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TOWN OF BRECKENRIDGE
COMMUNITY DEVELOPMENT



HANDBOOK OF
DESIGN STANDARDS
FOR THE HISTORIC AND
CONSERVATION DISTRICTS

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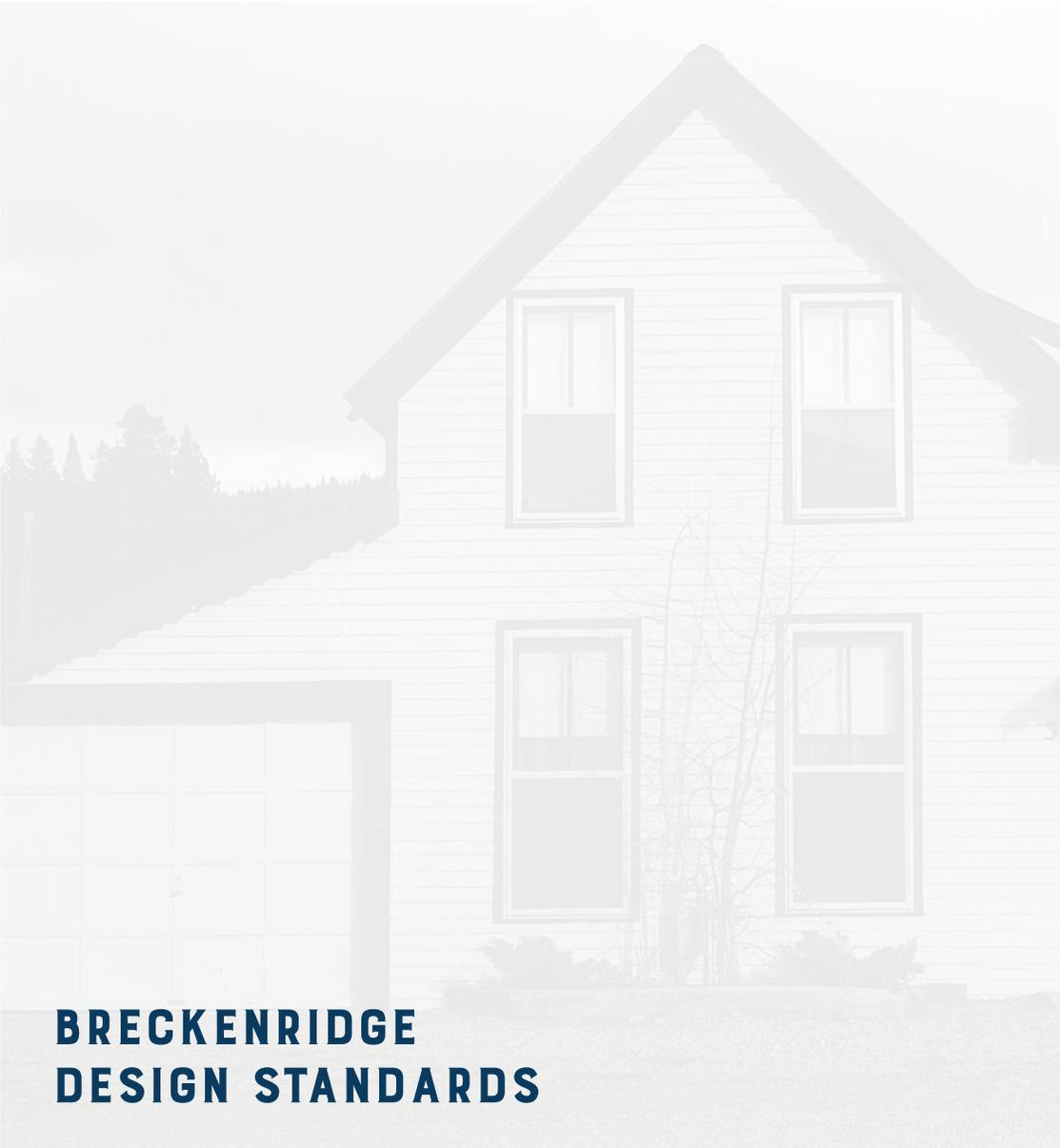
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BRECKENRIDGE DESIGN STANDARDS



Fig 1.1.1 Breckenridge circa 1896-1898.

