE.
3. EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XERISCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 3603.C3.
4. ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE MUST BE REMOVED TO CREATE DEFENSIBLE SPACE, PER TOWN CODE.
5. REMOVE ALL EXISTING BEETLE KILL TREES, PER HOA GUIDELINES.
6. TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, HOA, AND TOWN PLANNING STAFF, PRIOR TO REMOVAL.
7. ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:
 - 30% SLENDER WHEATGRASS
 - 15% CANBY BLUEGRASS
 - 10% BIG BLUEGRASS
 - 10% IDAHO FESCUE
 - 10% SHEEP FESCUE
 - 10% WESTERN WHEATGRASS
 - 5% BLUE WILDRYE
 - 5% TUFTED HAIRGRASSALONG WITH A MIXTURE OF PERENNIALS + GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE.
8. A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS.

DECIDUOUS TREE PLANTING

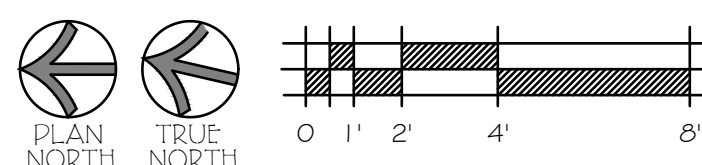
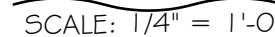


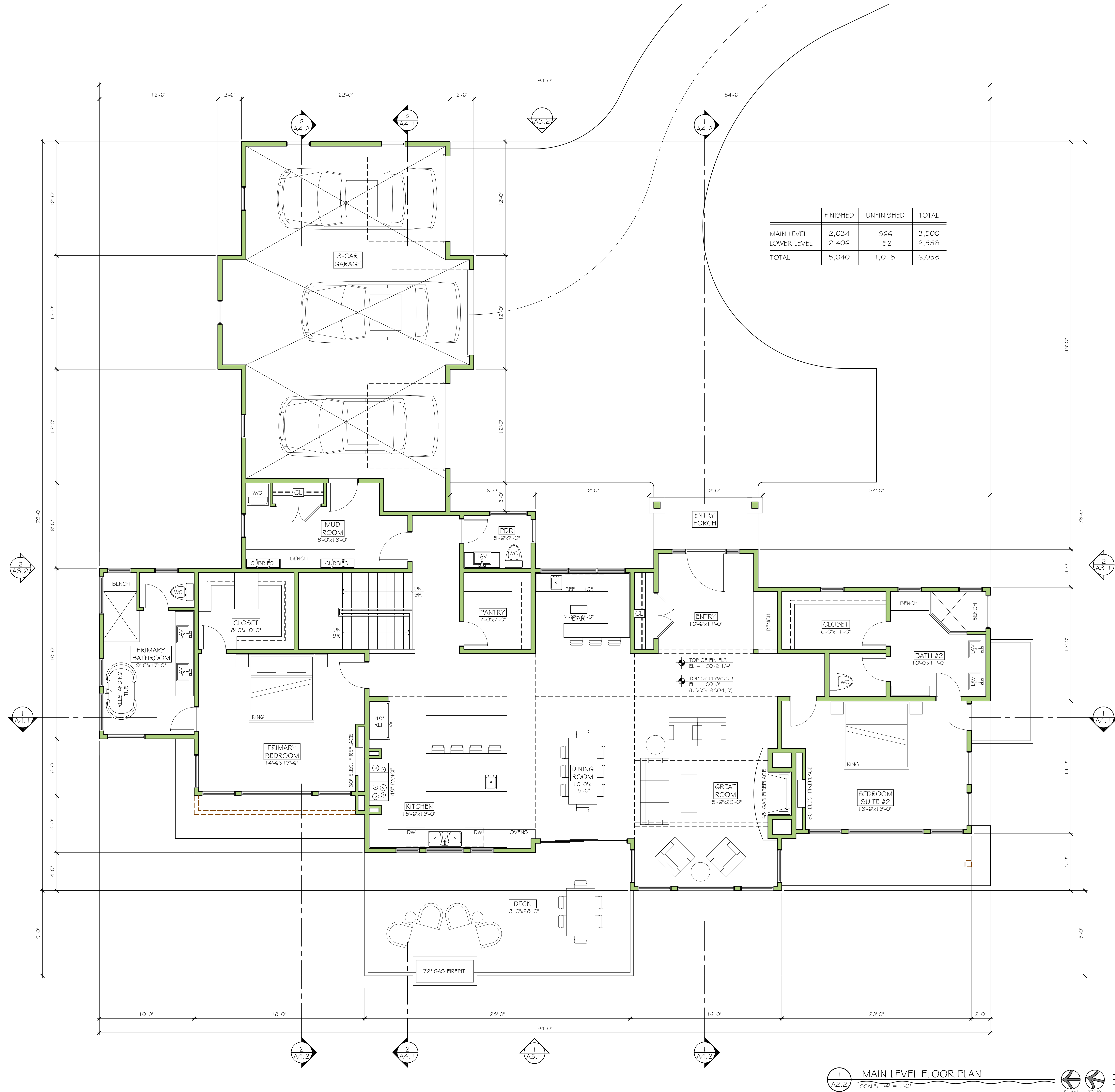
CONIFEROUS TREE PLANTING



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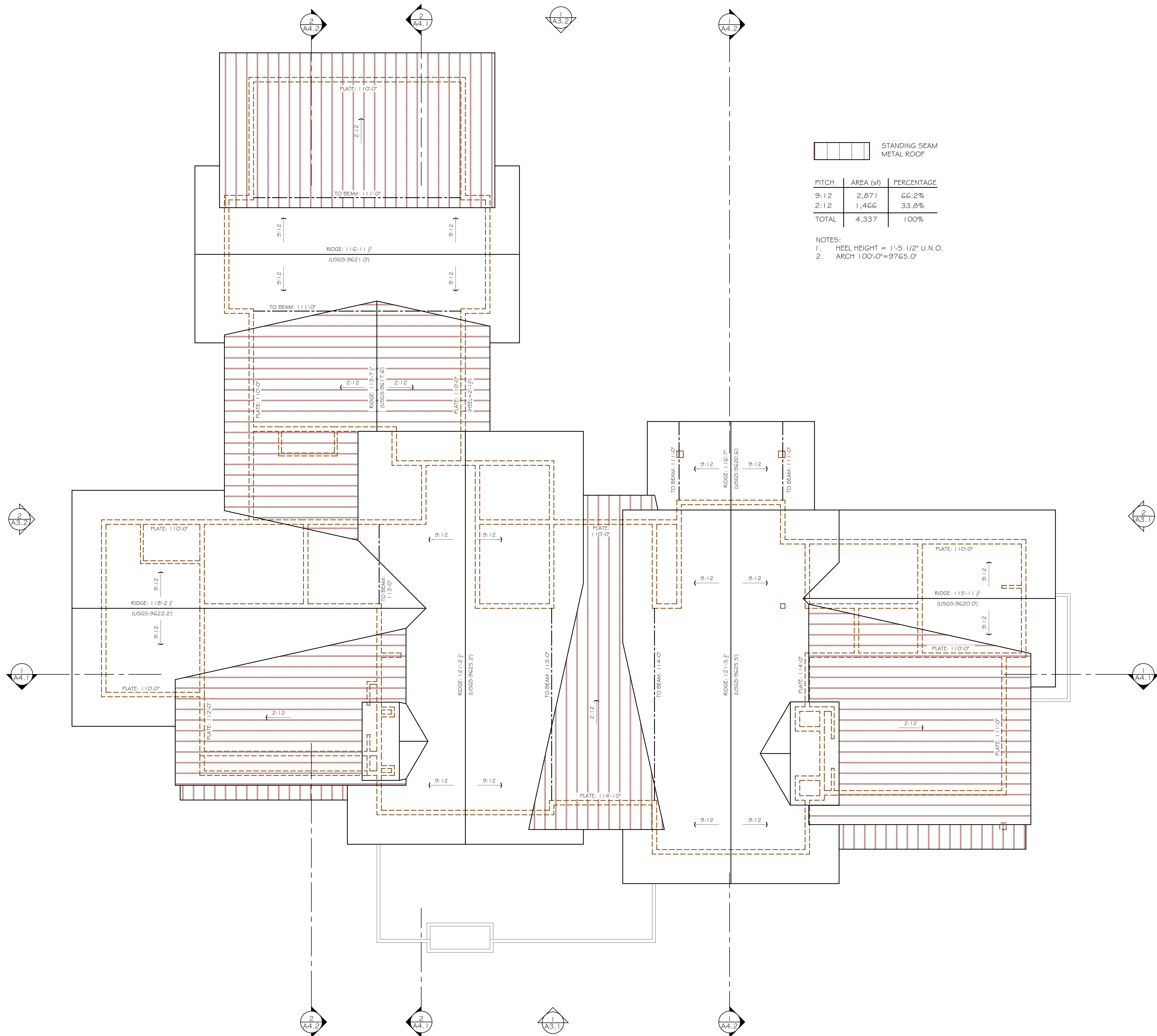
MAIN LEVEL FLOOR PLAN

TITLE

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A2.2



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ROOF PLAN

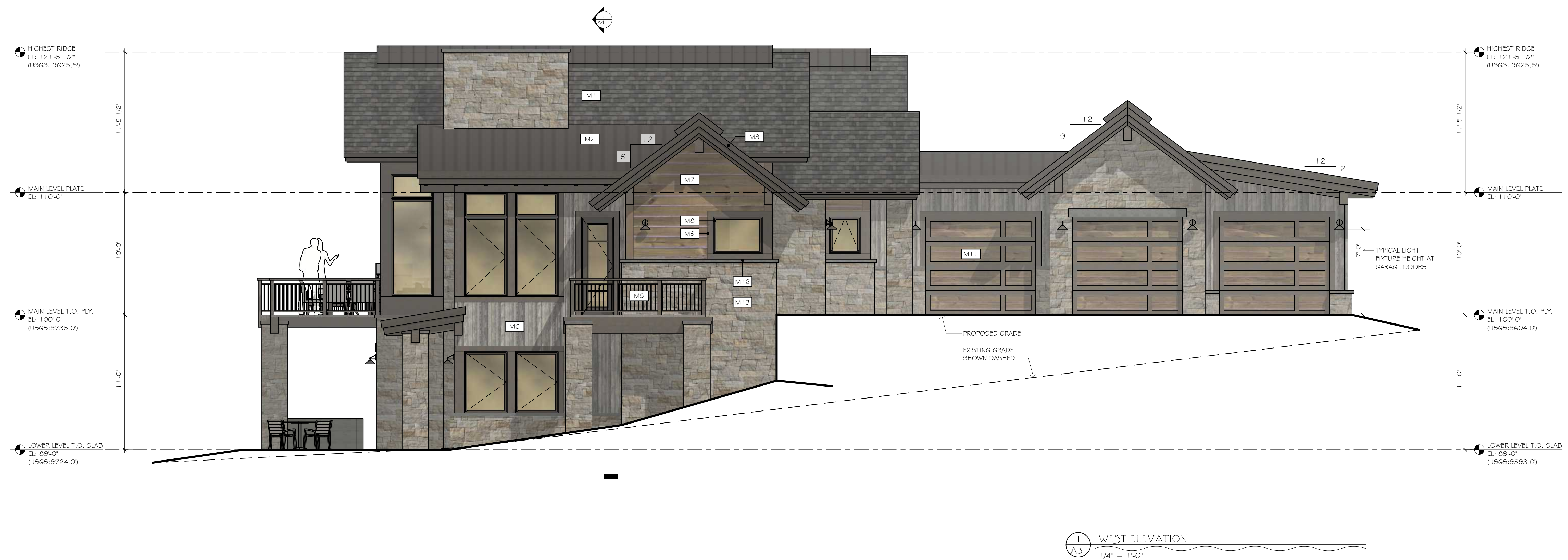
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A2.3

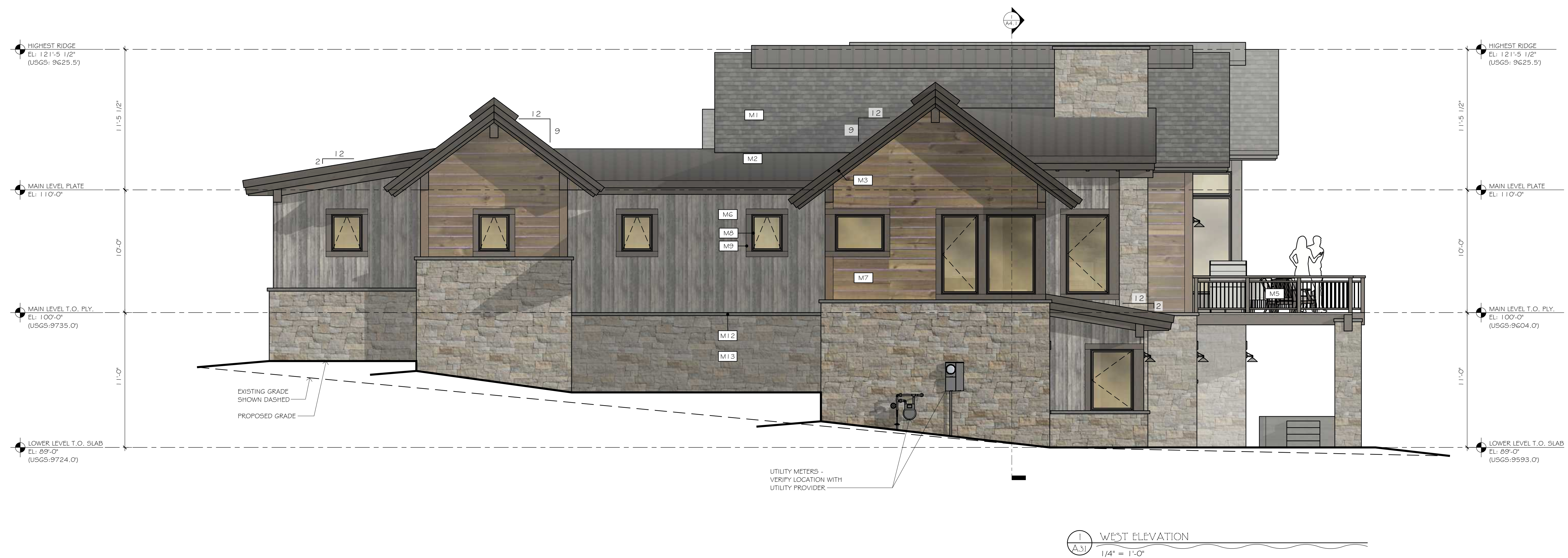
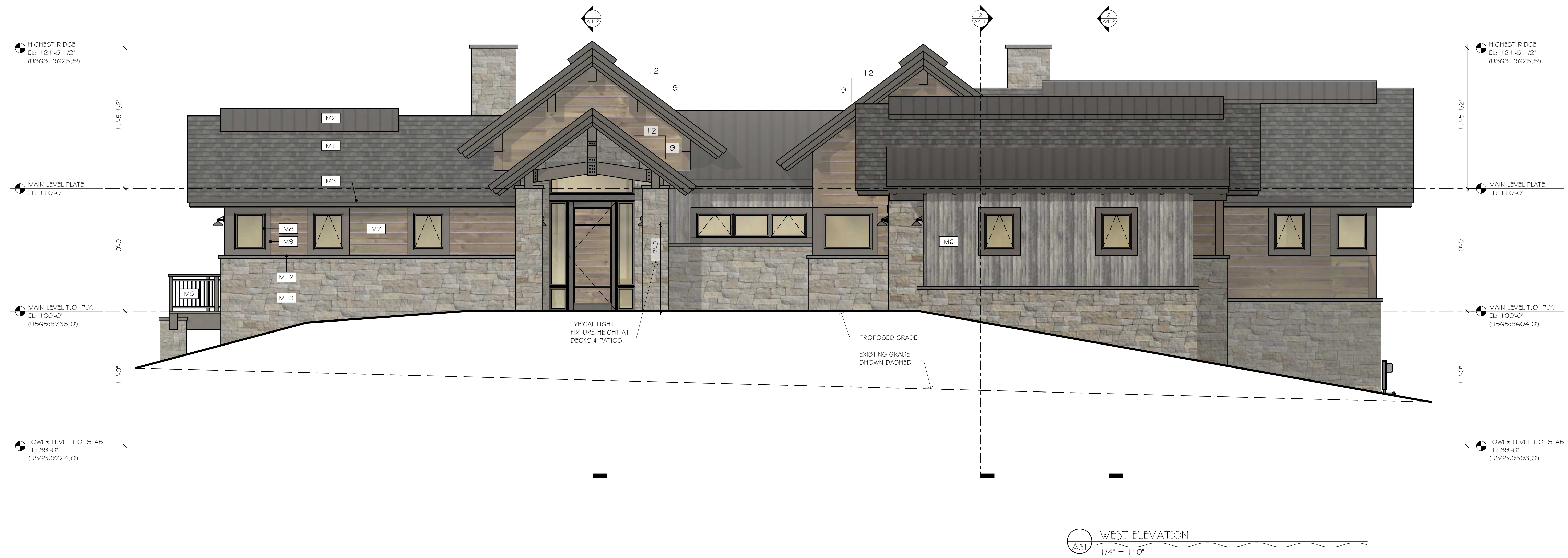


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A3.1



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EXTERIOR ELEVATIONS
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2 NORTHWEST PERSPECTIVE
A3.3 N.T.S.



1 SOUTHWEST PERSPECTIVE
A3.3 N.T.S.



4 SOUTHEAST PERSPECTIVE
A3.3 N.T.S.



3 NORTHEAST PERSPECTIVE
A3.3 N.T.S.

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A3.3



1 PERSPECTIVE SECTION THROUGH LONG AXIS
A4.1 N.T.S.



2 PERSPECTIVE SECTION THROUGH GARAGE
A4.1 N.T.S.

BROWN RESIDENCE
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TITLE
BUILDING SECTIONS
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A4.1



1 PERSPECTIVE SECTION THROUGH GREAT ROOM
N.T.S.



2 PERSPECTIVE SECTION THROUGH PRIMARY SUITE
N.T.S.

BROWN RESIDENCE
LOT 10, BLOCK 2, WEDSHORN SUBDIVISION, FILING #1
200 BRIAR ROSE LANE, BRECKENRIDGE, COLORADO

TITLE
BUILDING SECTIONS

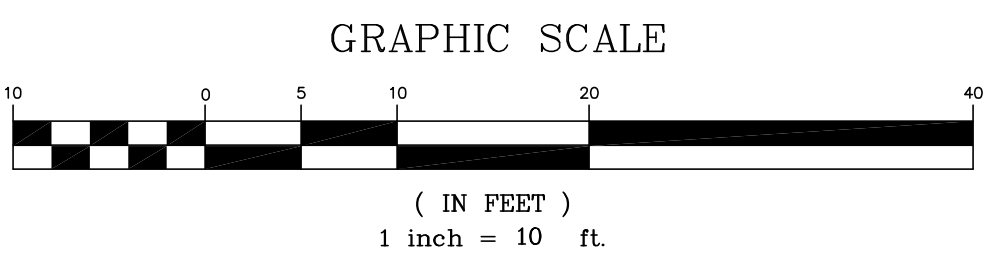
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ISSUE	DATE
PRELIM	16 FEB 2026
PLANNING	4 MAY 2026

PROJECT# 2572

A4.2

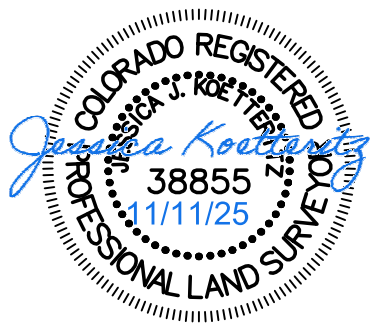
A TOPOGRAPHIC MAP FOR
LOT 10, BLOCK 2, WEISSHORN SUBDIVISION – FILING NO. 1
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



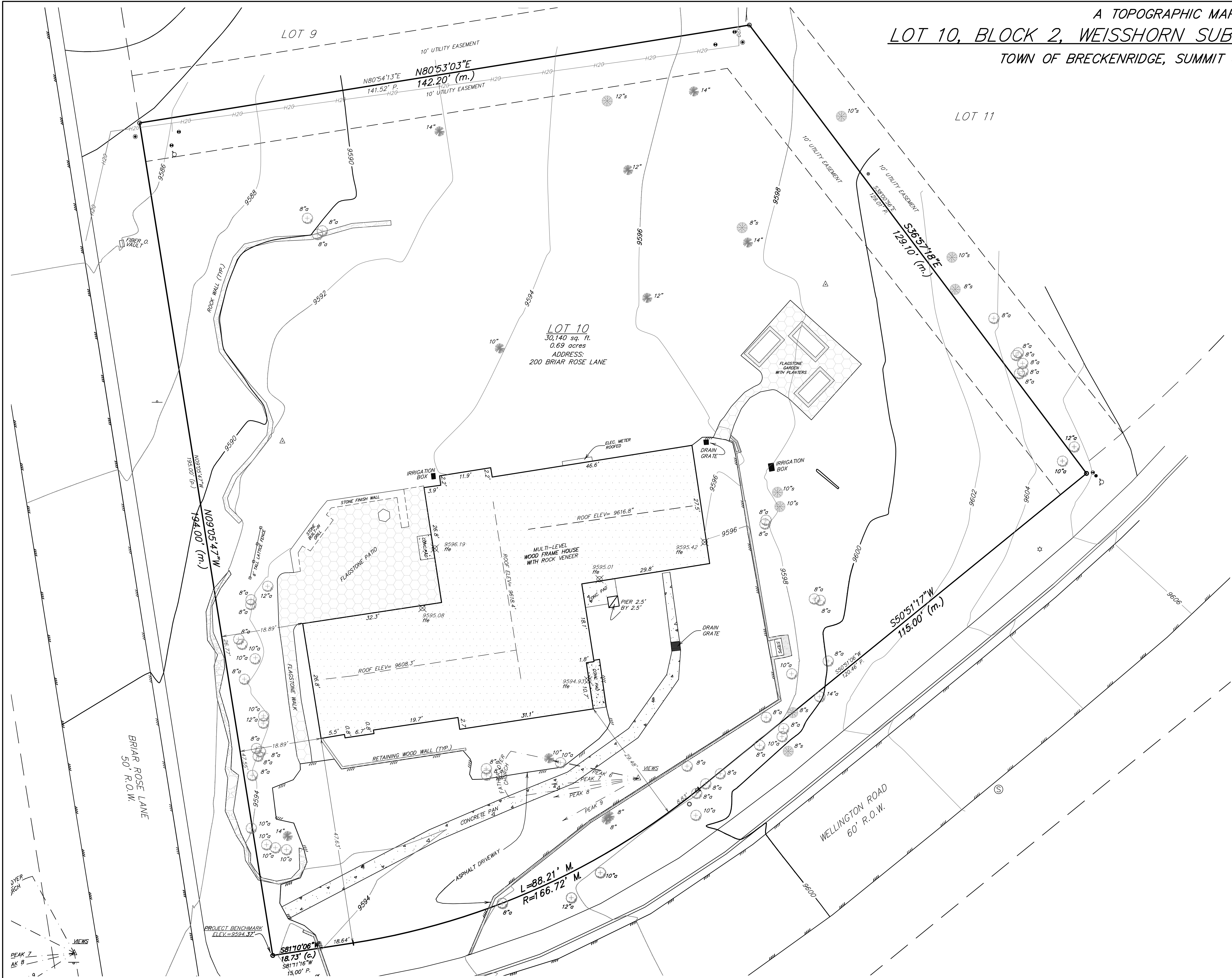
DATE OF FIELD SURVEY: 10/02/2025
CONTOUR INTERVAL=2 FEET

LEGEND

- FOUND REBAR & ORANGE CAP
- FOUND ORANGE P&C (PLS 27924)
- FOUND #4 REBAR
- FOUND YELLOW CAP (PLS 26292)
- P. PLATTED COURSE
- C. COMPUTED COURSE
- ⊙ SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WELL
- ⊙ CURB STOP (WATER SERVICE)
- UTILITY PEDESTAL
- ⊙ UTILITY POLE
- ☆ LIGHT POLE
- △ RANDOM SURVEY CONTROL POINT
- 8" P PINE TREE WITH TRUNK DIAMETER
- 8" A ASPEN TREE WITH TRUNK DIAMETER
- 8" S SPRUCE TREE WITH TRUNK DIAMETER
- H2O — WATER LINE



Drawn JJK/FG	Dwg 23112TP	Project 23112
Checked JJK	Date 11/11/2025	Sheet 1 of 1
R-A-N-G-E-W-E-S-T ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		



NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, OR NO DEFECT MAY BE ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BROWN RESIDENCE

EXTERIOR MATERIALS SCHEDULE

DATE: 4 MAY, 2026

LABEL	ITEM	COLOR	DESCRIPTION
M1	ROOF - MEMBRANE		GAF TIMBERLINE HDZ 50 YEAR - CLASS A COLOR SHALL BE "CHARCOAL"
M2	ROOF - METAL & CAP FLASHING		STANDING SEAM METAL ROOF COLOR "DARK BRONZE" NON-REFLECTIVE
M3	FASCIA		SPECIALTY WOOD PRODUCTS 'FRT' CEDAR PER DETAILS - STAIN WITH SUPERDECK 2320 "CAPE BLACKWOOD"
M4	SOFFIT		SPECIALTY WOOD PRODUCTS 'FRT' 1x4, T&G CEDAR - COLOR - "VANDERBILT"
M5	EXPOSED STEEL @ RAILINGS		PAINTED STEEL PER DETAILS, COLOR TO BE GRAPHITE
M6	VERTICAL SIDING		SPECIALTY WOOD PRODUCTS 'FRT' 1x6, ROUGH SAWN T&G CEDAR - COLOR - "ASH GROVE"
M7	HORIZONTAL SIDING		SPECIALTY WOOD PRODUCTS 'FRT' 2x12 CEDAR W/ CHINKING - COLOR - "SCHAFFER"

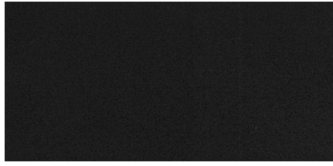
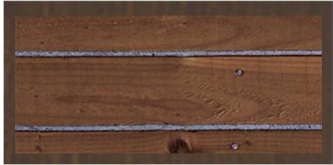
NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE PAINTED TO BLEND UNABTRUSIVELY WITH ADJACENT SURFACES.



BROWN RESIDENCE

EXTERIOR MATERIALS SCHEDULE

DATE: 4 MAY, 2026

LABEL	ITEM	COLOR	DESCRIPTION
M8	DOOR/WINDOW TRIM & EXPOSED TIMBERS		2X CEDAR PER DETAIL – STAIN WITH SUPERDECK 2750 “BURNT HICKORY”
M9	DOORS/ WINDOWS		SIERRA PACIFIC WINDOWS ALUMINUM CLADDING COLOR – 401 – DARK BRONZE
M10	DECKING		AZEK CLASS A DECKING – COLOR SHALL BE “ENGLISH WALNUT”
M11	GARAGE DOORS		CEDAR STYLES & RAILS PER DETAILS – STAIN TO MATCH TRIM (M8) – WALLS PANELS TO MATCH (M7)
M12	STONE CAP		3” SANDSTONE PER DETAILS COLOR TO BE DARK GREY
M13	STONE VENEER		GALLEGOS CORPORATION “NORTHSTAR #303” DRY STACKED

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE PAINTED TO BLEND UNABTRUSIVELY WITH ADJACENT SURFACES.



BROWN RESIDENCE
200 BRIAR ROSE LANE
BRECKENRIDGE . COLORADO



EXTERIOR LIGHT FIXTURE
MODEL: RIPLEY

MANUFACTURER: KICHLER

DIMENSIONS: 9.25" HEIGHT; 10" WIDTH; 11.5" DEPTH

FINISH & GLASS: DARK BRONZE ALUMINUM

MAX WATTAGE: 40 WATTS

TOTAL LUMENS: 250

COLOR TEMPERATURE: 2,700K

DESCRIPTION: RECESSED LIGHT BULB; DARK SKY COMPLIANT

Planning Commission Staff Report – Work Session

Subject:	314 S. Ridge Street Lot Size Variance Request (PL-2026-0118)
Proposal:	The Applicant requests a variance from the 5,000 sq. ft. minimum lot size requirements of the subdivision code. Given that the land is currently divided into three small lots of approximately 2,300 sq. ft. each, the applicant requests Planning Commission allow a variance for two lots to be created from the three lots. The interior lot is proposed to be 92' x 36' or 3,312 sq. ft. and the corner lot is proposed to be 39' x 92' or 3,588 sq. ft. The Applicant proposes moving the historic structure to the proposed interior lot with a plan for stabilization, rehabilitation, and a Handbook compliant addition to the historic structure, and constructing a new single-family residence on the proposed corner lot. Relocation and design of the historic structure addition and design of the new single-family residence will be approved through separate Class A hearings with the Planning Commission.
Date:	June 4, 2026 (for meeting of June 16, 2026)
Project Manager:	Sarah Crump, AICP, Senior Planner
Architect:	Brandon Smith, Rooted Architecture
Applicant:	New West Partners, LLC (Doug Gurlea)
Owners:	Hobbit House, LLC
Address:	314 South Ridge Street
Legal Description:	Lots 17, 18, 19, Block 9, Abbett Addition Subdivision
Lot size:	Each individual lot is 25' x 92' or 2,300 sq. ft.; 0.158 acres or 6,900 sq. ft. total.
Land Use District:	18.2, Residential: 20 UPA, Single Family, Duplex, Townhome, Multi-family Commercial: 1:1 FAR, Special Review
Historic District:	South End Residential Character Area, 9 UPA above ground recommended, 12 UPA maximum above ground.
Site Conditions:	The existing three lots have a raised elevation, sloping up from Ridge Street, and are located at the northeast corner of South Ridge Street and West Jefferson Avenue. They have been functionally used as a single large lot since the mid-20th Century with the existing structure straddling all three lot lines. The lots feature a stacked rock loose retaining wall adjacent to the west property line following Ridge Street and a more formally constructed rock retaining wall adjacent to the lots to the south along Jefferson Avenue right-of-way. A wooden staircase provides pedestrian access from Ridge Street to the front door of the residence. The lots are mostly grass covered with a few mature trees on the north lot. The lot is accessed via a gravel drive and public alley from Jefferson Avenue. An existing historic residential structure with non-historic addition spans across all three lots. The historic house was originally located at the corner of Jefferson Avenue and French Street to the east but was moved to this location in 1965 for

construction of the Groll Condominiums. This move was completed after the Town's period of historic significance ended in 1942.

Adjacent Uses:	East:	multi-family residential
	West:	Ridge Street right-of-way, commercial retail
	North:	multi-family residential
	South:	Jefferson Avenue right-of-way, multi-family residential
Total Density:	Existing:	988 sq. ft. total
	Max. recommended per LUGs:	5,056 sq. ft. total (20 UPA)
Above Ground Density:	Existing:	988 sq. ft.
	Max. allowed per Character Area:	2,275 sq. ft. (9 UPA)
Height:	Recommended height:	23 ft. (mid-point of gable)
	Maximum height:	26 ft. (mid-point of gable)
Setbacks:	Recommended setbacks:	
	Front:	15 ft.
	Sides:	10 ft. (south), 5 ft. (north)
	Rear:	15 ft.

Site



Item History

The existing lots, 17, 18, and 19 Block 9 of Abbett Addition Subdivision are each approximately 25' x 92' or 2,300 sq. ft. in area. All three lots are original to the 1882 Abbett Addition Subdivision plat. Originally platted lots were narrow but also not subject to today's larger required setbacks.

The existing historic structure on these lots features a front gable, bay window, and has a historic shed roof addition to the north. It was originally constructed in 1902, known as the Hallen House, and was previously located one half block to the east, at the northwest corner of French Street and Jefferson

Avenue, originally facing French Street. In 1965, to accommodate construction of the Groll Condominiums, the historic residence was relocated to its current location where it straddles Lots 17 and 18. Later, the non-historic garage to the rear was connected to the historic structure and converted into additional living space. The non-historic garage addition exists on Lots 18 and 19, causing the residential structure to span diagonally across all three lots. The historic portion of the existing structure is approximately 25' wide and cannot be located on a single one of the lots and also conform to required setbacks under the current code. This historic structure is eligible for local landmarking, despite having previously been moved from its original location. The historic structure is also allowed to be moved without penalty of negative points because it was previously moved after the Town's period of historic significance.

Staff Comments

This work session will focus narrowly on the variance request from the Subdivision Code and how allowing the variance would make a future new residential structure to be built in compliance with the Handbook of Design Guidelines. The applicant-provided renderings, which generally show massing, roof forms, and rough site design, are not meant to be evaluated against the development code in this work session. The renderings are meant to be representative of the project proposal and to show generally the potential unit locations and fit test, should this lot size variance request be granted. This work session will not cover building height, density, or architectural design compliance with the Handbook etc. for the potential residential units. These topics will be evaluated in future Class A hearings for the residential structures, should the Planning Commission support this request. This proposal will be evaluated against the Subdivision Code and applicable policies regarding lot frontage widths and street grid continuity from the Handbook of Design Guidelines.

The existing three lots are considered non-conforming lots as each is less than the 5,000 sq. ft. lot size minimum of the current Subdivision Code. Creating two lots requires a variance from the subdivision limitation of 5,000 sq. ft. minimum lot size. A non-conforming lot is defined as, *"any lot that lawfully existed before the adoption of this chapter, but which is not in compliance with the provisions of this chapter."* Lot line adjustment is defined as, *"the modification or deletion of an existing property line resulting in the creation of no additional lots or parcels."*

Article 9-2-1-10-1: Nonconforming Lots, of the Subdivision Code states, *"C. If a nonconforming lot is resubdivided, it shall be brought into compliance with the requirements of this chapter to the extent possible."*

And finally, the Subdivision Code, 9-2-4-5: Lot Dimensions, Improvements and Configuration, Section C. Lot Dimensions and Standards, is quoted as follows:

1. Lots for residential uses and all lots located within residential neighborhoods shall be a minimum of 5,000 square feet in size, except lots created through the subdivision of townhouses, duplexes, or building footprint lots created as part of a master plan, which are exempt when the lot and project as a whole is in general compliance with the town comprehensive planning program and have little or no adverse impacts on the neighborhood. Determination of "general compliance with the town's comprehensive planning program" shall be based upon, without limitation, the adequacy of proposed setbacks (including setbacks from other building footprint lots), privacy, functional parking, aesthetics, site buffering, circulation and compliance with the "Handbook Of Design Standards" as adopted in chapter 5 of this title.

Staff is supportive of the applicant's lot size variance request for the following reasons. Two lots of a greater size, rather than three smaller lots, would bring the existing non-conforming lots closer to compliance with the Subdivision Code and result in fewer lots than currently exist. The new lots would align with historic lot dimensions and buildings widths for the Character Area, would allow for

construction of a functional new single-family unit that is proportional to the existing historic structure, and would encourage rehabilitation of the existing historic residence that will remain on the interior lot.

By allowing for a variance to convert these three lots into two, the newly created lots will move closer to compliance with the size requirements of the Subdivision Code, “to the extent possible,” as stated above. While still smaller than the 5,000 sq. ft. lot size minimum, the lots will be fewer and closer in size to conformance with the subdivision code, than as they currently exist.

With the existing lot configuration, the historic structure could be maintained on two of the existing lots and the shared lot line vacated. This scenario would leave an awkward and very narrow second lot that would only be buildable with a narrow “shot-gun style” designed residence of no more than 15 feet wide to meet current relative setbacks. Such a narrow residence would look proportionally out of place next to the 25-foot-wide historic structure and multi-unit residential structure to the north. Such a narrow residence would also not be functionally ideal for future residents.

A better division of the land area, as proposed by the Applicant, would divide the three lots into two approximately equal sized larger lots. The corner lot would be only slightly wider than the interior lot to accommodate for greater required side setbacks on corner lots (10 feet instead of 5 feet). Under the Applicant’s proposal, the historic structure would be moved approximately 35 feet north to the interior lot that would be created. Moving the historic structure is allowable in this case without the assignment of negative points because the structure was previously moved to its current location in 1965 after the end of the Town’s historic period of significance ended in 1942. The Development Code would also allow moving the historic structure to another lot entirely.

The proposal to create two single-family lots from the three will result in preservation and landmarking of the historic structure in its current approximate location and a second functional new residence that complements the historic structure by better meeting the historic lot proportions, recommended lot frontage widths, and grid continuity described for residential construction by the Handbook of Design Standards.

The proposal to create two single-family lots that are proportional in size is supported by applicable policy statements and standards from the Handbook of Design Guidelines and Handbook for the South End Residential Character Area, including Priority Design Standards 5, 8, 158, and 164.

When the existing historic structure was moved to these lots and placed haphazardly straddling all three lot lines, the historic settlement pattern of the existing street grid and unifying block continuity were not respected, as is now required by the Handbook. The proposal to create two lots for two single-family structures would better follow Priority Policy 5, “*Preserve the historic town grid*,” than the placement of the historic structure as it is currently situated.

Priority Policy 8., “*Reinforce the visual unity of the block*,” is more easily followed if the site contains two proportional lots wherein the new single-family structure can, “*respect the scale and context of nearby historic structures*.” Two proportional lots avoid constructing a new much narrower structure which is diminutive in overall scale to the historic structure and disrupts the visual continuity of Ridge Street. Two proportionally sized lots allows for two similarly scaled structures and allows a new single-family residence that complements the historic residence.

Similar to Priority Policy 8, Priority Policy 158., “*New buildings should be in scale with existing historic and supporting buildings in the South End Residential Character Area*.” This priority policy is more easily adhered to if both lots are proportional in size so that the new single-family structure can be of a similar size to the existing historic structure rather than noticeably smaller and unproportional.

Finally, Priority Policy 164., “*Reinforce typical narrow front façade widths that are typical of historic buildings in the area,*” is supported by information from the South End Residential Character Area Handbook which states that typical surviving historic building widths range from 16 to 44 feet and prohibits front façade building widths that exceed 30 feet. The proposed lot widths of 36 feet and 39 feet with likely building widths of approximately 25 feet meet this standard and fall within the range.

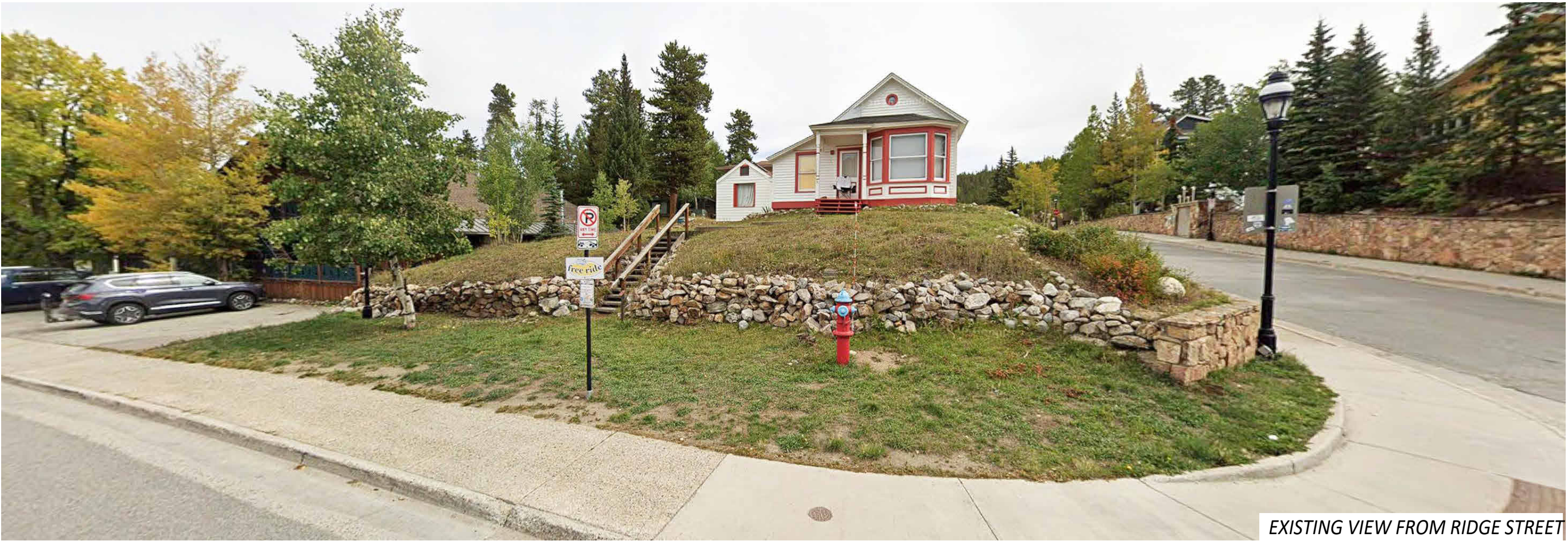
Staff recommends allowance of this lot size variance request which would create two functional single-family lots that are closer to compliance with the Subdivision Code and would result in future development that complements the existing historic structure and more easily complies with the Handbook of Design Guidelines.