1

INTRODUCTION



Fig 1.1.2 The Summit County Court House, built in 1909, is rated as a "landmark" structure because it is a particularly fine example of design and because it is so prominent in the townscape. It stands out at the center of the historic district.

Historically, Breckenridge was a "rough" town, built for function, not for elegance, and this sense of rustic western mining town character is the essence of what the design standards seek to preserve.

1.1

The Significance of the Historic District in Breckenridge

Breckenridge is an outstanding example of a Colorado mining boom town that lived through a series of distinct stages, each of which is still represented in the surviving historic architecture. The settlement, camp, and town periods of growth, as well as their progression, are evident in many log cabins, simple clapboard, false-front buildings, and the more elaborately-detailed buildings that are seen on the streets of the historic district. The charm of Breckenridge lies in its sense of history and in its sense of community. The town's character, which evolved over more than one hundred years, is an honest reflection of the past.

Period of Significance (1860- 1942)

Most of the historic buildings in town date from a span of eight decades during which a series of important events and social patterns occurred related to mining activity. This "period of significance" for Breckenridge spans from its settlement in 1860 to the shutdown of the last dredge boat mining operation in 1942. During those more than eighty years, the town saw a progression of mining activity and a range of populations which were associated with the

resource extraction culture of the town. The physical evidence of this period, including houses, store fronts, barns, sheds, and other site features are valuable resources that should be preserved. Buildings that survive in their original condition are historically significant, as are alterations to buildings that occurred during this time span.



Fig 1.2.1 Main Street between Washington and Lincoln Avenues, as it appeared in 1888. Store fronts were typically sited directly at the sidewalk edge.

1.2

Goals for the Historic District

The Town of Breckenridge is committed to preservation of its cultural heritage and therefore seeks to achieve this goal:

To protect the town's historic character through the careful preservation of our historic structures and the sensitive design of new buildings in their context. The design standards presented in this document were developed to help accomplish that goal.

Objectives for the Historic District

In order to accomplish the goal of protecting the historic district, the Town further holds these objectives for the design standards:

- » To reinforce the character of the historic area and protect its visual elements;
- » To enhance the quality of growth and development in town;
- » To protect the value of public and private investment, which might otherwise be threatened by the undesirable consequences of poorly managed growth and development;
- » To preserve the integrity of the historic area by discouraging the construction of new buildings that may confuse the cultural heritage of the community;
- » To indicate which approaches to design the Town encourages as well as those that it discourages;
- » To provide an objective basis for the decisions of design review;
- » To serve as a tool for architects and their clients to use in making preliminary design decisions;
- » To increase public awareness of design issues and options.

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INTRODUCTION



Fig 1.3.1 Preserving the Town's historic character, as seen in this row of buildings on Main Street, is a goal of the design review process.

1.3

The Reasons for Design Review

To preserve the town's character, the Town has established a design review process that is an integral part of development review. The community has recognized the importance of the historic district by including design criteria in the Land Use Guidelines and the Development Code that promote historic preservation and by adopting design standards that define the appropriate character for rehabilitation and new construction. The design standards are adopted by ordinance and are referenced in the Towns' Development Code; substantial compliance is required in order to receive a development permit.

The purpose of the design review process is to provide for a uniform review of projects and to provide for comments by the community on projects that should affect their well-being. The design standards are intended to help provide an objective basis for evaluating the appropriateness of individual design proposals.

Through the design review process, the Town also seeks to promote a healthy economy by creating a stable climate for investment and thereby to protect property values. Property owners should also know that developments on adjacent properties will help to reinforce their own investment in the community, help to preserve the historic character of the community, and assure that the attraction of Breckenridge as a genuine Colorado mining town will remain strong. This image is vitally important to the town's economy.

1

INTRODUCTION



Fig 1.4.1 Rehabilitated historic structures, the Randall Barn and Fuqua Livery Stable, on Washington Avenue within the historic district.

A local historic district lies within the conservation district and is the focus of these design standards. Its boundary is defined on the Special Areas map. It contains the greatest concentration of historic structures and most clearly conveys the sense of character of the town during its early phases of development.

1.4

The Concept of the Historic District

When we refer to the concept of the historic district, it is important to note that technically there are three different districts, each designated by a different level of government.

Level 1 The National Register District

In 1980, the National Park Service designated Breckenridge as a National Register Historic District because of its major historical contribution to America's culture, and because significant evidence of mining-era history is preserved here. The National Register of Historic Places is a listing of properties identified as having cultural significance at a national, state, or local level and that have met criteria for listing as defined by the Secretary of the Interior. Construction projects that involve federal funds must consider the impact on historic (and pre-historic) resources. In addition, federal income tax credits are available for the certified rehabilitation of qualifying historic buildings. In

order to do so, the construction work must meet the *Standards of the Secretary of the Interior for the Rehabilitation of Historic Buildings*. (Note that the Breckenridge design standards are written to conform with these standards such that a property owner will not intentionally be caught in a contradictory situation between the two sets of standards.)

Level 2 State-designated historic district

The State of Colorado also maintains a register of historic places and sites. State agencies that contemplate activities within such districts must consider the potential impacts on historic resources. A provision in the state law stipulates that any historic resources listed on the National Register be

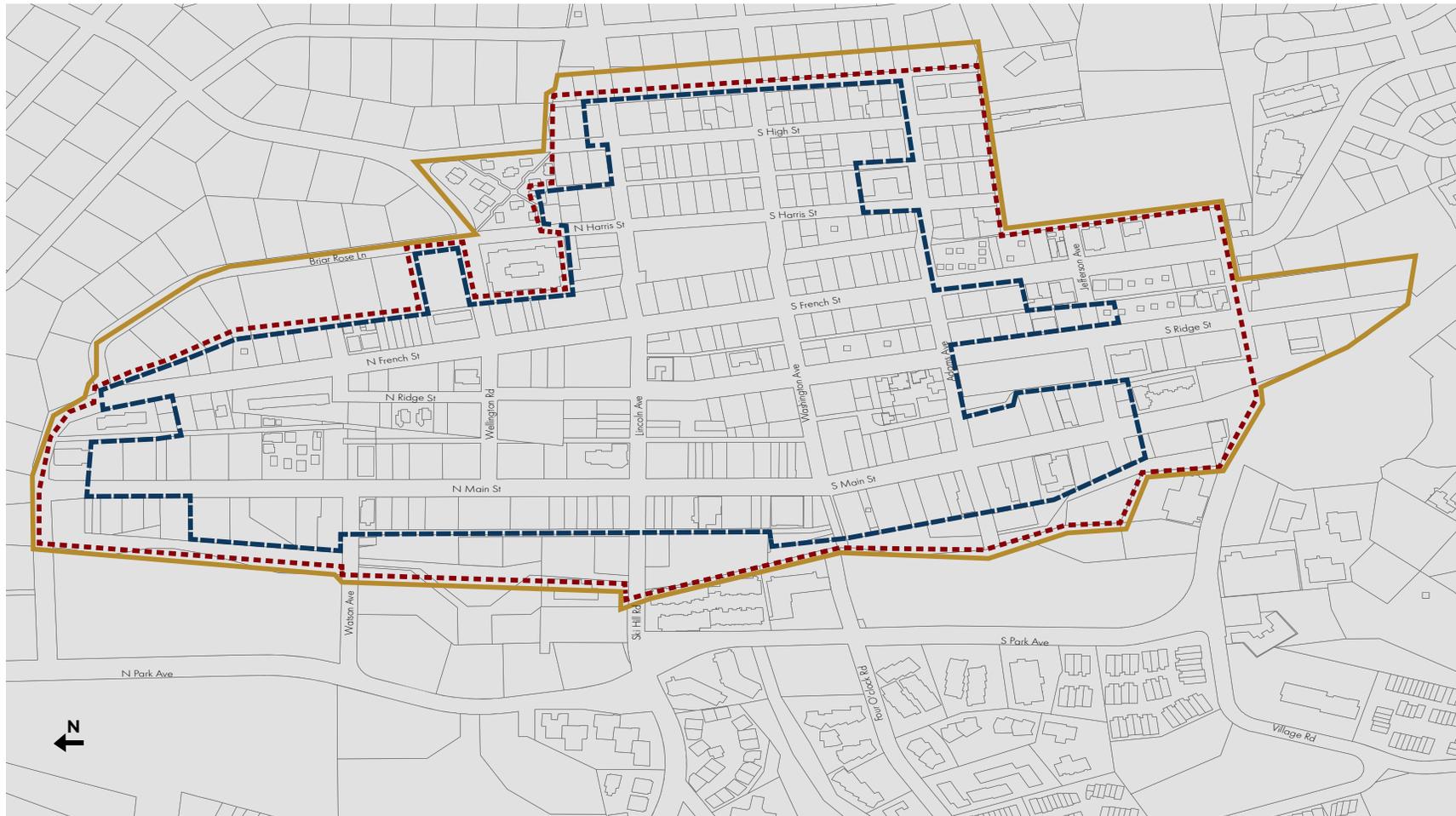
automatically placed on the state register as well, and therefore Breckenridge is on the state register.