Questions for the Commission

1. Does the Commission agree that a lot size variance should be granted to allow two lots of approximately 3,450 sq. ft., smaller than 5,000 sq. ft., to be created from the existing three lots of approximately 2,300 sq. ft.?

Should the Commission agree that a lot size variance should be granted, the variance will be granted through a Class-C Subdivision Application which will be reviewed and approved at the staff-level according to the Subdivision Code. Staff welcomes your questions and discussion regarding this variance request.





EXISTING VIEW FROM RIDGE STREET

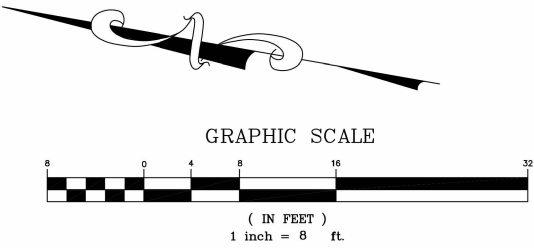
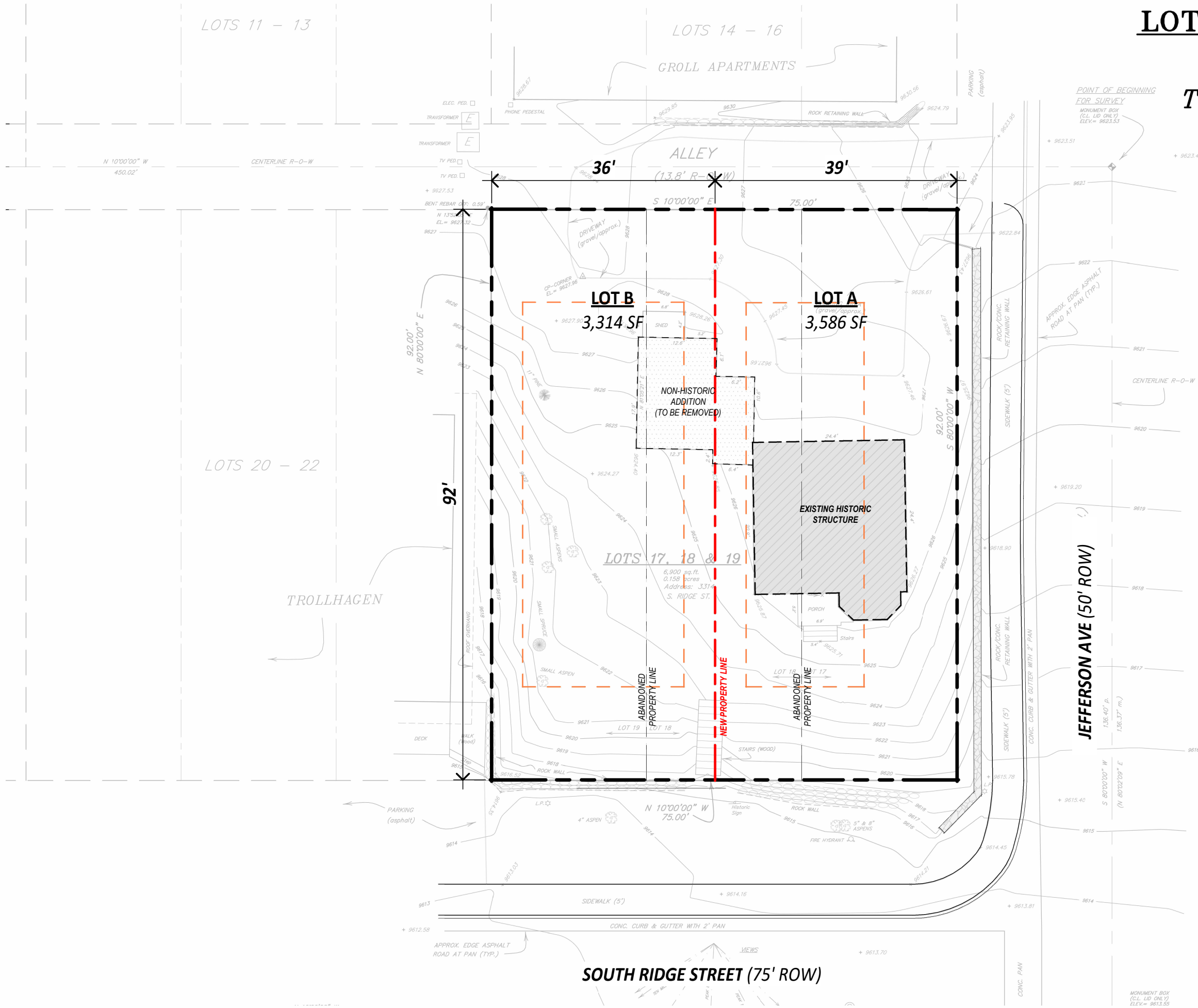


EXISTING VIEW FROM JEFFERSON AVENUE

LOTS 17, 18 & 19, BLOCK 9
ABBETT ADDITION
TO TOWN OF BRECKENRIDGE
SUMMIT COUNTY, COLORADO

ALLEY
(13.8' R-O-W)

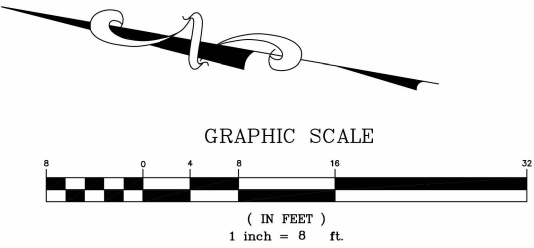
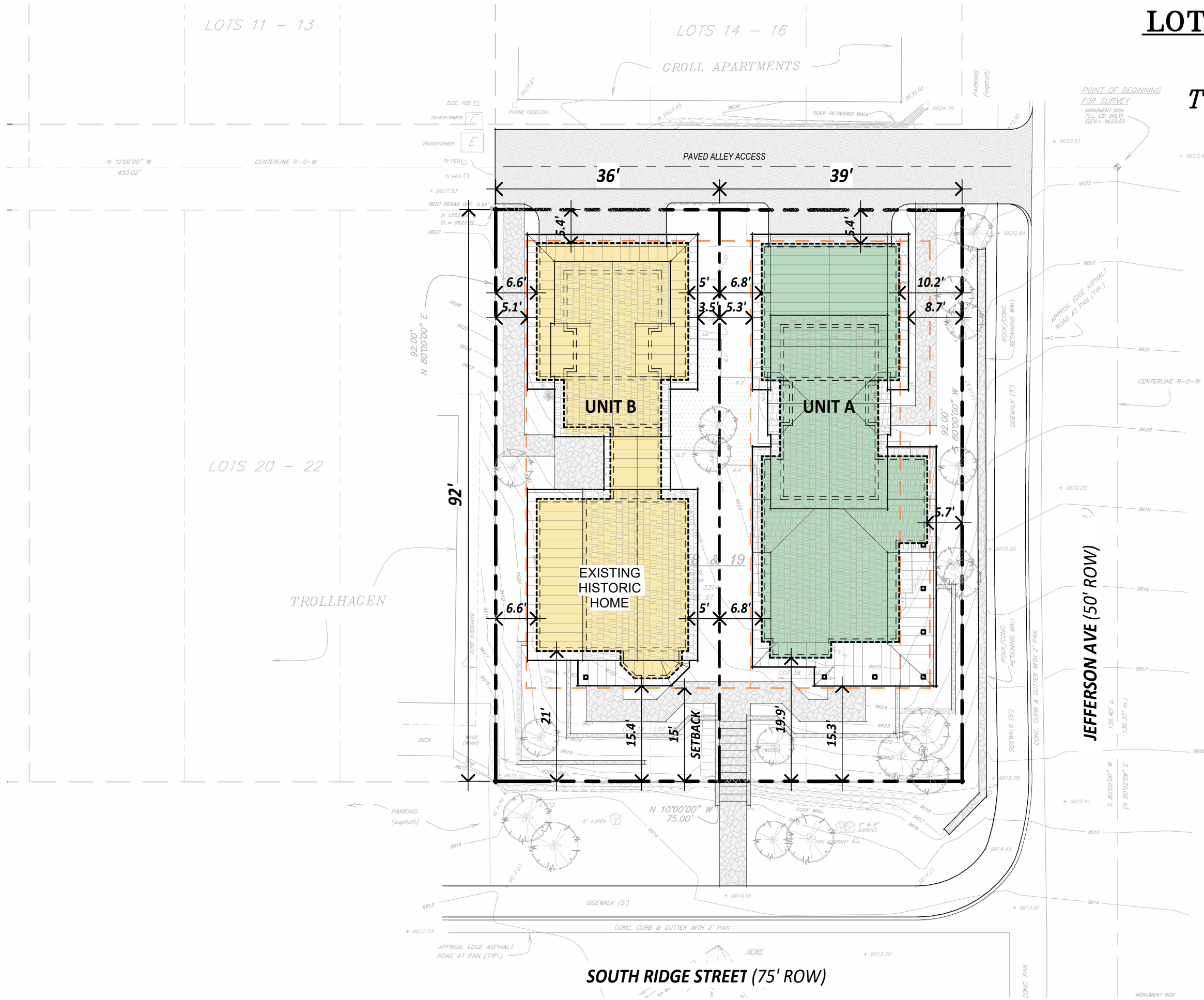
BLOCK 8



LOTS 17, 18 & 19, BLOCK 9
ABBETT ADDITION
TO TOWN OF BRECKENRIDGE
SUMMIT COUNTY, COLORADO

ALLEY
(13.8' R-O-W)

BLOCK 8







SOUTH RIDGE STREET

JEFFERSON AVENUE

A TOPOGRAPHIC MAP OF
LOTS 17, 18 & 19, BLOCK 9
ABBETT ADDITION
TO TOWN OF BRECKENRIDGE
SUMMIT COUNTY, COLORADO

ALLEY
(13.8' R-O-W)

NOTE ON LOCATIONS:

BECAUSE OF HEAVY SNOW & ICE, SOME LOCATIONS, ESPECIALLY WALKS AND CURB & GUTTER ARE APPROXIMATE ONLY.

CONTROL NOTE:

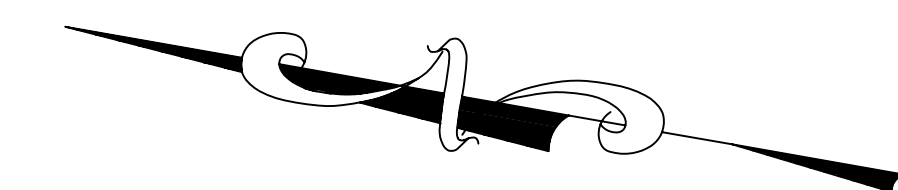
CONTROL IS BASED ON PINS FOUND ON LOTS 25 AND 26 AND THE MONUMENT BOX LIDS AS SHOWN. BECAUSE OF ICE, ACCESS TO THE PINS INSIDE THE BOXES WAS NOT POSSIBLE. CONTROL SHOULD BE WITHIN 0.10' AND COULD BE ADJUSTED PRIOR TO CONSTRUCTION.

LEGEND

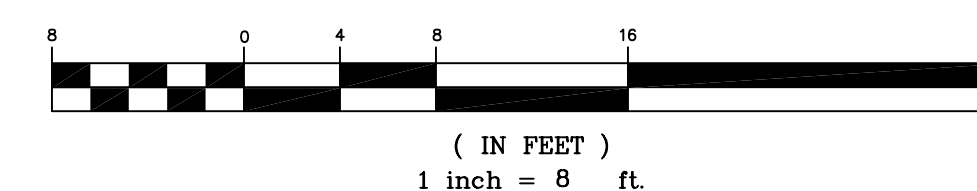
- FOUND No. 4 REBAR
- ⊙ SEWER MANHOLE
- ⌘ FIRE HYDRANT
- UTILITY PEDESTAL
- ☆ LIGHT POLE
- CP Δ RANDOM SURVEY CONTROL POINT
- ⊞ TRANSFORMER
- 69.2 × SPOT ELEVATION
- m. MEASURED COURSE
- P. PLATTED COURSE
- 8" PINE TREE WITH TRUNK DIAMETER
- 3" ASPEN TREE
- LOCATED ALL TREES

ELEVATIONS BASED ON U.S.G.S. SEA LEVEL DATUM (1929)
DATE OF TOPO. FIELD SURVEY: 01/13/2014 & 01/20/14
CONTOUR INTERVAL = ONE FOOT

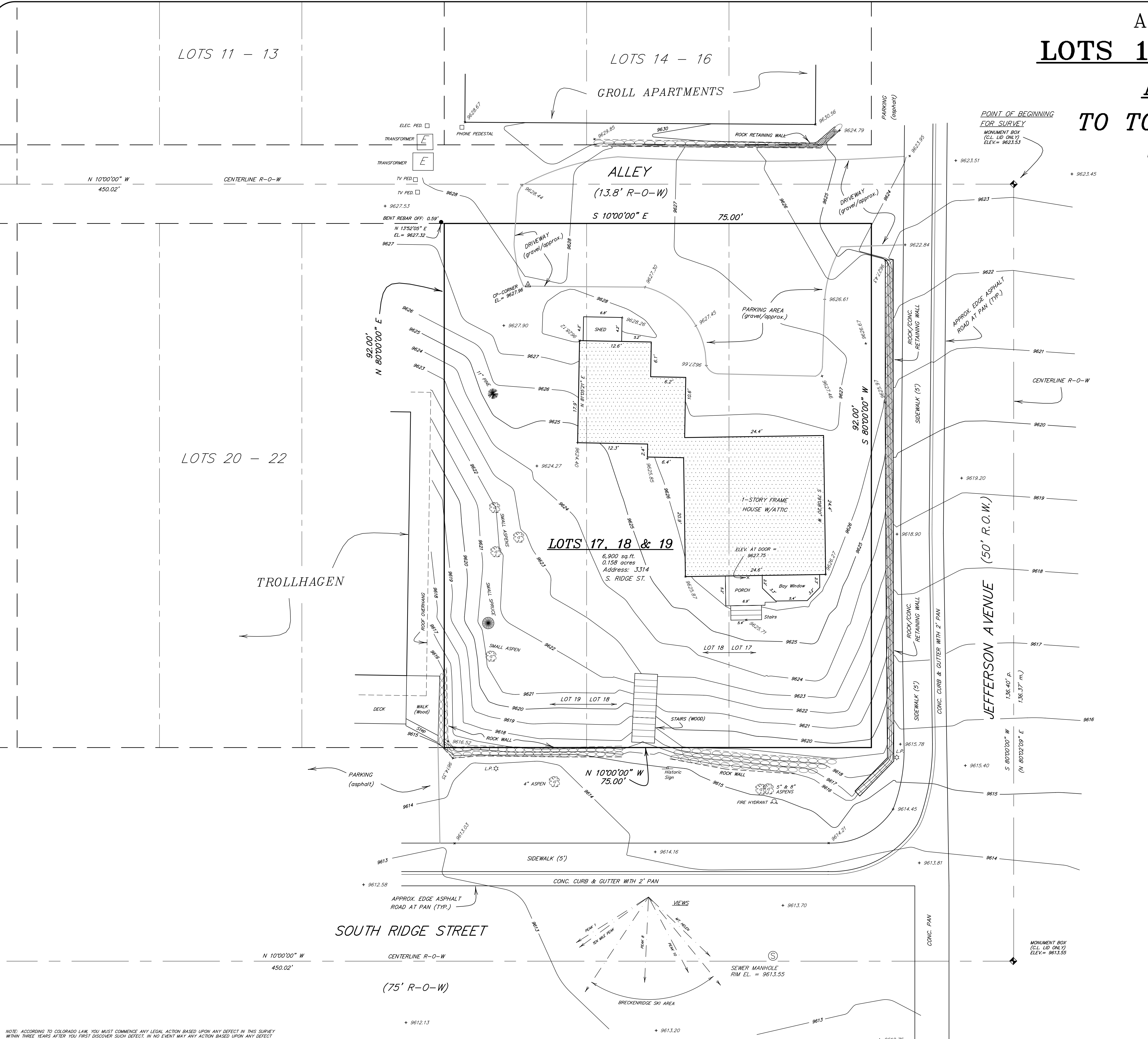
BLOCK 8



GRAPHIC SCALE



Drawn TCB	Dwg 2114TP.DWG	Project 21114
Checked TCB	Date 01/22/2014	Sheet 1 of 1
R-A-N-G-E-W-E-S-T ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		



From: Brian Kahan <Brian@bakpa.net>
Sent: Wednesday, May 27, 2026 11:27 AM
To: doug gurlea <doug@nwpartners.net>
Subject: RE: Authorization Request for TOB Planning Commission Work Session

Doug:

This is Brian Kahan, on behalf of HobbitHouse, LLC, authorizing you, on behalf of New West Partners, to discuss our property, located at 314 S. Ridge St, Breckenridge, during your work session with the TOB Planning Commission scheduled for June 16, 2026.

Brian A. Kahan

brian@bakpa.net

Brian A. Kahan, P.A.

20975 Pinar Trail

Boca Raton, FL 33433

Office: (561) 213-0262



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Planning Commission Staff Report

Subject:	Roby House Landmarking, Restoration, and Basement Addition (Class A Development Permit, Combined Hearing; PL-2026-0088)
Proposal:	A proposal to locally landmark and create a basement addition beneath the historic residential structure. An interior remodel will be completed with the project. The existing house is approximately 2,779 sq. ft. of entirely above grade density. The project proposes 3,985 sq. ft. of total density which will include three bedrooms, three full bathrooms, and two half bathrooms, and an unfinished basement addition of 1,206 sq. ft. There are no proposed architectural changes to the exterior of the historic structure. The historic structure will be rehabilitated with this project including refurbishing historic windows and siding and new paint. Two new double-hung windows are proposed to be added to the front façade on the existing non-historic addition. This project will also address the sloped rear angled parking along French Street within the French Street right-of-way through an encroachment license agreement with the Town. The encroachment license agreement will be revised as part of this project to allow for minor grading and paving to improve the parking for residents.
Date:	June 9, 2026 (For meeting of June 16, 2026)
Project Manager:	Sarah Crump, AICP, Senior Planner
Owner:	Jason and Erin Schwab
Applicant/Agent:	Lee Edwards
Address:	212 North Ridge Street
Legal Description:	Lot 8, Abbetts Addition Subdivision
Site Area:	0.11 acres (4,791.6 sq. ft.)
Land Use District:	18, Single Family or Duplex Residential, 12 UPA maximum total density Commercial, 1:3 FAR
Historic District:	North End Residential Character Area; 9 UPA above ground recommended
Site Conditions:	The lot contains an existing historic home constructed in 1883 with contemporary additions in the mid-20 th Century. The residence fronts Ridge Street to the west and French Street to the east. There is no driveway access on the property. Angled parking for the site is located off French Street within the French Street right-of-way as part of an encroachment license agreement with the Town. The residence is situated to the north of the lot, leaving an open side yard to the south. A painted wood picket fence lines the property boundary. Several mature trees exist at the north property edge.

Adjacent Uses:	North:	Single-family residential
	South:	Single-family residential
	East:	French Street right-of-way, single-family residential
	West:	Ridge Street right-of-way, single-family residential
Total Density:	Total Allowed Density under LUGs, 12 UPA:	2,112 sq. ft.
	Existing Density:	2,779 sq. ft.
	Proposed Total Density:	3,985 sq. ft.
	Recognized Total Density*:	2,779 sq. ft. (no change)
	(*Excluding 1038 sq. ft. landmarked basement and 168 sq. ft. unfinished space per 9-1-19-3A(H)(3))	
Above Ground Density:	Allowed at 9 UPA:	1,584 sq. ft.
	Recognized Above Ground Density:	2,779 sq. ft. (no change)
Actual Density:	Lower Level:	
	Existing:	0 sq. ft.
	Proposed:	1,206 sq. ft.
	Main Level	
	Existing:	1,674 sq. ft.
	Proposed:	1,674 sq. ft.
	Upper Level:	
	Existing:	1105 sq. ft.
	Proposed:	1105 sq. ft.
	Total:	3,985 sq. ft.
Height:	Existing Historic House:	19' 3" (mean);
	No proposed change.	
Lot Coverage:	No proposed change.	
Parking:	Required:	2 spaces
	Existing:	5 spaces*
	*Existing encroachment license agreement with the Town allows for five angled parking spaces within the French Street right-of-way.	
Setbacks:	Front:	~9' No proposed change.
	Sides:	north: ~5' No proposed change.
		south: ~21' No proposed change.
	Rear:	Encroaches rear property line by ~2' No proposed change.

Item History



Roby House circa 1975



Roby House circa 1978



Roby House present day

The Roby House was one of Breckenridge's early residences on Ridge Street overlooking the business district of Town. The Robies established Roby's Store in 1866, a Main Street grocery once at the corner of Main Street and Lincoln Avenue.

Constructed in 1883 by John and Minnie Roby, the historic portion of the home is the 1 and 1/2 -story gabled dwelling that fronts Ridge Street with an early historic cross-gable addition to the south. In the 1960s, a single-story connector and one and half-story addition were constructed on the rear (east) elevation, and a shed roof addition of two bathrooms was added to the front (west) elevation. The home is historically significant for its Late Victorian architectural features, including a prominent bay window on the south elevation. Over the years, this residence has served as a single-family dwelling, an inn from the 1960s through the 1990s, and operated as a duplex when a second kitchen was added until the mid-2000s. The current owner and family utilize the home as a permanent residence and single-family dwelling.

The Roby House is considered a contributing resource within the Breckenridge Historic District, despite the non-conforming non-historic additions. While the property does not meet the criteria for individual listing in the National

Register of Historic Places or the State Register of Historic Properties, it does qualify as a contributing resource within the Breckenridge Historic District and is eligible for local landmark designation.

Staff Comments

The project proposes landmarking, stabilizing, and rehabilitating a historic residence while adding a 1,206-square-foot unfinished basement and completing an interior remodel. The project will result in three bedrooms, three full bathrooms, and two half bathrooms, and a potential fourth unfinished bedroom in the basement addition. There are minimal proposed architectural changes, limited to two new double-hung windows on a non-historic addition, while historic features, such as windows, doors, and siding will be restored. The structure will get a new asphalt shingle roof. The project also includes improvements to the existing dirt angled parking along French Street through a revised encroachment license agreement allowing minor grading and paving work to mitigate the hazardous winter parking situation.

Because the applicant is not proposing architectural changes to the historic structure, and very minimal exterior changes to the non-historic portion of the structure, staff felt a combined hearing for this project was appropriate. The project has been evaluated against the Development Code and Handbook of Design Standards for the Historic District and North End Residential Character Area. A passing point analysis has been identified below.

Land Use (2/A & 2/R): This property is located within Land Use District 18 which allows single-family residential uses. There is no proposed change to the use as a single-family residence and staff has no concerns.

Density (3A & 3R): The recommended above ground density for this lot is 9 UPA or 1,584 sq. ft. and the total allowed density for the lot is 12 UPA or 2,112 sq. ft. The existing structure has a total density of 2,779 sq. ft., all of which is located above ground. While the existing above ground density exceeds the recommended above ground and total density of 12 UPA, the above ground density is not proposed to change with this project basement addition. The property is proposed to be designated as a local town landmark, per 9-1-19-3A(C)(2), and therefore the density located directly beneath the historic footprint of the landmarked building, 1,038 sq. ft., shall not be counted toward the allowed total density on the site, excepting the storage and mechanical room of 168 sq. ft. which meets the unfinished storage/garage density exemption as outlined by 9-1-19-3A(H)(3). Staff has no concerns.

Building Height (6/A & 6/R) and Perceived Scale: Building height for structures within the North End Residential Character Area are reviewed under Policy 6 in the Development Code and a maximum height of 23 feet when measured to the mid-point of the gable is strongly encouraged. The height of the existing historic structure is 19' 3" as measured to the mid-point of the gable. The building height of the historic structure is proposed to change minimally with this project within a few inches of the existing height due to the installation of the stabilizing foundation. Staff has no concerns.

Site and Environmental Design (7/R): The proposed basement addition does not constitute excessive site disturbance, and the project will not require disturbance of the remainder of the lot. Any loss of vegetation due to site disturbance will be replaced. The regrading of the parking area will be minimal to reduce the slope of the parking area within the French Street right-of-way to a degree that is acceptable to the Town Engineer. Staff has no concerns.

Placement Of Structures (9/A & 9/R): The historic portion of the structure will be lifted for the basement addition, stabilized, and placed on a new foundation in the same location. There are no proposed changes to the existing non-

conforming setbacks. The rear portion of the structure with non-conforming setbacks will remain in its current location. Staff has no concerns.

Parking (18/A & 18/R): The proposal requires a minimum of two parking spaces. The existing parking, five angled dirt spaces within the French Street right-of-way, provided for the property through an existing encroachment license agreement with the Town, satisfies the requirements of Policy 18/A and 18/R. This area will also cover any additional parking needed should the unfinished basement room be converted into an additional bedroom. The Town Engineer has agreed to reopen the existing encroachment license agreement to allow the applicant to do minimal regrading and paving to improve the parking area for the owners. Staff has no concerns.



Rear parking within French Street right-of-way

Plant Material & Landscaping (22/A & 22/R): Most of the existing landscaping onsite will be maintained. The applicant is not proposing the loss of any mature trees during construction of the project and does not propose any additional landscaping with this project. Any disturbed areas will require revegetation. A condition of approval has been added to require replacement of any trees that are lost or damaged during construction.

In addition to compliance with Policy 22/R, the landscape plan is evaluated under the Handbook of Design Standards.

Design Standard 151. Use evergreen trees in front yards where feasible.

Design Standard 152. Reinforce the alignment of street trees wherever feasible.

Design Standard 153. Respect existing stands of mature trees.

Staff finds that the existing landscaping of mature evergreen and aspen trees along the property boundaries provides appropriate screening and is consistent with the applicable policies and standards of the Handbook of Design Standards. The existing trees are located as far from the existing and proposed structures as possible, thus defensible space objectives are met.

Social Community (24/A and 24/R): Under Policy 24/R, this project is eligible for positive three (+3) points for a proposed onsite historic preservation/restoration effort of average public benefit. The project proposes restoration of existing historic windows, siding, doors, and existing architectural details, and includes structural stabilization

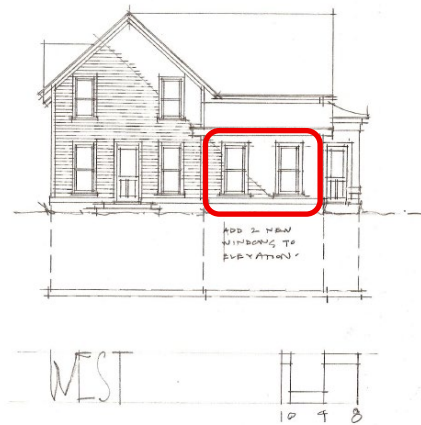
and foundational support with the addition of the basement beneath the historic portion of the structure. Staff has assigned positive three (+3) points to the project.

Project review under The Handbook of Design Standards for the Historic and Conservation Districts is conducted in accordance with Policy 24. There are no proposed architectural changes to the above-grade historic portion of the structure. The only proposed exterior changes are to add two new double-hung windows on the front façade of the non-historic shed roof addition.

Windows and Glazing:



Existing front (west) façade.



Proposed new double hung windows within non-historic addition.

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

- *This is an important design standard.*
- *These details strongly influence the compatibility of a building within its context.*
- *Large expanses of glass, either vertical or horizontal, are generally inappropriate on commercial or residential buildings. Oversized doors that would create a "grand entry" are also inappropriate.*
- *Smaller windows with simple window frames are recommended for secondary structures. (Ord. 32, Series 2010)*

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

Design Standard 148: *Use windows and doors similar in size and shape to those used traditionally.*

- *Windows should be similar in size and shape to those used historically.*
- *Double-hung windows are appropriate.*
- *Bay windows that are rectangular in plan (not angled) may be considered.*

The proposed new windows will be traditional wood construction, vertically oriented, and double-hung. These windows are architecturally similar to the existing windows on the historic portion of the structure and similar to windows that have been used historically. They will be installed on a blank portion of the front (west) facade. The conversion of the interior of this space from two bathrooms into an office lends to the installation of windows in this space. The proposed windows are an improvement to the solid to void ratio of the front façade. The proposed windows make the non-historic

addition less stark and better blend the addition with the historic structure. The proposal is consistent with Priority Design Standards 95 and 96 and Design Standard 128. Staff has no concerns.

Building Materials: The applicant is not proposing any new materials on the exterior of the structures. The existing asphalt roof, which is not historic, will be replaced. Existing historic fabric, including doors and windows, will be restored and repaired, and replaced with appropriate materials to match only when necessary. Restoration of additional historic features may be completed if they are discovered during construction. The owners will choose a paint scheme that is compliant with Policy 5A, Architectural Compatibility, to be approved at the staff level. The below design standards have been identified in the Handbook for the applicant to follow when completing the restoration project.

Design Standard 24: *Use the gentlest possible procedures for cleaning, refinishing, and repairing historic materials.*

Design Standard 25: *Repair original features where feasible.*

Design Standard 26: *When disassembly of an historic element is necessary for its restoration, use methods that minimize damage to the original materials.*

Drainage (27/A & 27/R): Positive drainage away from the structure is required. The Engineering Division has reviewed the preliminary plans for the project and does not have any concerns. The applicant will provide final drainage plans for approval by the Engineering Division at the Building Permit application.

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

COLUMN "A"	COLUMN "B"	COLUMN "C"
The property must be at least 50 years old. The original footprint of the Roby House was constructed circa 1883.	<i>The proposed landmark must meet at least ONE of the following 13 criteria:</i> ARCHITECTURAL IMPORTANCE 1. The property exemplifies specific elements of architectural style or period. 2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3. The property demonstrates superior craftsmanship or high artistic value 4. The property represents an innovation in construction, materials or design. 5. The property is of a style particularly associated with the Breckenridge area. The residence is notable for its simple Victorian architectural features and ornamentation, as well as its front gable roof plan, common within the Breckenridge area.	<i>The proposed landmark must meet at least ONE of the following 4 criteria:</i> 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. 2. The property retains original design features, materials and/or character. This property displays an average level of integrity relative to the seven aspects of integrity as

	6. The property represents a built environment of a group of people in an era of history. 7. The property includes a pattern or grouping of elements representing at least one of the above criteria. 8. The property is a significant historic remodel. SOCIAL IMPORTANCE 9. The property is a site of an historic event that had an effect upon society. 10. The property exemplifies cultural, political, economic or social heritage of the community. 11. The property is associated with a notable person or the work of a notable person. GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE 12. The property enhances sense of identity of the community. 13. The property is an established and familiar natural setting or visual feature of the community	defined by the National Park Service and the Colorado Historical Society, location, setting, design, materials, workmanship, feeling and association. The overall integrity was diminished by construction of the large rear and front additions. 3. The structure is in its original location or is in the same historic context after having been moved. The historic residence remains in its historic location on the lot and has not been moved. 4. The structure has been accurately reconstructed or restored based on documentation.
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Staff finds that the property is eligible for local landmarking. If the Commission agrees, staff will add a condition of approval at the final hearing for the applicant to obtain approval of a bill from the Town Council designating the property as a local landmark.

Point Analysis (Section: 9-1-17-3): At this combined and final hearing, staff has assigned the below points related to the Relative policies of the Development Code:

Positive three (+3) points:

- Policy 24/R, Social Community:
 - Positive three (+3) points for on-site historic preservation/restoration effort of average public benefit.

At this combined and final hearing, the proposal has a passing score of positive three (+3) points.

Staff Recommendation

Staff recommends approval of the Roby House project, PL-2026-0088, with a passing point analysis of positive three points (+3), and with the attached findings and conditions, which is compliant with all Priority Design Standards of the Handbook and meets all Absolute policies of the Development Code.

TOWN OF BRECKENRIDGE

**Roby House Landmarking, Restoration, and Basement Addition
Lot 8, Abbetts Addition Subdivision
212 N Ridge Street
PL-2026-0088**

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

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **June 9, 2026** 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 **June 16, 2026** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **June 23, 2029**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. Applicant grants permission for Town employees to harvest herbaceous plant material from the building site prior to the start of construction.
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.
- 11. Applicant shall contact the Town of Breckenridge Building Department to coordinate the requirements of the Colorado Wildfire Resiliency Code (CWRC) and ensure compliance with the non-historic portions of the project.**

PRIOR TO ISSUANCE OF BUILDING PERMIT

12. Applicant shall submit proof of ownership of the project site.
13. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
- 14. Applicant shall contact the Town of Breckenridge and schedule a preconstruction meeting between the Applicant, Applicant's architect, Applicant's contractor and the Town's project Manager and Chief Building Official to discuss the methods, process and timeline for restoration efforts to the historic building(s).**
15. 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.
16. Applicant shall identify all existing trees that 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.
17. 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.
- 18. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating construction fencing installed at the disturbance envelope boundary, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No construction staging is permitted within a public right-of-way without Town permission**

obtained through a right-of-way permit. If permission is obtained to allow parking within the public right-of-way, the following best practices must be observed: cars must first be parked in spaces available within the construction site, cars along the right-of-way must be consolidated to one side of the road, and cars parked in the right-of-way must be moved daily. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. **A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.** Parking violations noted in this condition may be given one warning, after which the Town will fully enforce Town Code 7-1-2 Section 1204 through the penalty of ticketing and fines to be issued by the Breckenridge Police Department as described in Traffic Code 7-1-7.

19. The road shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.
20. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
21. **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. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.**
22. 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.
23. 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 Building Permit.***

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

24. **Applicant shall work with the Engineering Division to revise the existing Encroachment License Agreement (ELA), recorded with the Summit County Clerk and Recorder at no. 1302203. The ELA may be revised to allow for minor grading and paving improvements to the parking area for the property which encroaches upon the French Street right-of-way. If changes are made to the parking area, a revised ELA will be recorded.**
25. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.

26. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches 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 ground.
27. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
28. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
29. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
30. Applicant shall screen all utilities.
31. **All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.**
32. 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.
33. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
34. 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.**
35. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

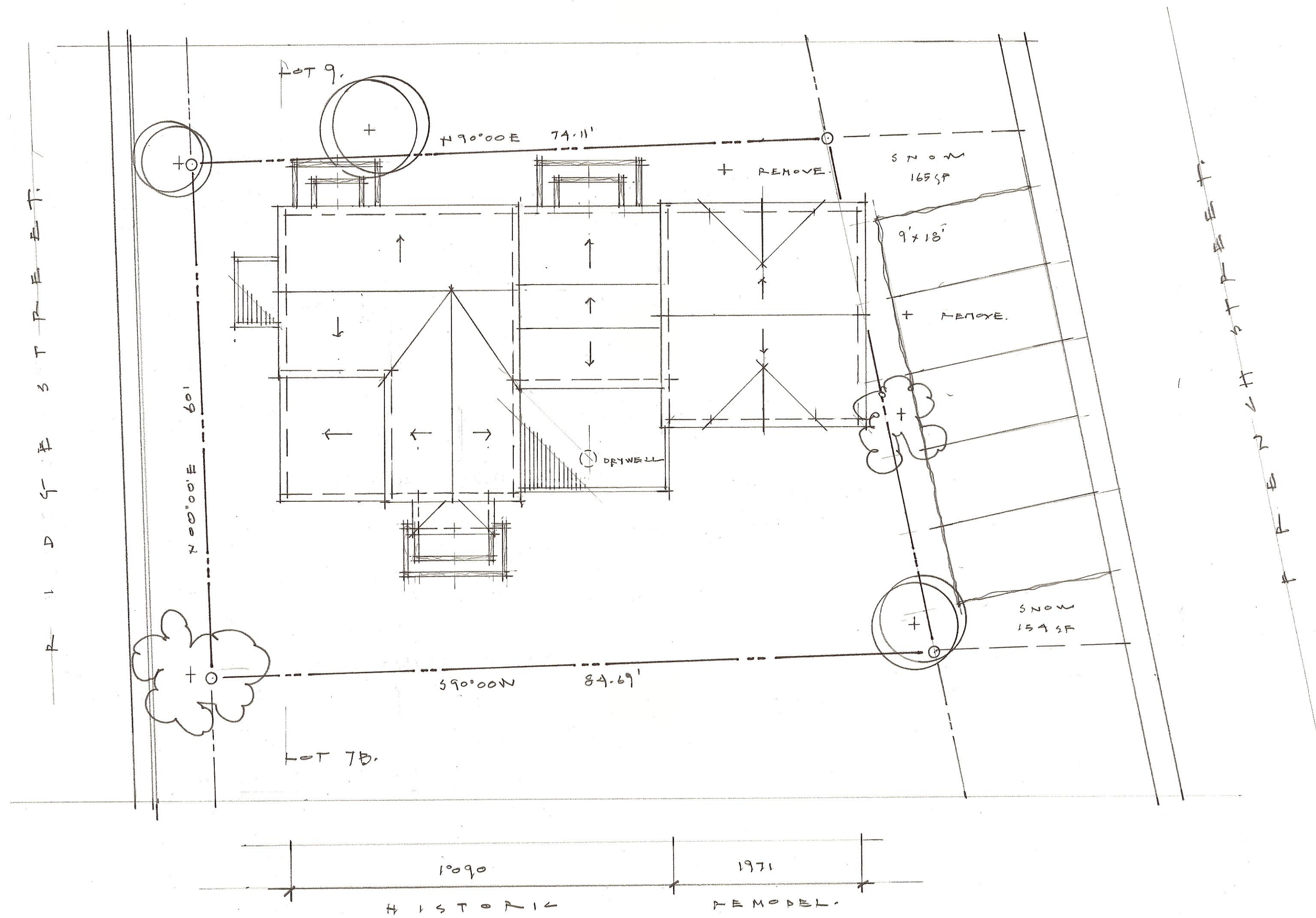
36. Applicant shall be held responsible for any deterioration or damages caused by development or construction activities to any Town infrastructure, public rights-of-way, or public property. This includes but is not limited to deterioration or damages to roadway surfaces, curbs, drainage systems, sidewalks, and signage. Applicant must rectify such deterioration or damages to the previous condition at their own expense. Town shall provide written notification to permittee if Town believes that permittee has caused deterioration or damages which would enact this condition. If permittee fails to rectify deterioration or damages in violation of this condition, permittee agrees that the Town may resolve such deterioration or damages and permittee agrees to reimburse the Town for the costs incurred by the Town. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit. Any failure to rectify deterioration or damages or provide reimbursement without Town approval may also result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.