Level 3 Locally-designated districts

A conservation district is designated for the core area of the older part of town. This area is also subject to design review. Criteria within the conservation district are generally broader than within the local historic district for new construction. Some individual historic structures lie within the conservation district and the chapter on rehabilitation of historic structures also applies to these buildings.

SPECIAL AREAS MAP

The greatest concentration of historic buildings in the community is identified as an “historic district” by the Town of Breckenridge. This boundary is slightly different from that designated by the Secretary of the Interior as a National Register Historic District; the differences are distinguished in the discussion that follows. Note that some individually significant historic buildings lie outside this local historic boundary and these too are protected by the standards for rehabilitation that are a part of this document.



- Local Historic District Boundary ———
- National Register Historic District Boundary - - - - -
- Conservation District Boundary —————



Fig 1.5.1 The Theobald Office Building at 306 South Main Street retains most of its historic character-defining features and is rated as a "contributing" building.

1.5

Categories of Historic Significance for Individual Buildings

In order to assist property owners in developing appropriate design strategies for buildings within the historic district, each structure has been evaluated for its historic significance. Some buildings were found to retain more of their historic features, more of their "integrity." Some are in pristine original condition, while others have experienced varying degrees of alteration. Many of these are still considered to be historically significant and their preservation is a goal of the community. Others have been radically altered, to the extent that the majority of the historic fabric is lost. Others are newer buildings, built after the period of historic significance, as presently defined by historians, for the town.

Categories of historic significance for individual buildings are contributing and non-contributing for the purpose of Priority Policy 20, consistent with the Secretary of the Interior Standards. However, the Town will keep internal records on properties based on the inclusive categories below.

1.5

Categories of Historic Significance for Individual Buildings**Landmark structure category**

These buildings represent a particularly fine example of a building type, or they are prominent structures that dominate the townscape, or they are associated with especially prominent citizens or events. In general, landmarks are intact although some minor alterations may have occurred.