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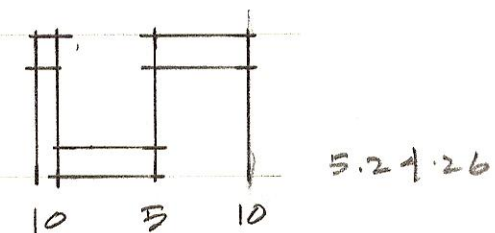
	Class A Hearing Final Point Analysis			
Project:	Roby Residence Landmarking, Restoration, and Basement Addition	Positive Points	+3	
Plan #	PL-2026-0088			
Date:	3/13/2026	Negative Points	0	
Staff:	Sarah Crump, AICP, Senior Planner			
		Total Allocation:	+3	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		

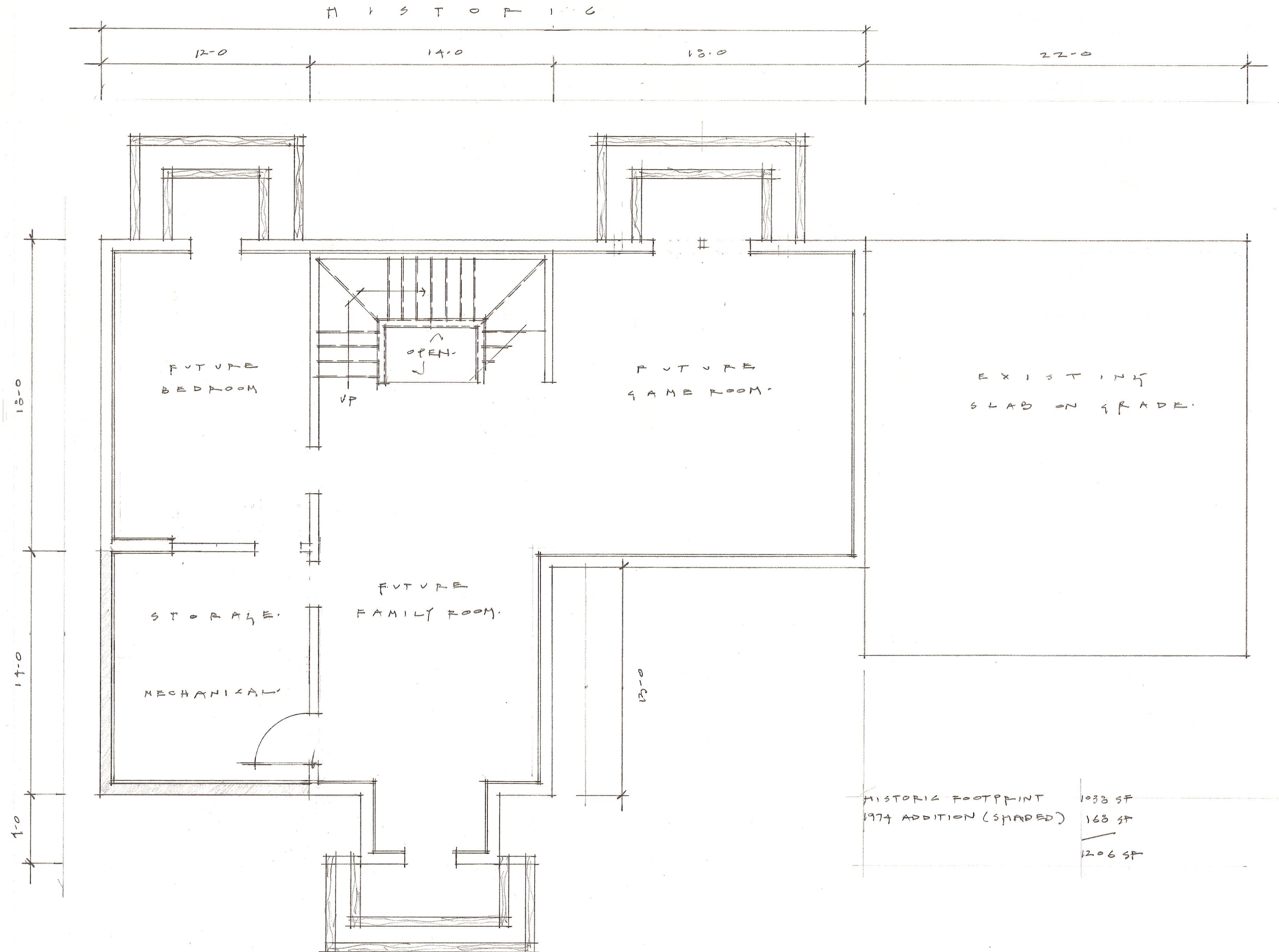
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	+3	Positive three (+3) points for on-site historic preservation/restoration effort of average public benefit for a primary structure.
24/R	Social Community - Historic Preservation/Restoration - Moving	0/-10/-15/-20		
24/R	Social Community - Accessory Dwelling Unit	3x (0/+1)		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	N/A		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	N/A		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	HERS/ERI analysis = 20% - 39% energy saved	+2		
33/R	HERS/ERI analysis = 40% - 59% energy saved	+3		
33/R	HERS/ERI analysis = 60% - 79% energy saved	+4		
33/R	HERS/ERI analysis = 80% - 99% energy saved	+5		
33/R	EVSE Parking Space	1X(+3/0)		
33/R	HERS/ERI analysis = 100% energy saved	+6		
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)		
33/R	Other Design Feature	1X(-2/+2)		
33/R	Waste Diversion	2		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		

39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		
50/A	Wireless Communication Facilities	Complies		

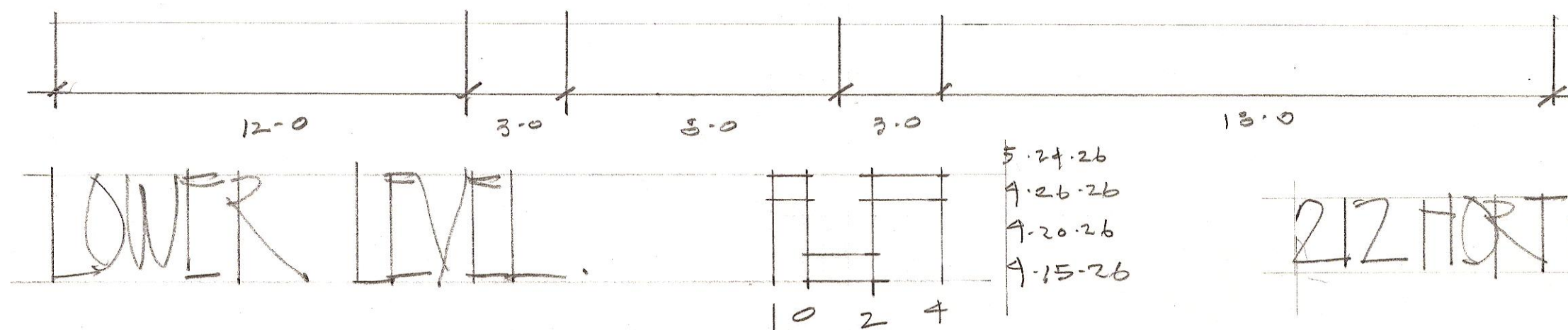


SITE PLAN. 212 NORTH RIDGE STREET





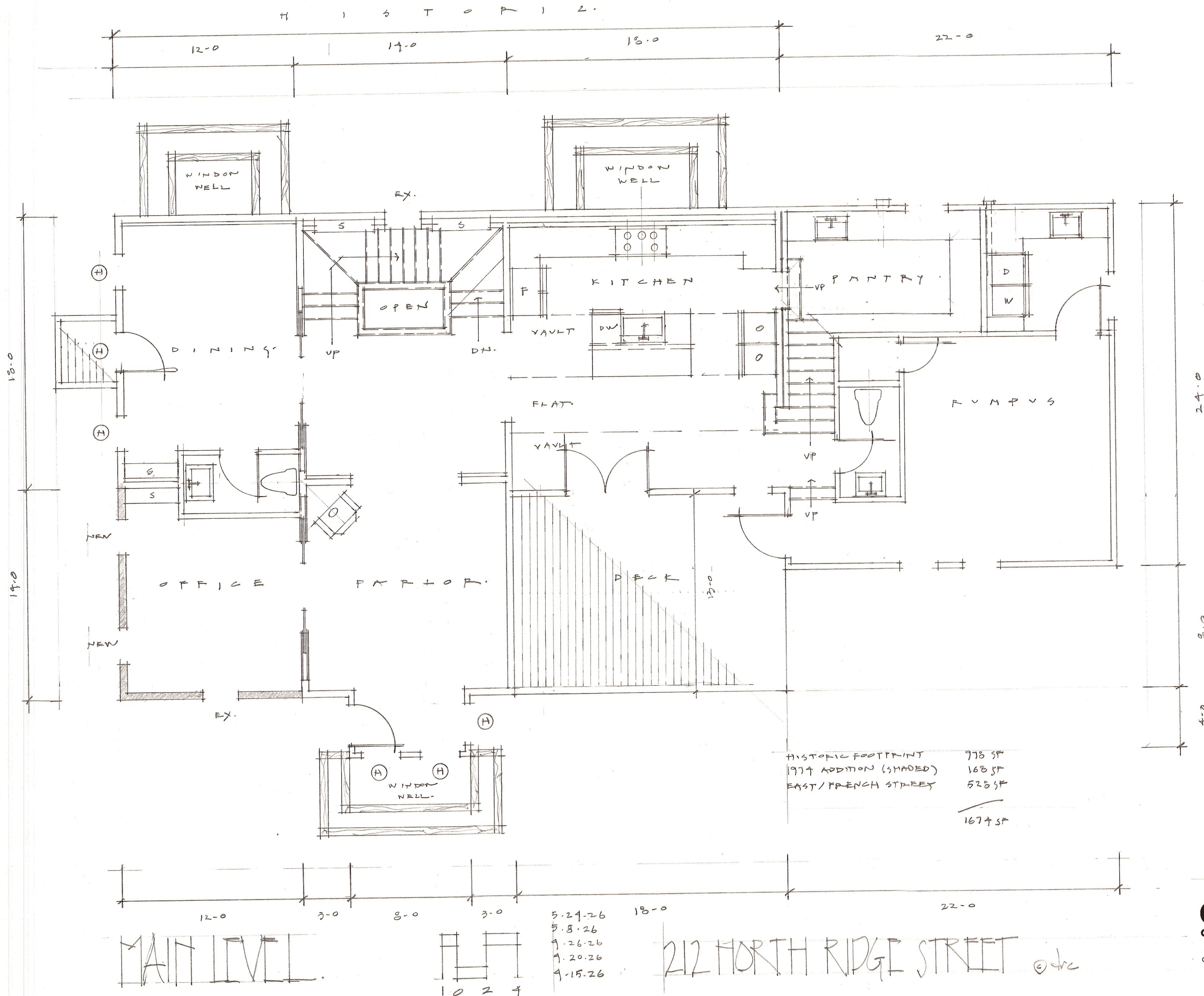
HISTORIC FOOTPRINT	1033 SF
1974 ADDITION (SHADED)	168 SF
	1206 SF

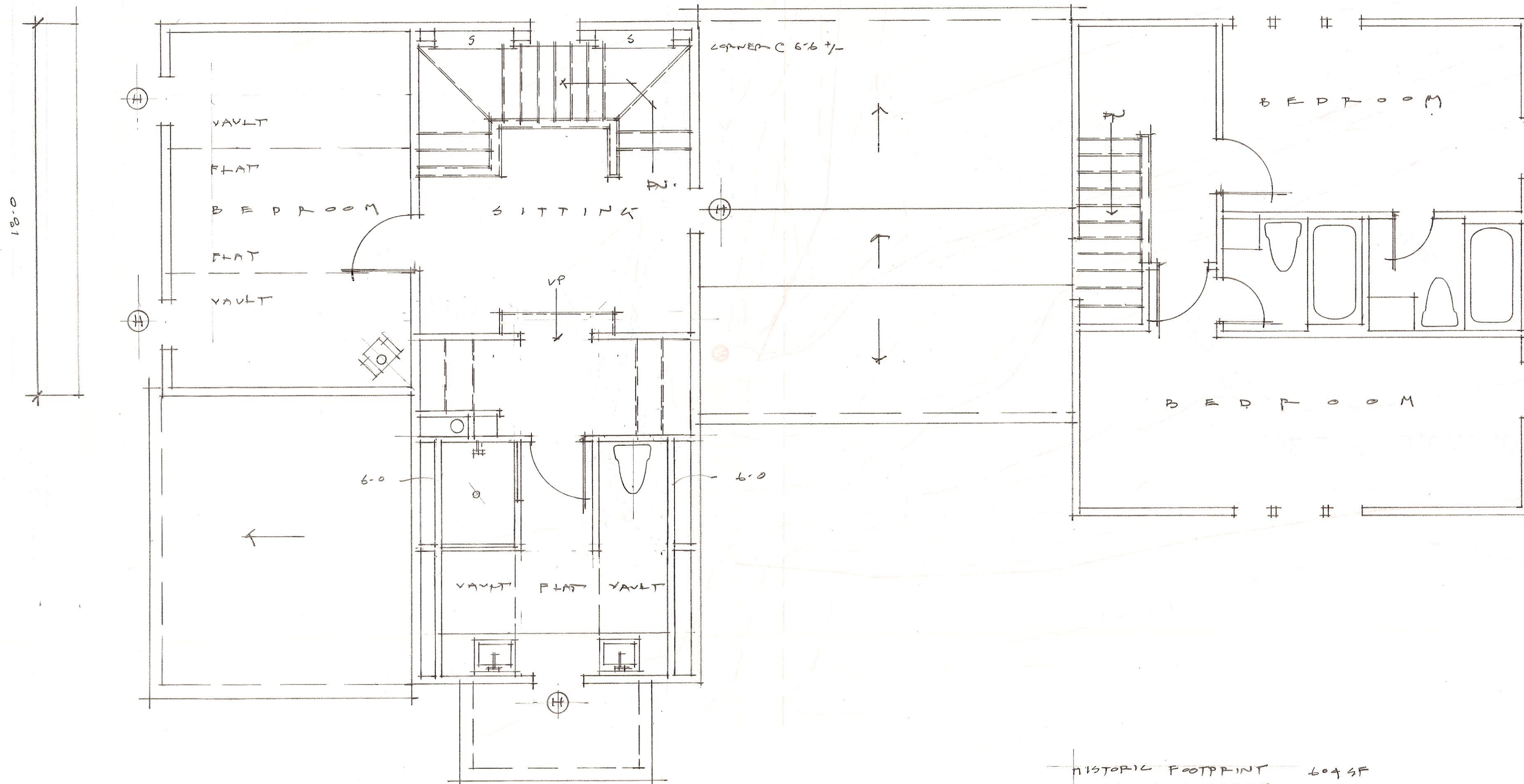
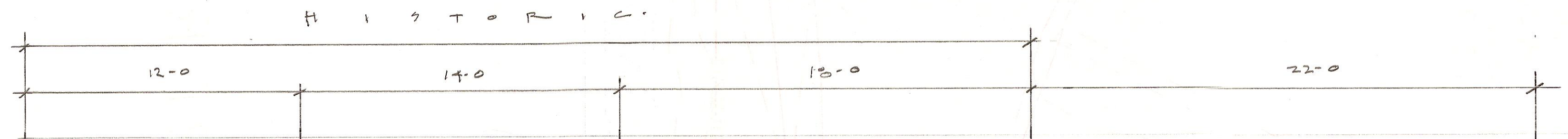


LOWER LEVEL.

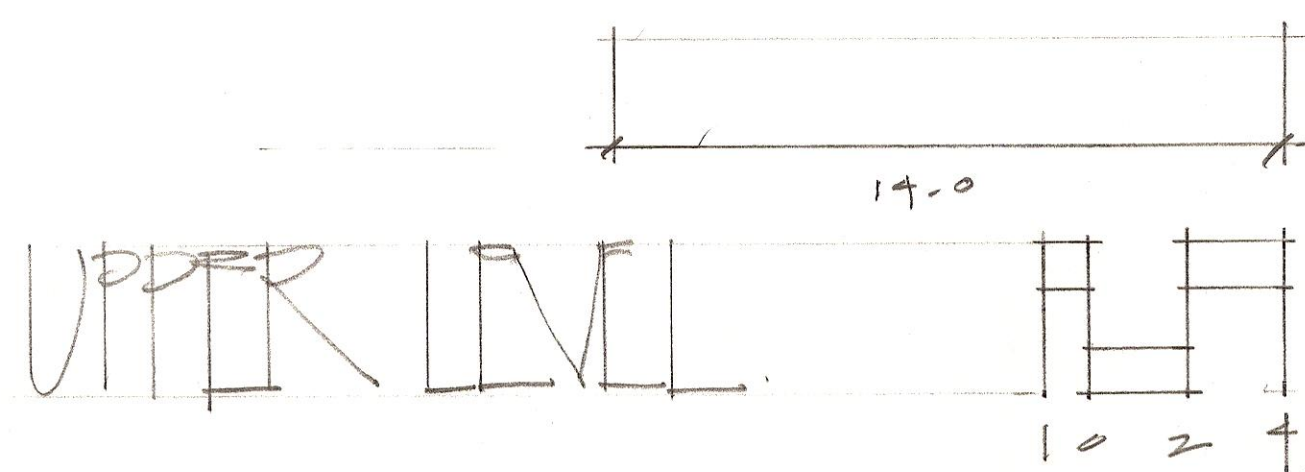
5.24.26
9.26.26
9.20.26
9.15.26
10 2 4

212 NORTH RIDGE STREET @ drc





HISTORIC FOOTPRINT 609 SF
 EAST / FRENCH STREET 501 SF
 108 SF



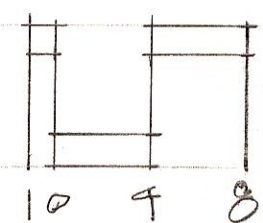
5-29-26
 1-26-26
 1-20-26
 1-15-26

212 NORTH RIDGE STREET

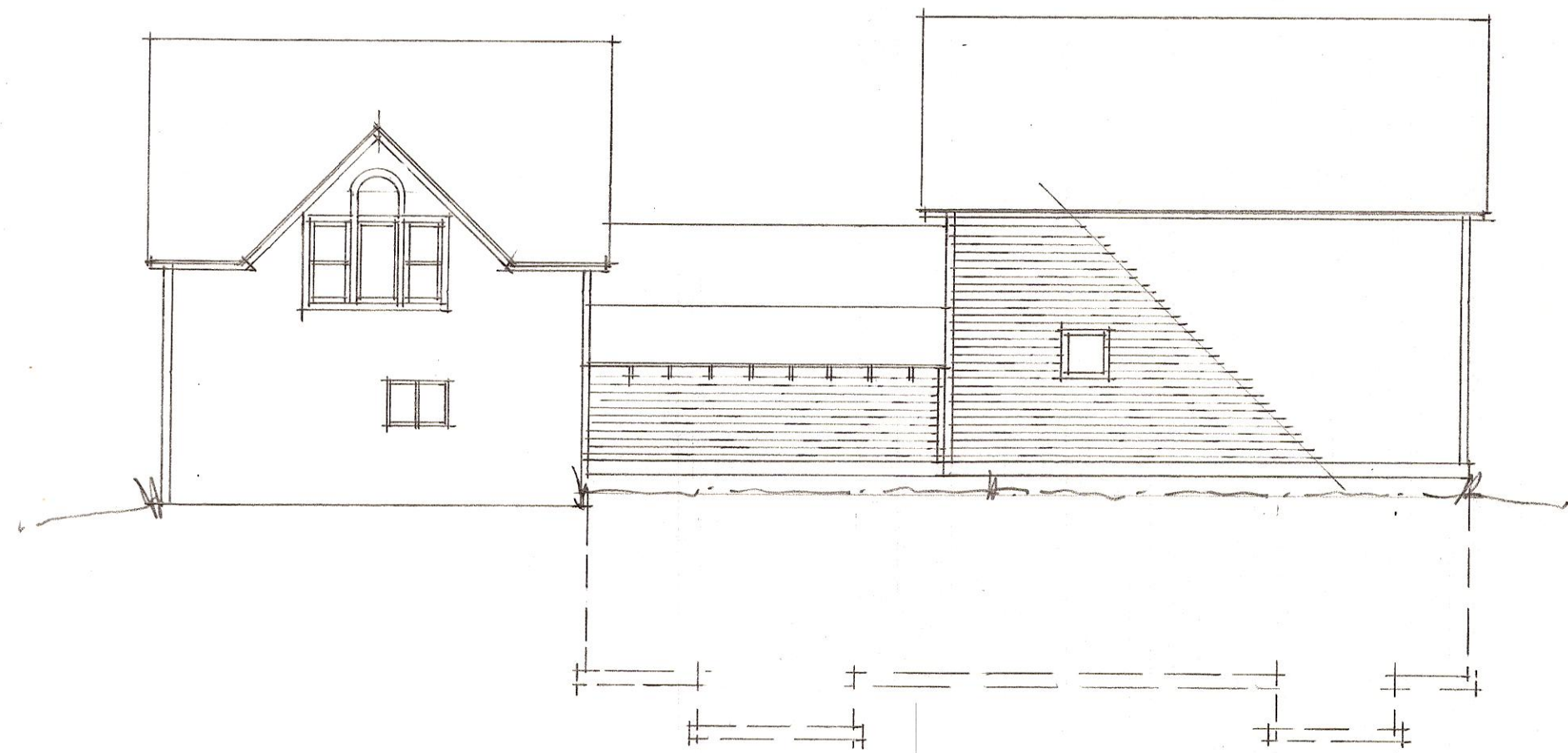
PHASE ONE
HISTORIC



WEST



SOUTH



NORTH



EAST

212 NORTH RIDGE STREET

5-24-26
4-26-26 © drc.

COLORADO CULTURAL RESOURCE SURVEY

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Official Eligibility Determination
(OAHF use only)

OAHF1403

Rev. 9/98

Date _____ Initials _____

☐ Determined Eligible – National Register

☐ Determined Not Eligible – National Register

☐ Determined Eligible – State Register

☐ Determine Not Eligible – State Register

☐ Need Data

☐ Contributes to eligible National Register District

☐ Noncontributing to eligible National Register District

**I. IDENTIFICATION**

- | | | |
|-------------------------------|---|-------------------|
| 1. Resource number: | 5ST.130.139 | Parcel number(s): |
| 2. Temporary resource number: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic Building Name: | Roby House | |
| 6. Current Building Name: | Roby House | |
| 7. Building Address: | 212 N. Ridge Street | |
| 8. Owner Name: | Peter W. and Catherine J. Shafroth | |
| Owner Organization: | | |
| Owner Address: | P.O. Box 2854 | |
| | Breckenridge, CO 80424 | |

- | | |
|---|---------------------|
| 44. National Register eligibility field assessment: | Not Eligible |
| Local landmark eligibility field assessment: | Eligible |

Cultural Resource Historians
 * 1607 Dogwood Court *
 Fort Collins, CO 80525

Architectural Inventory Form

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**
SW ¼ of NE ¼ of NE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410157 mE** **4371035 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **8-9 (Un-subdivided)**
 Addition: **Abbett Addition** Year of addition: **1880**
13. Boundary description and justification:
This legally defined parcel encompasses but does not exceed the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular**
15. Dimensions in feet: **Length: 69' by Width: 33'**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof**
19. Primary external roof material: **Asphalt Roof/ Composition Roof**
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:
The original 1883 Roby House at 212 Ridge Street is an L-shaped, cross-gabled dwelling, which overall measures 33' N-S (across) by 30' E-W (deep). In addition to the historic dwelling, the current building also includes the following components: a 14' N-S by 12' E-W one-story, shed-roofed addition which fills in the front leg of the "L" at the south end of the west elevation; a 20' N-S by 18' E-W, one-story gabled connector, built onto the original dwelling's east (rear) elevation; and a 25' N-S by 22' E-W 1½-story addition built onto the east elevation of the connector. The original 1883 dwelling exhibits elements of Victorian era architectural styles. It is supported by a low stone foundation, partially covered with concrete pargeting. The cross-gabled roof is steeply-pitched, and is covered with black asphalt composition shingles. The eaves are boxed with painted blue/grey wood trim. There is no chimney. A hipped-roof rectangular bay is a prominent architectural feature located on the south elevation. The bay features three 2/2 double-hung sash windows (two facing south, and one facing east), and a historic (but non-original) painted blue and white wood-paneled door, with one upper sash light, which enters the house through the west side of the bay. Elsewhere, the original home's windows are primarily 2/2 and 4/4 double-hung sash, with painted cream white wood frames and painted blue/grey wood surrounds. A painted blue/grey and white wood-paneled door, covered by a wood screen door, leads into the west elevation (the original façade) from a small wood stoop. The primary entry into the building is now located on the south

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elevation of the connector addition. Here, a painted cream white, 15-light, glass-in-wood-frame door, with a flanking 15-light sidelight, enters the connector from a 13, by 18' flagstone patio. A metal-paneled door enters the 1½-story gabled addition on its south elevation. Windows in the addition are primarily 1/1 double-hung sash, with prominent Palladian type windows located in the upper gable ends on the north and south elevations.

22. Architectural style: **Late Victorian**
 Building type:
23. Landscape or special setting features: **This property is located between Ridge and French Streets, in the northern part of the Breckenridge Historic District. A low painted blue picket fence encloses the front yard to the west, and the side yard to the south. A gravel parking lot is located to the south of the property, while the A.S. Hall / Jane Porter Robinson House is located to the north of the property at 214 N. Ridge Street.**
24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1883 (original); ca. 1965 (addition)**
 Source of information: **Breckenridge Daily Journal, April 4, 1883.**
26. Architect: **Elias Nashold**
 Source of information: **Breckenridge Daily Journal, April 4, 1883.**
27. Builder: **Elias Nashold**
 Source of information: **Breckenridge Daily Journal, April 4, 1883.**
28. Original owner: **John D. and Minnie Roby**
 Source of information: **Breckenridge Daily Journal, April 4, 1883.**
29. Construction history:
Constructed in 1883, the John D. and Minnie Roby House was among Breckenridge's early residences which were built on the ridge east of Main Street. As originally built, the 1½-story dwelling featured an angular cross-gabled plan, which overall measures 33' N-S (across) by 30' E-W (deep), not including a prominent bay window on the south elevation. At some point in time, relatively early in the building's history, a 14' N-S by 12' E-W, one-story, shed-roofed addition was built onto the south end of the west elevation. The building then stood unchanged until circa 1965, when a 25' by 22' 1½-story addition, and a 20' by 18', single-story connector, were built onto the original dwelling's east (rear) elevation.
30. Original location: **Yes** Moved: **N/A** Date of move(s): **N/A**

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V. HISTORICAL ASSOCIATIONS

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

35. Historical background:

In Breckenridge, handsome homes began appearing on the ridge overlooking the business district, east of Main Street, in the early 1880s. According to the Summit County Journal, the Robys improved their family home here in 1883.

John Roby, a Main Street merchant established Roby's Store on the corner of Main Street and Lincoln Avenue in 1866. He specialized in "groceries, provisions and miners' supplies." The house was sold to Charlotte Porter in 1941. The Porter family maintained the property until 1958. Recent owners include Glen and Margaret Davasher, Edward H. Mims, Carol Brownson, and the Ridge Street Inn.

36. Sources of information:

Breckenridge *Daily Journal*. April 4, 1883

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

Summit County Assessor. Real Estate Appraisal Cards.

Summit County Clerk and Recorder. Quit Claim Deed Record book 22, pages 292

Summit County Clerk and Recorder. Warranty Deed Record book 115, page 437

Summit County Clerk and Recorder. Miscellaneous Record book 152, page 328

Summit County Clerk and Recorder. Executors Deed Record book 153, pages 30-31

Summit County Clerk and Recorder. Quit Claim Deed Record book 155, page 341

***Summit County Journal*. April 4, 1883.**

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No ☒ Date of designation: **N/A**
 Designating authority: **N/A**
38. Applicable National Register criteria:
 A. Associated with events that have made a significant contribution to the broad pattern of our history;
 B. Associated with the lives of persons significant in our past;
 C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
 D. Has yielded, or may be likely to yield, information important in history or prehistory.
 Qualifies under Criteria Considerations A through G (see Manual).
 ☒ Does not meet any of the above National Register criteria.
39. Area(s) of significance: **Not Applicable**
40. Period of significance: **Not Applicable**
41. Level of significance: National: State: Local: ☒
42. Statement of significance:
 This property is historically significant for its early, 1883 date of construction, and for its long association with the family of Breckenridge merchant John D. Roby. The house is also architecturally significant for its Late Victorian architectural characteristics, including a prominent bay window (described above in section 21). Due to some loss of integrity, the property does not appear to qualify for individual listing in the National Register of Historic Places. It may, however, be considered for individual local landmark designation by the Town of Breckenridge, and it does qualify as a contributing resource located within the boundaries of the Breckenridge Historic District.
43. Assessment of historic physical integrity related to significance:
 This property exhibits a somewhat less than optimal level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The physical integrity of the original 1883 dwelling has been diminished by the construction of a large rear addition, joined to the original dwelling by a connector element. Although it is large, the addition is reasonably compatible with the original building, and it is visually separated by the connector element.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not individually eligible**
 Local landmark eligibility field assessment: **Individually eligible**
45. Is there National Register district potential? **N/A**
 Discuss: **This property is located within the boundaries of the Breckenridge Historic District which was listed in the National Register of Historic Places on April 9, 1980.**
 If there is National Register district potential, is this building contributing? **N/A**
46. If the building is in existing National Register district, is it contributing? **Yes**

VIII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-1; Images 39-43** Images filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424**
48. Report title: **Town of Breckenridge Phase IV Cultural Resource Survey**
49. Date(s): **May 15, 2005**
50. Recorder(s): **Carl McWilliams** **Rebecca Waugh**
51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**
52. Address: **1607 Dogwood Court** **150 Ski Hill Road**
Fort Collins, CO 80525 **Breckenridge, CO 80424**
53. Phone number(s): **(970) 493-5270** **(303) 629-6966 ext. 142**

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Sketch Map

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Location Map

Planning Commission Staff Report

Subject: Mairs House Change of Use, Addition, and Landmarking
(Class A Major Development Permit, Preliminary Hearing; PL-2026-0077)

Proposal: A proposal to locally landmark and change the use of an existing historic primary residence from commercial to residential and add a new 980 sq. ft. addition in the rear of the lot. The project proposes 2,347 sq. ft. of total density which includes two bedrooms, two and a half bathrooms, an office, and a workshop.

Date: June 6, 2026 (For meeting of June 16, 2026)

Project Manager: Ellie Muncy, Planner I

Applicant/Owner: Lee Edwards

Agent: Lee Edwards

Address: 108 North French Street

Legal Description: Lot 6, Block 3, Abbetts Addition Subdivision

Site Area: 0.07 acres (3,058.32 sq. ft.)

Land Use District: 18.2, Residential: 20 UPA maximum total

Historic District: 1- East Side Residential Character Area; 9 UPA above ground recommended

Site Conditions: The lot has an existing historic home constructed in roughly 1888. In 1998 a 730 sq. ft. basement, 506 sq. ft. addition, and foundation were added to the house as part of a restoration project. The site has a front pedestrian entry accessed off of French Street with no parking or vehicular access to the site. The lot has several mature trees at the front and along the south side, with a couple of mature trees located in the rear. There is an existing 4' sanitary sewer, natural gas, and building maintenance easement that runs along the north property line on the western side of the property to the benefit of the neighboring property.

Adjacent Uses:

North:	Single-family home
South:	Blue River Building (Bank of the West Building)
East:	Longbranch Condominiums
West:	North French Street

Total Density:

Total Allowed Density under LUGs, 20 UPA:	2,240 sq. ft.
Proposed Total Density:	2,347 sq. ft.
Recognized Total Density*:	1,559 sq. ft.

(*Excluding 488 sq. ft. landmarked basement and 300 sq. ft. unfinished space per [9-1-19-3A\(H\)\(3\)](#))

Density: Allowed at 9 UPA: 1,008 sq. ft.
Recognized Above Ground Density:** 882 sq. ft.
 (*Excluding 300 sq. ft. unfinished space per [9-1-19-3A\(H\)\(3\)](#))

Lower Level:	Existing:	721 sq. ft.
	Proposed:	1,165 sq. ft.
Main Level	Existing:	646 sq. ft.
	Proposed:	946 sq. ft.
Upper Level:	Existing:	0 sq. ft.
	Proposed:	236 sq. ft.
Total:		2,347 sq. ft.

Existing Historic House:	13' 3" (mean);
Proposed Addition:	18' 9" (mean); 21' 3" (overall)

Building / non-Permeable:	1,165 sq. ft. (38% of site)
Hard Surface / non-Permeable:	223 sq. ft. (7.3% of site)
Total Lot Coverage:	1,388 sq. ft. (45% of site)
Open Space / Permeable Area:	1,670 sq. ft. (58% of site)

Required:	2 spaces
Existing:	4 spaces*

*Per previously recognized parking agreement with the Blue River Building (106 N French Street directly to the south) for perpetual use of 4 parking spaces within their commercial lot.

Front:	No change
Sides (5' recommended, 3' absolute): (Proposed north side)	4'
(Proposed south side)	3'
Rear (15' recommended 10' absolute): (Proposed)	10'

Item History



Historical Background:

The Mairs House, a 1-story front-gabled house is estimated to have been constructed in 1888 and was the home of Amanda Mairs. The house appears on Sanborn Insurance maps beginning in October of 1890. The building reflects the simple Breckenridge vernacular wood frame architecture of the town with a steep roof (12/12 pitch), simple rectangular shape, 4-inch reveal lap siding, and narrow double hung windows. The building is notable for its absence of any ornamentation. The residence has been altered over the years into its current configuration with a 485 square foot addition constructed on the rear and the addition of a basement as part of a major renovation and restoration that took place in 1998. The residence had a previous rear addition that did not meet the architectural guidelines and was removed as part of the 1998 restoration project. The 1998 project also restored the front entrance of the house to its historic location on the western façade and converted the property to a commercial use.

The Mairs House is considered a contributing resource within the Breckenridge Historic District after previously having non-historic, disruptive alterations removed, and with the current rear and basement additions regarded as well-executed. The Mairs house retains a high degree of integrity in location, setting, design, materials, workmanship, feeling, and association. While the property does not meet the criteria for individual listing in the National Register of Historic Places or the State Register of Historic Properties, it does qualify as a contributing resource within the Breckenridge Historic District and is eligible for local landmark designation.

Staff Comments

The applicant proposes adding a 980 square foot addition to the rear with an underground connection and a two-story aboveground structure. The new addition will appear as a separate structure, be set back from the existing historic structure, and will be similar in scale to the existing historic house. The proposed structure will be clad to resemble existing historic outbuildings with a standing seam metal roof, historic random width unfinished vertical wood siding, and self-rusting corrugated metal siding. The addition includes a lower level with a new mechanical room for the existing house, a new full bathroom, and an unfinished basement. The main level of the structure includes an unfinished workshop space and the upper level of the structure includes an office space and half bath. At this preliminary hearing, staff will address the key policies and concerns related to the project proposal, calculate the preliminary point analysis, and identify any concerns of the Commission.

Land Use (2/A & 2/R): This property is located within Land Use District 18.2. This is a mixed residential and commercial district that allows a maximum total density of 20 Units Per Acre for residential uses and a 1:1 Floor Area Ratio for commercial uses. The property was previously converted from residential to commercial in 1998 and was utilized as office space for the Summit Foundation for several years. The property has been used as a residential property for the past several years and the applicant proposes to change the use back to residential as part of this project. Staff has no concerns with the proposed conversion back to a residential land use.

Density (3A & 3R): A total of 882 sq. ft. (7.88 UPA) of recognized above ground density is proposed, which is below the recommended 1,008 sq. ft. (9 UPA) for the East Side Residential Character Area. This project proposes 1,559 sq. ft. of total recognized density (excluding 300 sq. ft. of unfinished density, and 488 sq. ft. of landmarked exempt basement density), which is below the allowed 2,240 sq. ft. (20 UPA). As a property within the Historic District, staff finds the 300 sq. ft. of unfinished space meets the unfinished storage/garage density exemption as outlined by [9-1-19-3A\(H\)\(3\)](#). The property is also proposed to be designated as a local town landmark, per 9-1-19-3A(C)(2), and the density located underground of the historic footprint of the landmarked building shall not be counted toward the allowed total density on the site.

Staff finds the proposed recognized total density and proposed recognized above ground density are compliant with Policy 3A/R standards. Staff has no concerns.

Building Height (6/A & 6/R) and Perceived Scale: Building height for structures within the East Side Residential Character Area are reviewed under Policy 6 in the Development Code.

Policy 6/R states “In land use districts... and those portions of 18.2 and 19 which lie north of Lincoln Avenue..., a maximum height of twenty-three feet (23') is strongly encouraged.”

The tallest portion of this proposal measures 18' 9" to the mean of the roof gable on the proposed rear structure. The proposed height is below the recommended mean. Staff has no concerns.

Site and Environmental Design (7/R): The project will leave all existing front yard improvements and the existing fences onsite. Most of the existing landscaping will be maintained onsite except for the removal of one aspen and one conifer tree for the construction of the new addition. Staff finds the existing screening to be maintained onsite will provide sufficient site buffering and finds the proposal consistent with Policy 7/R.

Placement Of Structures (9/A & 9/R): The existing primary historic structure is proposed to remain in place, thus there will be no change to the front yard setback. The proposed rear structure will not meet three relative setbacks (see below):

	Policy 9: Relative Required Setbacks	Policy 9: Absolute Required Setbacks	Proposed Setbacks
Front Setback	15'	10'	No change
Side Setback	5'	3'	4'
	5'	3'	3'
Rear Setback	15'	10'	10'

The rear structure proposed location is at the minimum required setback for the rear yard setback (10'), the northern side setback is proposed as 4', and the southern side setback is proposed as 3', with the roof eaves projecting up to

an additional 18” into the required setbacks without penalty per [9-1-19-9A\(C\)\(1\)\(d\)](#). The proposed rear structure is otherwise compliant with the front setback. Due to not meeting three of the relative setbacks, staff has assigned negative nine (-9) points per [9-1-19-9R\(D\)\(1\)](#).

Parking (18/A & 18/R): The primary residence’s existing bedroom count of two bedrooms requires at least two parking spaces to be provided onsite. In previous projects on the property, Town staff acknowledged and validated the four parking spaces provided by the next-door Blue River Building property located at 106 N French Street as part of a perpetual parking agreement between the two properties. The agreement, recorded under reception numbers 570733 and 676016, grants 108 N French Street non-exclusive use of four parking spaces within the commercial lot. Staff finds the existing parking provided for the property through the agreement continues to be valid and therefore satisfies the requirements of Policy 18/A and 18/R.

Plant Material & Landscaping (22/A & 22/R): Construction activities will result in the loss of one conifer and one aspen tree due to site disturbance. The majority of the existing landscaping onsite will be maintained. The applicant does not propose any additional landscaping.

In addition to compliance with Policy 22/R, the landscape plan is evaluated under the Handbook of Design Standards.

Design Standard 102: Use modest landscape schemes that emphasize native plant materials.

- ***Using cottonwood trees along the street edge is encouraged.***
- *Planting evergreen trees, of substantial scale, is strongly encouraged in front and side yards.*
- *Reserve the use of exotic plants for small areas of accent.*

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

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

Design Standard 132: Reinforce the alignment of street trees along property lines.

- ***Planting new cottonwood trees along street edges is encouraged.***

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

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

Staff finds that the existing landscaping of cottonwood and aspen trees in the front yard provides appropriate screening and is generally consistent with the applicable policies and standards of the Handbook of Design Standards. The existing trees are located as far from the existing and proposed structures as possible, thus defensible space objectives are met.

Social Community (24/A and 24/R):

Project review under The Handbook of Design Standards for the Historic and Conservation Districts is conducted in accordance with Policy 24. Each applicable standard is identified and outlined below:

Size, Scale and Massing:

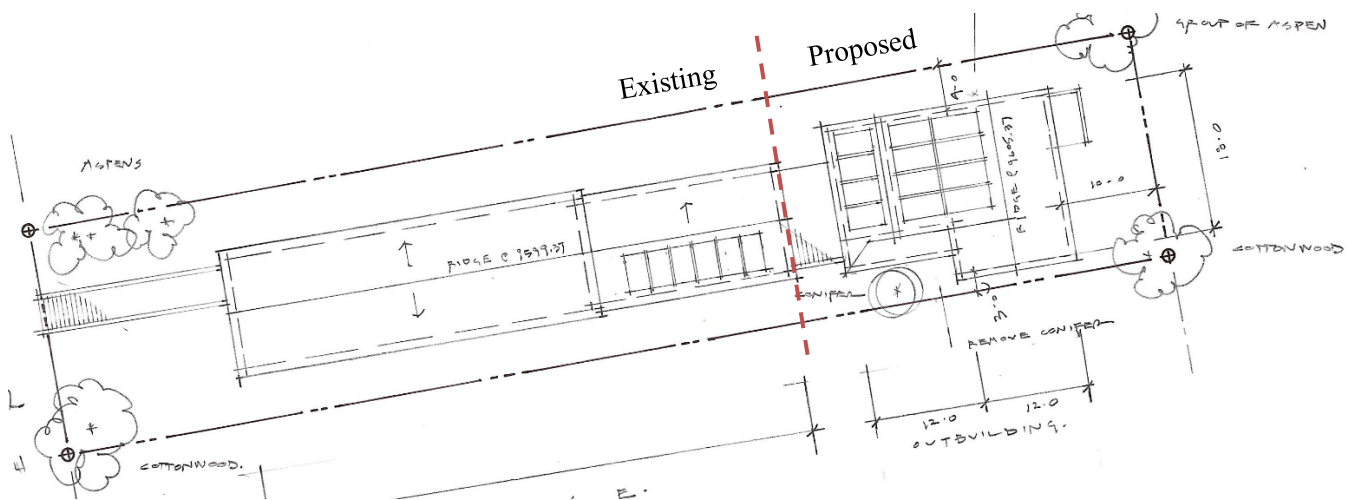
Priority Design Standard 37: Additions should be compatible in size and scale with the main building.

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

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

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

The proposed addition will connect on the lower level to the existing basement under the historic structure, establishing a below grade connection and appearing as a separate structure. As encouraged by Priority Design Standard 37.5, staff finds the project eligible for positive two (+2) points.



The south sidewall of the proposed addition aligns with the historic structure for the first 12 feet of the total roughly 24 foot length before bumping out. Beyond those first 12 ft, neither of the addition's sidewalls align with the historic

structure. Further, the proposed addition is shielded by existing landscaping onsite and the additional width should not be visible from the street.

Does the Commission agree that the proposed addition meets Priority Design Standard 37.5 since the first 12 feet of the addition is aligned with the historic sidewall even though the entire length of the wall is not aligned? With the additional width of the structure being set back, staff has no concerns regarding Priority Design Standard 88.