Contributing building category

These buildings date from the period of historic significance in Breckenridge and also retain substantial portions of their historic design character such that they have a high level of historic integrity. Some minor alterations exist, but the overall historic quality is easily discerned. The rehabilitation strategy that is generally most appropriate for such buildings is to preserve original features intact and remove the minor non-

contributing alterations that have occurred.

Contributing with qualifications category

These buildings also retain enough of their historic integrity to still help interpret the earlier history of Breckenridge, but they have experienced more substantial alterations. The original character is still retrievable for most of these structures, however. Removal of non-contributing alterations and restoration of earlier design features is generally the most appropriate approach for these structures.

Supporting category

These are typically buildings that are newer than the period of historic significance and therefore do not contribute to our ability to interpret the history of Breckenridge. They do, however, express certain design characteristics that are compatible with the architectural

character of the historic district. They are “good neighbors” to older buildings in the vicinity and therefore support the visual character of the district. New building designs that represent the current period in the town’s development are permitted and would be classified in the category.

Other structures within this category are in fact “old” structures, but they have been altered to such an extent that their historic integrity is lost. Because of their generally compatible scale, materials, and overall character, however, they still support the character of the district even though they no longer help us to interpret the town’s genuine history.

1

INTRODUCTION



Fig 1.5.2 The Theobald residence at 307 South French Street originally had clapboard siding and a separate door to a side office.



Fig 1.5.3 Later alterations have partially altered the earlier appearance, but the building retains enough of its historic integrity to be rated "contributing with qualifications."

1.5

Categories of Historic Significance for Individual Buildings

Non-contributing building category

These are buildings that have features that deviate from the character of the historic district and may impede our ability to interpret the history of the area. They are typically newer structures that introduce stylistic elements foreign to early years of Breckenridge. Some of these buildings may be fine examples of individual building design, if considered outside the context of the historic district, but they do not contribute to the historic interpretation of the area or to its visual character. The detracting visual character can negatively affect the nature of the historic district and therefore such buildings are to be avoided.

1

INTRODUCTION



Fig 1.6.1 The Tony Harris house at French Street and Washington Avenue is a newer building that does not itself have historic significance but its scale and character are compatible with its historic context and it is therefore an example of a “supporting structure.”