Design Standard 40: *Respect historic alignments that may exist on the street when planning additions to buildings.*

- *Some roof lines and porch eaves on historic buildings in the area may align at appropriately the same height. Avoid placing additions in locations where these relationships would be altered or obscured.*

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

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

- **This is an important standard which should be met on all projects.**
- *Primary facades should be one or two stories in height, no more, depending on the height recommended in the Town's Development Code and Character Area.*
- *Additions to historic structures shall not exceed one-half (1/2) story above the existing historic structure, up to a maximum of two (2) stories. Measurements shall be taken from the mean height of the historic structure to the mean height of the addition. For the purpose of this standard, a half story is six-feet (6'). The overall mean height of the addition may not exceed the allowed height in Policy 6 Building Height in the Development Code.*
- *Secondary structures must be subordinate in height to the primary building. (Ord. 32, Series 2010)*
- *The purpose of this standard is to help preserve the historic scale of the block and the character area.*
- *Note that the typical historic building height will vary for each character area (1 to 1-1/2 stories for the East Side character area).*

The proposed addition of 980 sq. ft. will be constructed on the rear of the historic primary structure with a below grade connection the existing basement under the historic structure. The addition will be set against the rear setback line for the lot. The proposed ridgeline exceeds the existing historic structure height of 13' 5" (mean 13' 3") by 5'6". Staff finds the addition does not exceed the historic structure by one-half story and is set back from the street and primary structure, consistent with Priority Design Standards 37 and 81.

Priority Design Standard 88: *Maintain the perceived width of nearby historic buildings in new construction.*

- **This is an extremely important standard, which should be met.**
- *The proposed new building should appear to be similar in width with its historic context, as perceived from public ways.*

Priority Design Standard 120: *Use building forms similar to those found historically in the East Side Character Area.*

- *Simple rectangular shapes were typical for residential structures.*

Priority Design Standard 121: *Use roof forms that reflect the angle, scale, and proportion of historic buildings in the East Side residential character area.*

- *Roof shapes have a significant impact on the character of this area because they can be seen from higher elevations of mountain slopes.*

- *Those styles which were popular in the 19th century and are still in use today, such as high gable, high hip, shed and gambrel, are appropriate.*
- *Roofs should have a slope similar to those used historically.*
- *Note that although many gable roofs were accented with dormers, these were used in limited numbers on an individual building.*

The proposed addition is primarily made up of two rectangular shapes which match historic design patterns and is consistent with Priority Design Standard 120. The proposed addition will feature gable and shed roof forms for the primary form and second floor bump-out. The proposed roof forms are simple and historically appropriate, consistent with Priority Design Standard 121.

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

- *Primary facades should be 1 or 1 and ½ stories tall. (Some 2-story portions may be considered if they are set back from the street.)*
- *Refer to height limits in ordinance.*
- *Note that the height limits are absolute maximums and do not imply that all buildings should reach these limits. Visually appropriate buildings are often ones which are less than the maximum height allowed by ordinance.*

The proposed addition, with a mean roof height of approximately 18' 9", is taller than the historic structure but remains within the one-half story allowance and is substantially set back at the rear of the lot. Landscaping will further obscure views, and the historic front façade remains the dominant visual element, meeting Priority Design Standards 37, 81, and 122. The addition's total density of 980 sq. ft. is below the East Side Residential guideline of one additional module of average size (1,500 sq. ft.), satisfying Priority Design Standard 80.

Priority Design Standard 124: *Reinforce typical narrow front façade widths that are typical of historic buildings in the area.*

- *Projects that incorporate no more than 50 feet of lot frontage are preferred.*
- *The front façade of a building may not exceed 30 feet in width.*

Staff finds the proposed addition complies with Priority Design Standards 37, 81, 80, 88, 121, 122, and 124, as well as Policy 6/R for building height. The design maintains the prominence of the historic front façade, respects the scale and character of the East Side Residential Character Area, and meets the intent of the Handbook of Design Standards.

Windows and Glazing:

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

- *This is an important design standard.*
- *These details strongly influence the compatibility of a building within its context.*
- *Large expanses of glass, either vertical or horizontal, are generally inappropriate on commercial or residential buildings. Oversized doors that would create a "grand entry" are also inappropriate.*
- *Smaller windows with simple window frames are recommended for secondary structures. (Ord. 32, Series 2010)*

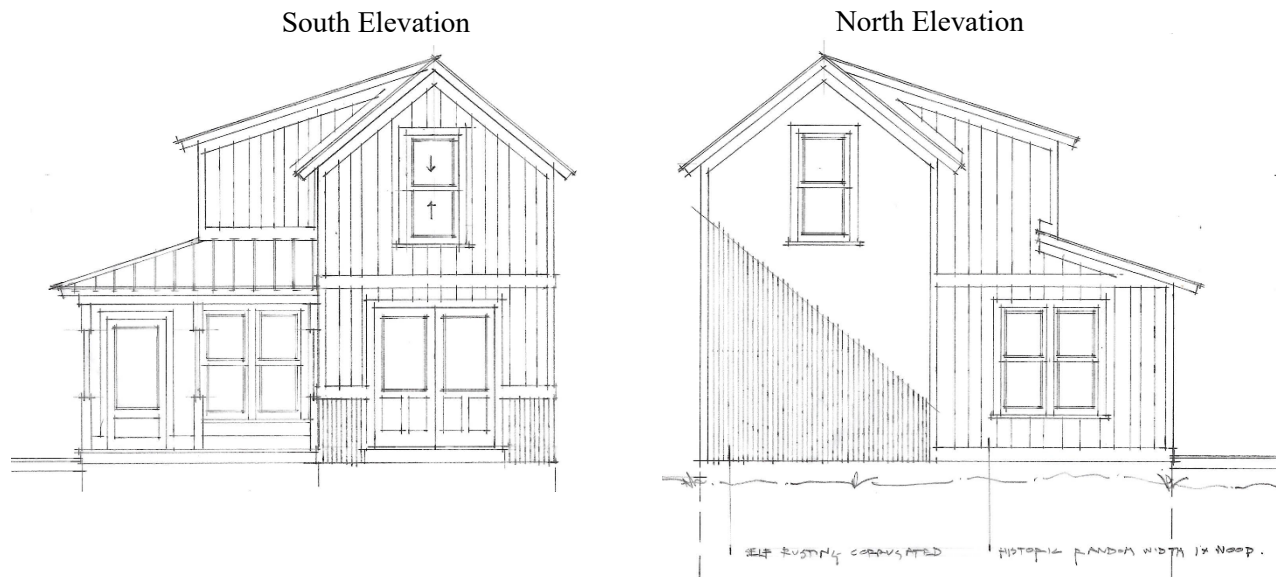
Design Standard 128: *Use building features similar in size and shape to those used traditionally.*

- *Windows should be similar in size and shape to those used historically.*
- *Doors that include glass are encouraged.*

The proposed addition includes traditional vertically oriented double hung windows and ¾ lite doors. These windows and doors are architecturally similar to windows that have been used historically. Staff finds both the windows and doors proposed to be consistent with Priority Design Standard 95 and Design Standard 128.

Building Materials: For the proposed addition, unpainted, sourced-reclaimed random width wood and self-rusting corrugated metal will clad the exterior. The self-rusting corrugated metal will appear as a wainscoting on the south and east sides of the building at a height of 3.5 ft tall and will cover 55% of the north façade of the building. Staff assigns negative two (-2) points due to the proposed metal siding on one facade exceeding 33% but not exceeding 66% of the façade in accordance with Policy 5/R Architectural Compatibility. Staff finds that all proposed materials abide with the Handbook of Design Standards, particularly Priority Design Standard 125.

The proposed roofing materials consist of black metal low profile 1” standing seam roofing to match the existing roofing on the historic residence. The historic secondary structure will utilize a rusted corrugated metal roofing material. All of the proposed materials comply with Priority Design Standard 146. Staff has no concerns about the proposed roofing materials.



Priority Design Standard 36: *Design additions to historic buildings such that they will not destroy any significant character defining features of historic architectural or cultural material.*

- *Additions also should not obscure significant character defining features.*
- *Set back additions from primary facades in order to allow the original proportions and character to remain prominent, or set them apart from the main building and connect them with a “connector element” See Policy 80A and 80B.*
- *They should be “reversible,” such that a future owner may be able to restore the building to its historic condition if they so desire.*

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

- *Additions can be made distinguishable from the historic building elements while also remaining visually compatible with those earlier features.*
- *A change in setbacks of the addition from the main building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.*

Design Standard 39: *Avoid new additions or alterations that would hinder the ability to interpret the design character of the historic periods in Breckenridge.*

- *All buildings should be recognized as products of their own time.*
- *New designs that create an appearance inconsistent with the historic character of the buildings are discouraged.*
- *Alterations that seek to imply a different period than that of the building are inappropriate.*
- *Alterations that seek to imply an inaccurate variation on the historic style are also inappropriate.*
- *Alterations that cover significant features are also inappropriate.*

Priority Design Standard 125: *Maintain the present balance of building materials found in the Character Area.*

- *Rough-sawn, stained, or unfinished siding materials are inappropriate on primary structures.*

Design Standard 130: *Use ornament and detail with restraint, in keeping with the modest character of the East Side Residential Character Area.*

- *Avoid elaborately ornate details that would confuse the genuine history of the area.*

Staff find the little to no architectural ornamentation proposed on the addition to be consistent with the existing historic structure and the character of the surrounding area. Staff also find the proposed materials consistent with a secondary structure characteristically found in the Historic District, and due to the below grade connection, the proposed addition does not appear as part of the primary structure, thus staff find the proposed materials to meet Priority Design Standard 125. Staff finds the proposed addition, being set back from the primary structure, is consistent with Design Standards 36, 38, 39, and 130.

Staff will add a condition of approval that the applicant shall coordinate with the Building Department to ensure compliance with the adopted Wildfire Resiliency and Defensible Space Building Codes.

Site Plan: The project follows the historic settlement pattern for this block (Priority Design Standard 4). It also complements and is unifying to the existing Town grid (Priority Design Standard 5).

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

Energy Conservation (33/R): The applicant proposes the energy efficiency of the addition will exceed the IECC or SSBC Standards by at least 20 percent; which warrants positive two (+2) points. Staff will add a condition of approval that requires the applicant to provide the energy modeling analysis of the existing and proposed conditions to guarantee the percentage increase prior to the issuance of a Certificate of Occupancy/Completion.

The applicant proposes to permanently disconnect and remove any existing gas service to the property and sign a covenant prohibiting any gas service to the property, which warrants positive four (+4) points under [Policy 33R](#).

[Section E](#). Staff will add a condition of approval that requires a covenant to be recorded prior to the issuance of a Certificate of Occupancy/Completion.

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

COLUMN "A"	COLUMN "B"	COLUMN "C"
The property must be at least 50 years old. The original footprint of the Mair House was constructed circa 1888.	<i>The proposed landmark must meet at least ONE of the following 13 criteria:</i> ARCHITECTURAL IMPORTANCE 1. The property exemplifies specific elements of architectural style or period. 2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3. The property demonstrates superior craftsmanship or high artistic value 4. The property represents an innovation in construction, materials or design. 5. The property is of a style particularly associated with the Breckenridge area. The residence is notable for its lack of architectural features and ornamentation, as well as its front gable roof plan, common within the Breckenridge area. 6. The property represents a built environment of a group of people in an era of history. 7. The property includes a pattern or grouping of elements representing at least one of the above criteria. 8. The property is a significant historic remodel. SOCIAL IMPORTANCE 9. The property is a site of an historic event that had an effect upon society. 10. The property exemplifies cultural, political, economic or social heritage of the community. 11. The property is associated with a notable person or the work of a notable person. GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE 12. The property enhances sense of identity of the community.	<i>The proposed landmark must meet at least ONE of the following 4 criteria:</i> 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. 2. The property retains original design features, materials and/or character. This property displays an overall high level of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, location, setting, design, materials, workmanship, feeling and association. There are no adverse exterior alterations that cannot be remedied to the historic residence. 3. The structure is on its original location or is in the same historic context after having been moved. The historic residence remains in its historic

	13. The property is an established and familiar natural setting or visual feature of the community	location on the lot and has not been moved. 4. The structure has been accurately reconstructed or restored based on documentation.
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Staff finds that the property is eligible for local landmarking. Does the Commission agree? If so, staff will add a condition of approval at the final hearing for the applicant to obtain approval, through a Council Bill, from the Town Council to designate the property as a local landmark.

Point Analysis (Section: 9-1-17-3): At this preliminary review, staff has assigned the below points related to the Relative policies of the Development Code:

Positive eight (+8) points:

- Policy 24/R, Social Community:
 - Positive two (+2) points for a below grade connection to the primary structure.
- Policy 33/R Energy Conservation:
 - Positive two (+2) points for improving the energy efficiency of proposed structure by at least 20 percent above the IECC and SSBC Standards.
 - Positive four (+4) points for electrification and removing gas service to the property.

Negative eleven (-11) points:

- Policy 9/R Placement of Structures: Negative nine (-9) points for not meeting three relative setback requirements.
- Policy 5/R Architectural Compatibility: Negative two (-2) points for exceeding 33% of metal siding on one façade.

At this preliminary review, the proposal has a failing score of negative three (-3) point.

Staff Recommendation

Despite the failing point analysis, staff believes the proposed design is compliant with all Priority design standards of the Handbook and meets all Absolute policies of the Development Code. Staff has the following questions for the Commission:

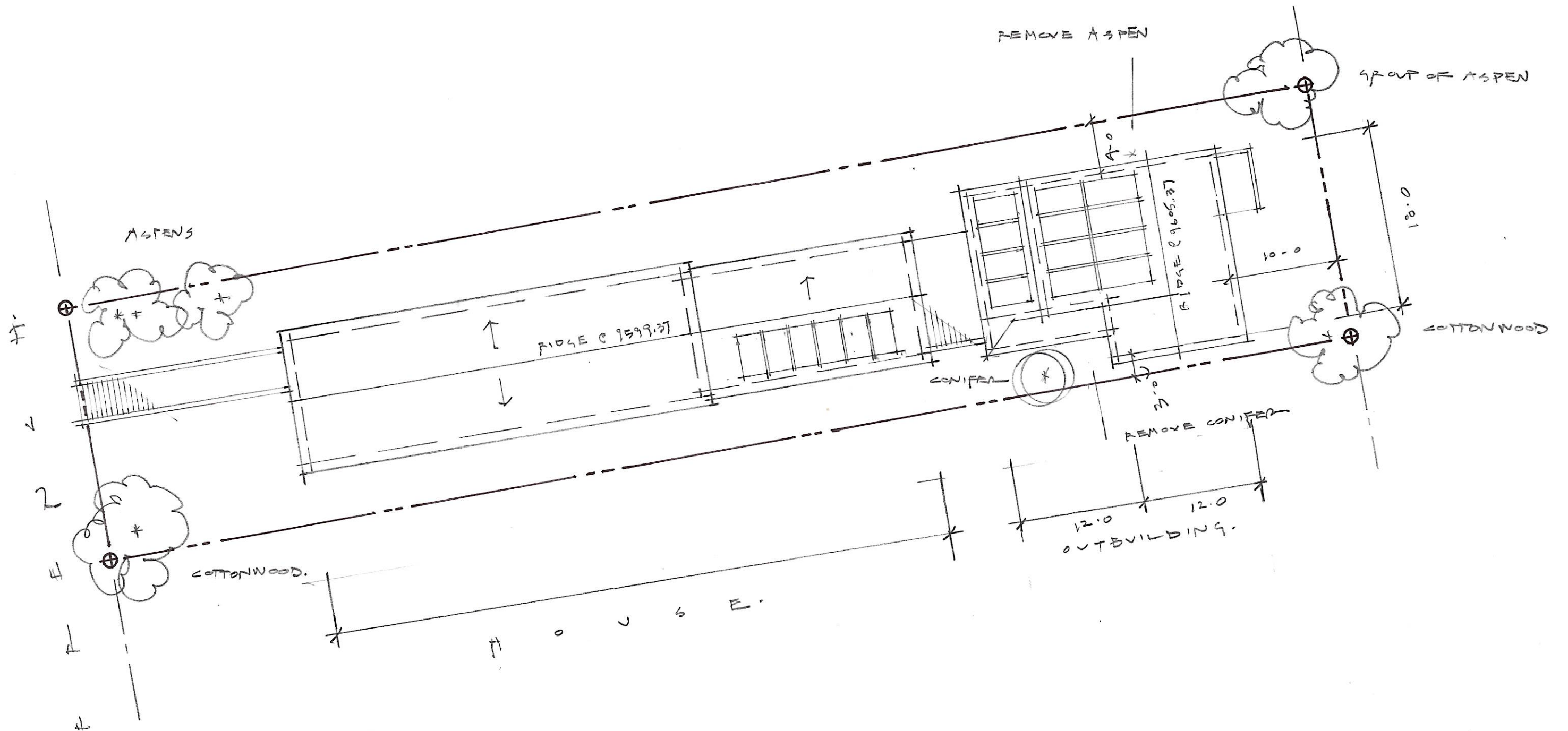
1. Does the Commission agree that the proposed addition's sidewall alignment meets Priority Design Standard 37.5?
2. Does the Commission agree the property meets the requirements for Local Landmarking Designation and recommend Town Council approve the Designation?
3. Does the Commission agree with the preliminary point analysis?
4. Does the Commission have any other concerns?

5. Does the Commission agree the project is ready for a Final Hearing if a passing point analysis can be obtained?

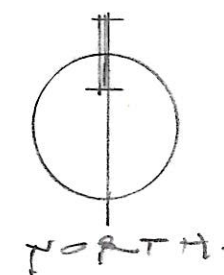
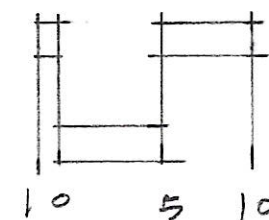
	Class A Hearing Preliminary Point Analysis			
Project:	Mairs House Change of Use, Addition, and Landmarking	Positive	Points	+8
Plan #	PL-2026-0077		-	
Date:	6/6/2026	Negative	Points	- 11
Staff:	Ellie Muncy, Planner I		-	
		Total Allocation:		- 3
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)	0	Single-Family Home
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	0	
4/R	Mass	5x (-2>-20)	0	
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)	- 2	Negative two (-2) points for exceeding 33% of metal siding on one façade.
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		Max. allowed: 23 ft. Proposed: 18 ft. 9 in.
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 9	Negative nine (-9) points for not meeting three relative setback requirements.
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)	0	N/A per 9-1-19-13R
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		

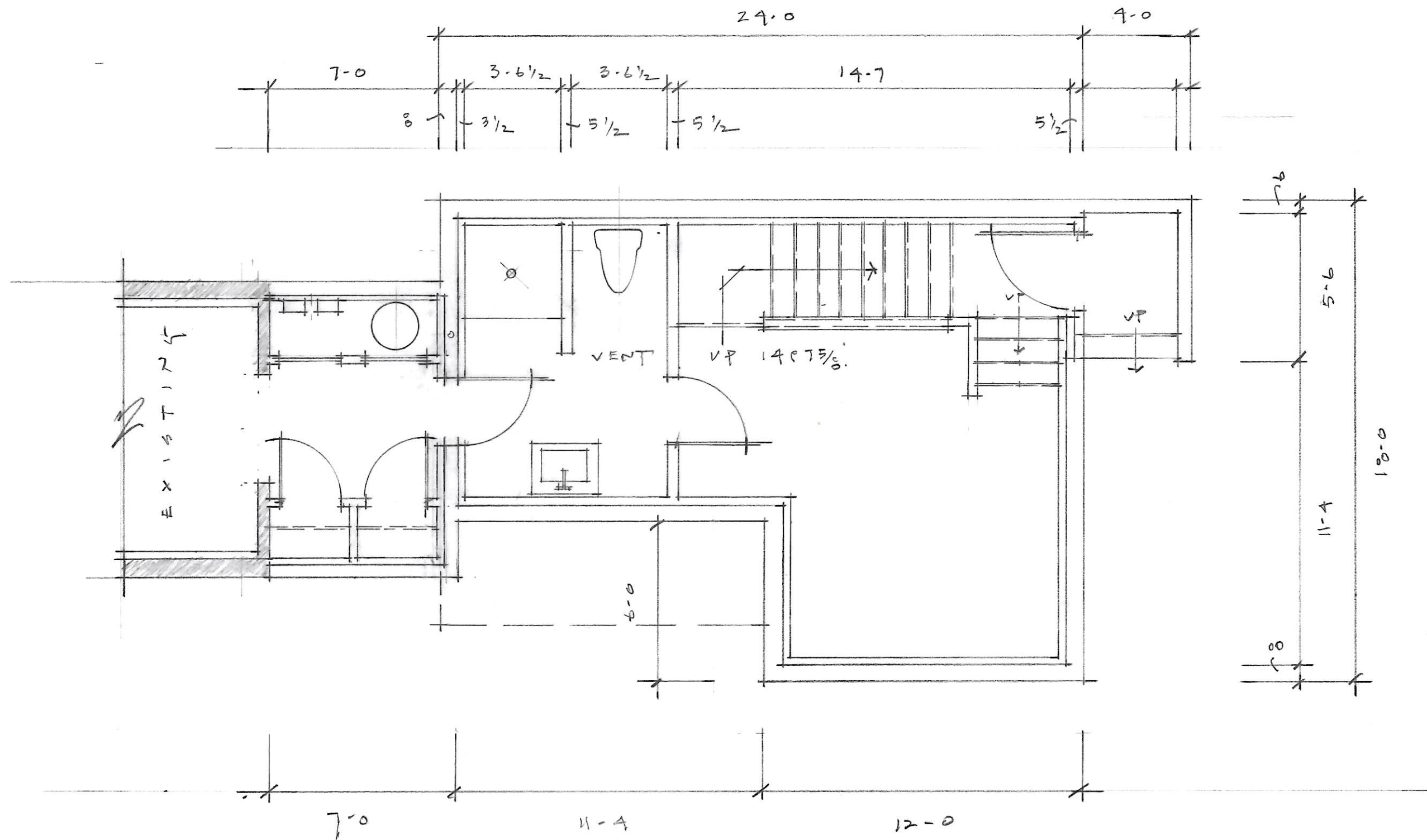
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		Required: 2 spaces Existing: 2 spaces per parking agreement
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)	0	Required: 917.5 sq. ft. (30% of site) Proposed: 1,670 sq. ft. (58% of site)
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	0	
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	+2	Positive two (+2) points for a below grade connection to the primary structure per Priority Design Standard 37.5.
24/R	Social Community - Historic Preservation/Restoration - Moving	0/-10/-15/-20		
24/R	Social Community - Accessory Dwelling Unit	3x (0/+1)	0	
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	N/A		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	N/A		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	HERS/ERI analysis = 20% - 39% energy saved	+2	+2	The applicant proposes to improve the HERS/ERI rating of the proposed structure by 20-39%.
33/R	HERS/ERI analysis = 40% - 59% energy saved	+3		
33/R	HERS/ERI analysis = 60% - 79% energy saved	+4		
33/R	HERS/ERI analysis = 80% - 99% energy saved	+5		
33/R	HERS/ERI analysis = 100% energy saved	+6		
33/R	EVSE Parking Space	1X(+3/0)		
33/R	Electrification	4	+4	The applicant proposes to remove all gas service to the property.
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	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)		
33/R	Other Design Feature	1X(-2/+2)		
33/R	Waste Diversion	2		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		

37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		
50/A	Wireless Communication Facilities	Complies		

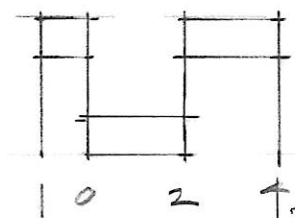


SITE PLAN. 108 NORTH FRENCH STREET 3.11.26

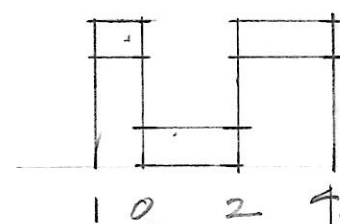
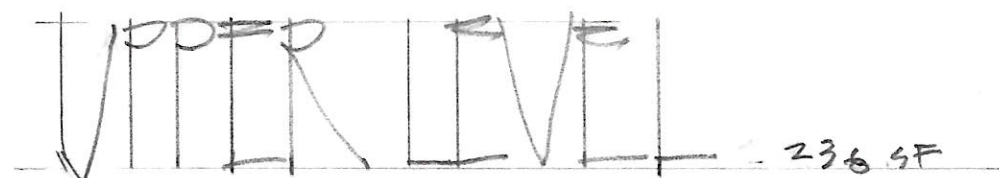
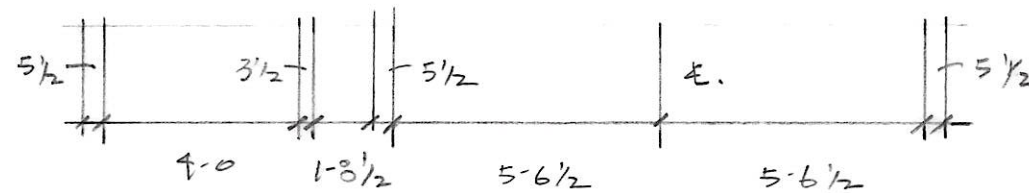
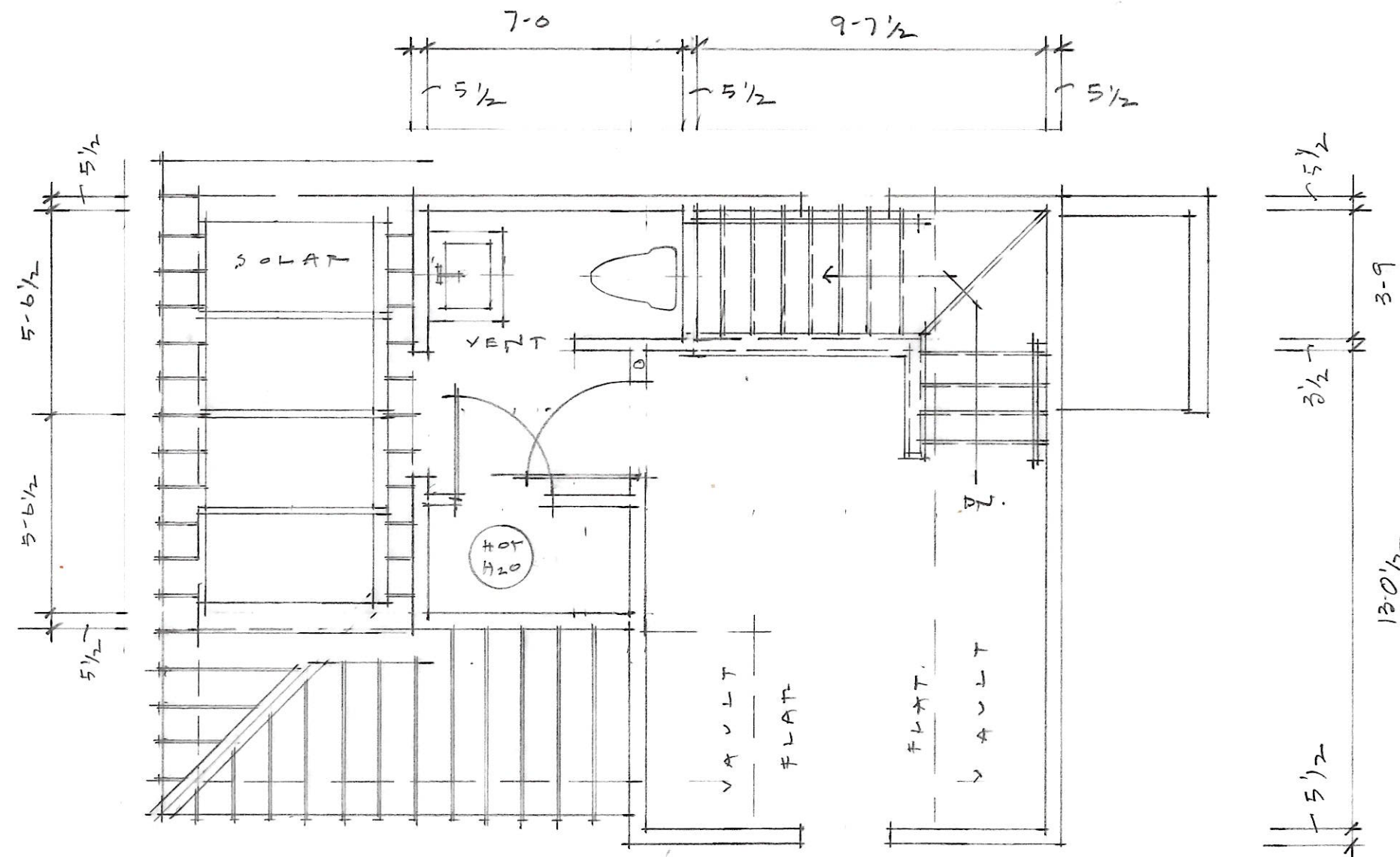




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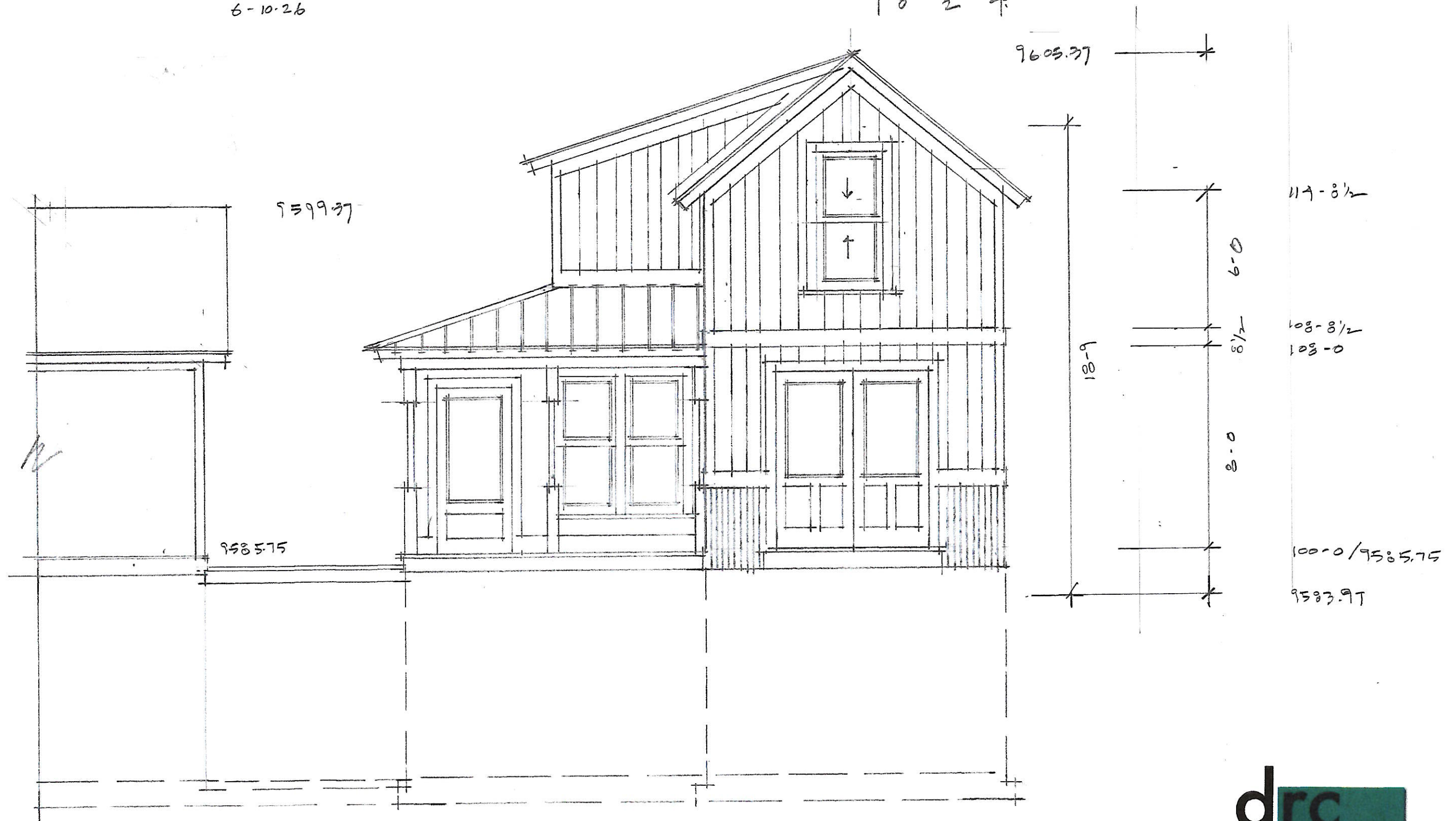
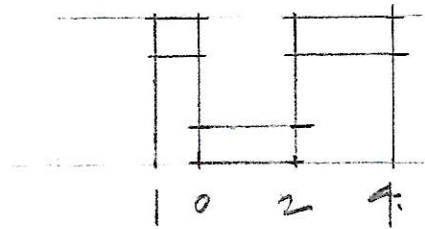




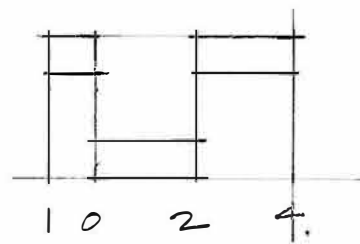


SOUTH

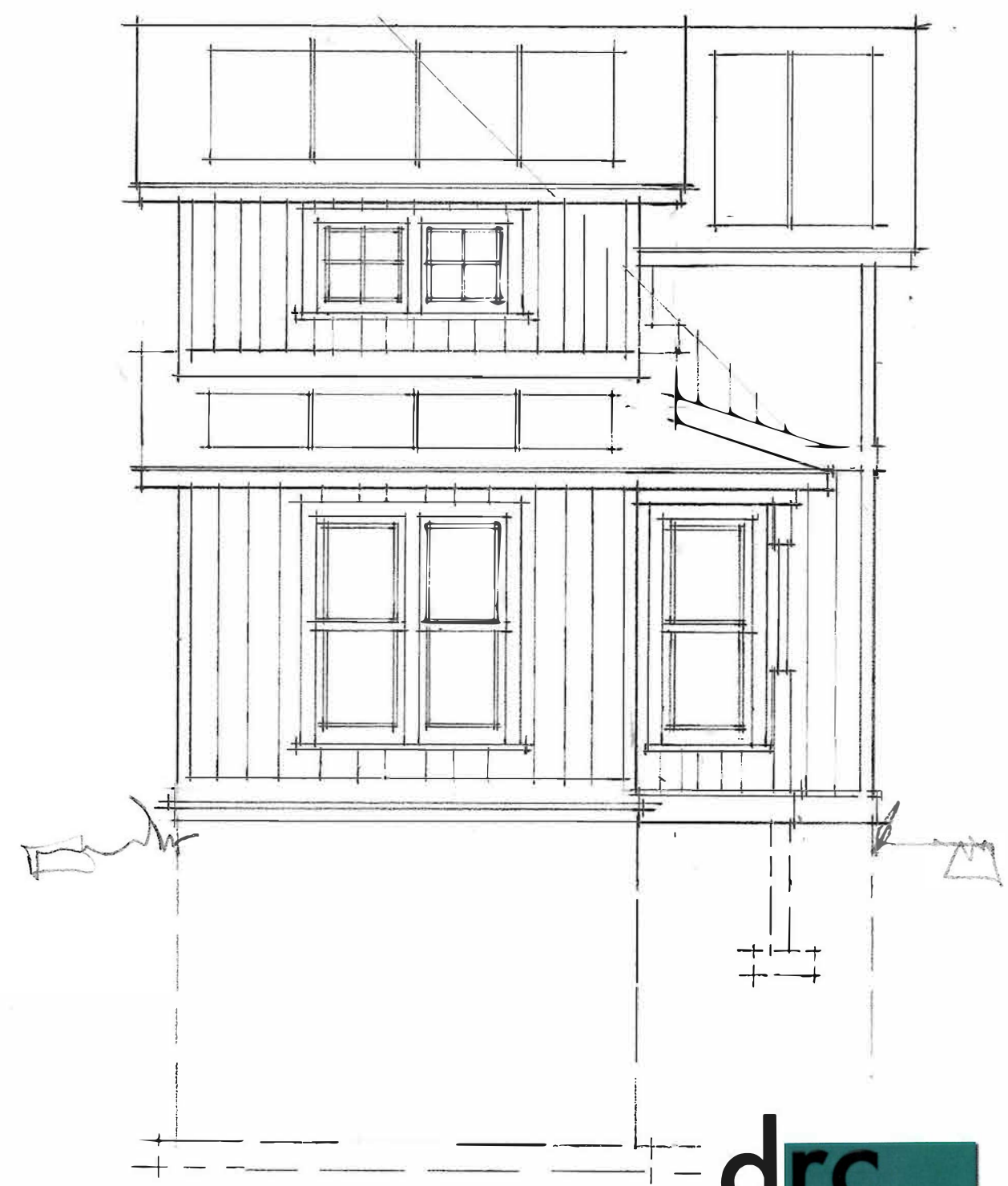
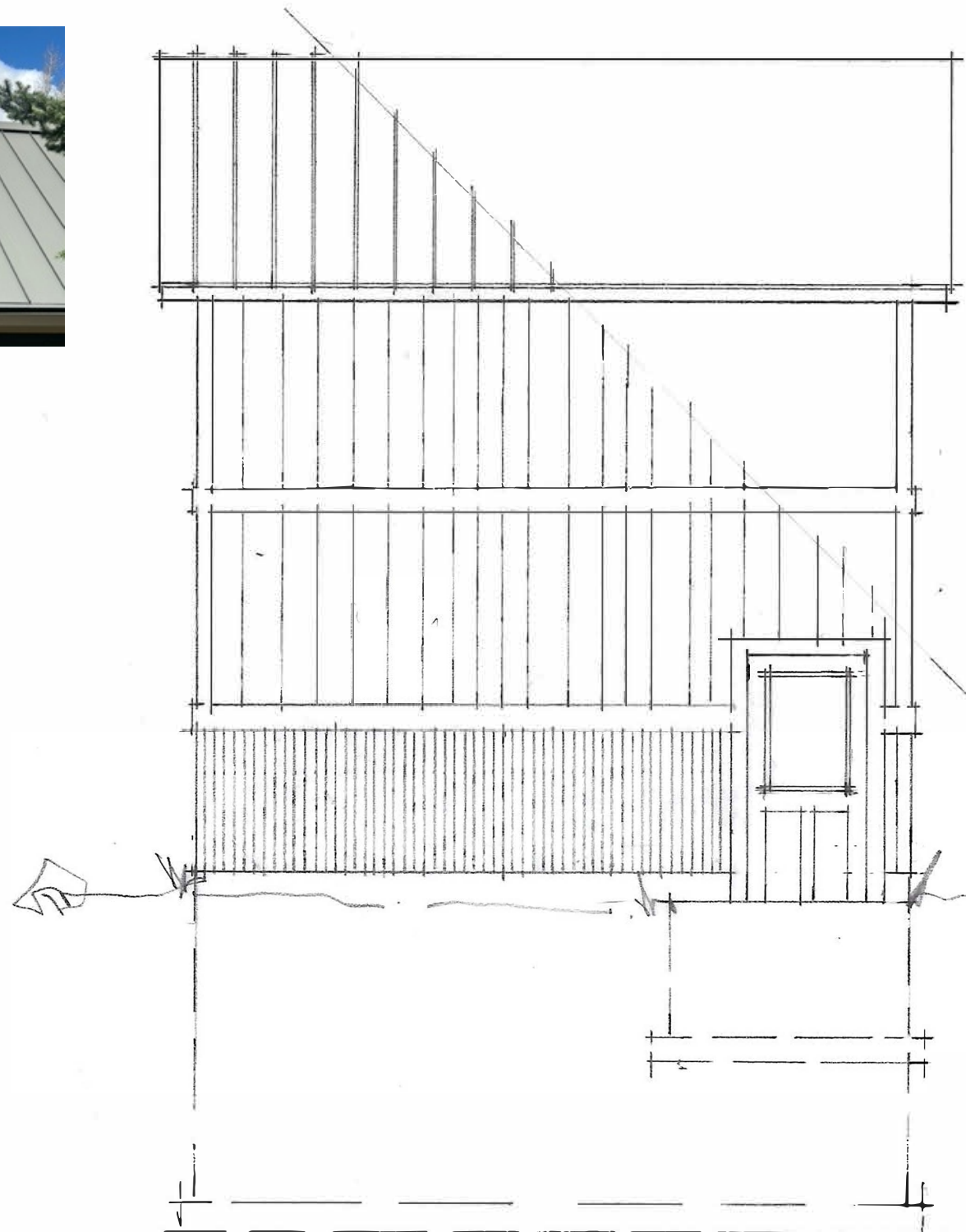
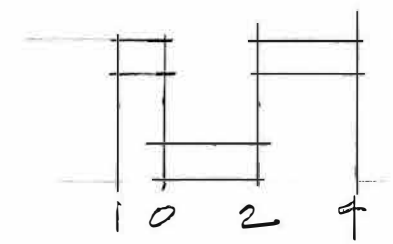
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EAST



WEST



NORTH