1.6 Character Areas

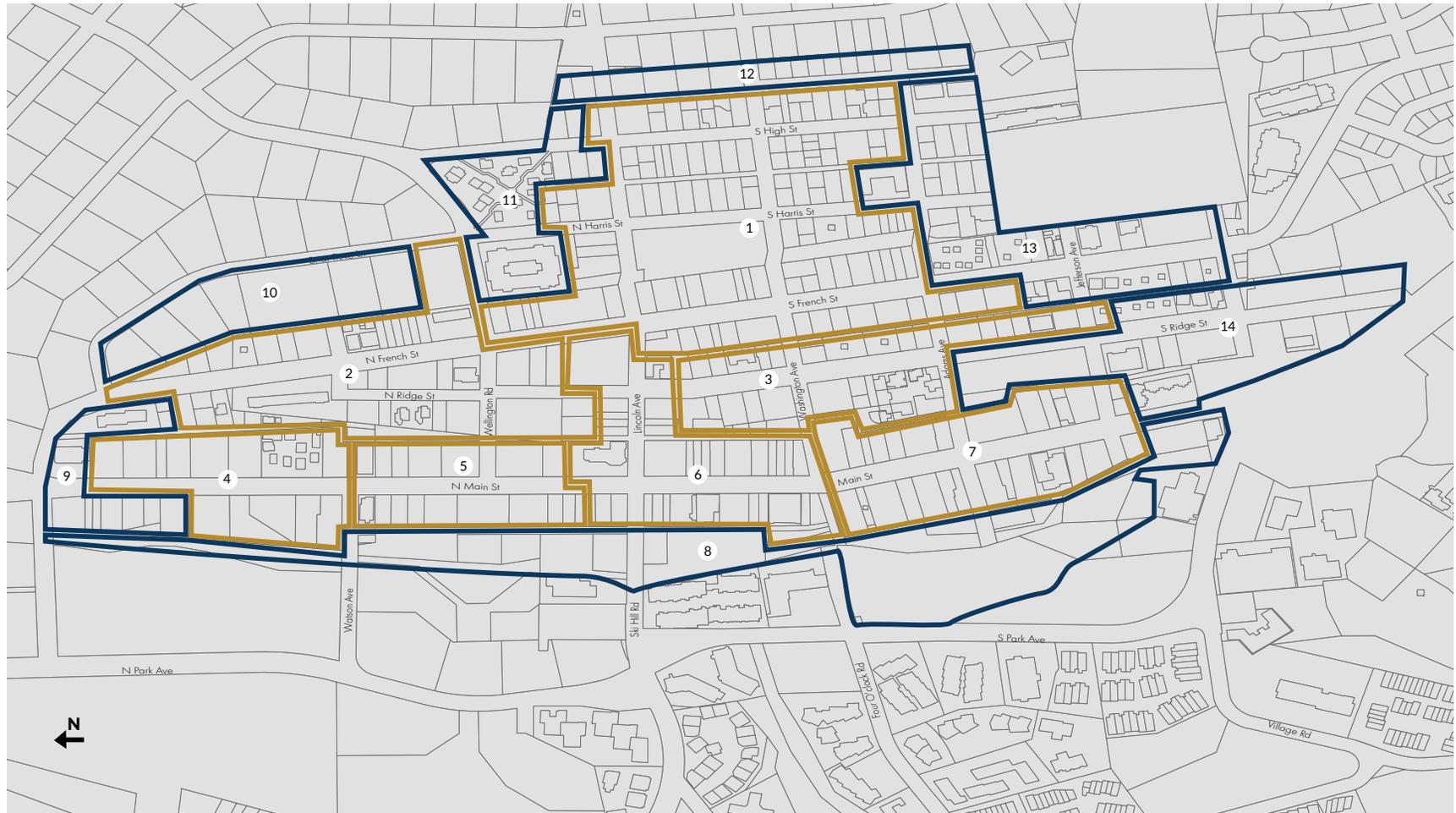
Within the historic district and conservation districts, the character of each block varies, often creating distinctly different street scenes. These individual settings create more site-specific contexts for individual design projects. The Town recognizes that what is appropriate on one block of town may not be appropriate in a different block, where the detailed context is different. To more closely describe the character of these settings, the historic and conservation district is organized into a set of “character areas” each of which has a distinct character and history.

There are two types of character areas, those outside the local historic district, but within the conservation district that acts as a transition to the historic district, and those within the local historic district. Each character area is defined to reflect the existing character of a grouping of buildings or properties that convey a similar character and also to reflect its historic image. Specific standards refer to each of these character areas and should be applied in addition to the more general standards for the whole district.

The character areas are defined in the map on the next page. When planning a project, be certain to identify which character area your project is in. See the staff of the Department of Community Development to clarify any questions you may have about the location of your project.

CHARACTER AREAS MAP

- 1. East Side Residential
- 2. North End Residential
- 3. South End Residential
- 4. North Main Street Residential
- 5. Main Street Residential/Commercial
- 6. Core Commercial
- 7. South Main Street Residential
- 8. River Park Corridor
- 9. North Main Transition
- 10. Briar Rose Transition
- 11. North End Residential Transition
- 12. East Side Residential Transition
- 13. South End Residential Transition
- 14. South Main Transition



Character Area Boundary ————
 Transition Character Area Boundary ————

1

INTRODUCTION



Fig 1.7.1 The design of the Towne Square on Main Street does not complement its historic context and is therefore rated “non-contributing.”

UNDERSTANDING REGULATIONS

Follow the Town’s Development Regulations in This Order:

1. Master Plan
2. Land Use Guidelines
3. Development Code
4. Handbook of Design Standards
5. Character Area Design Standards

1.7

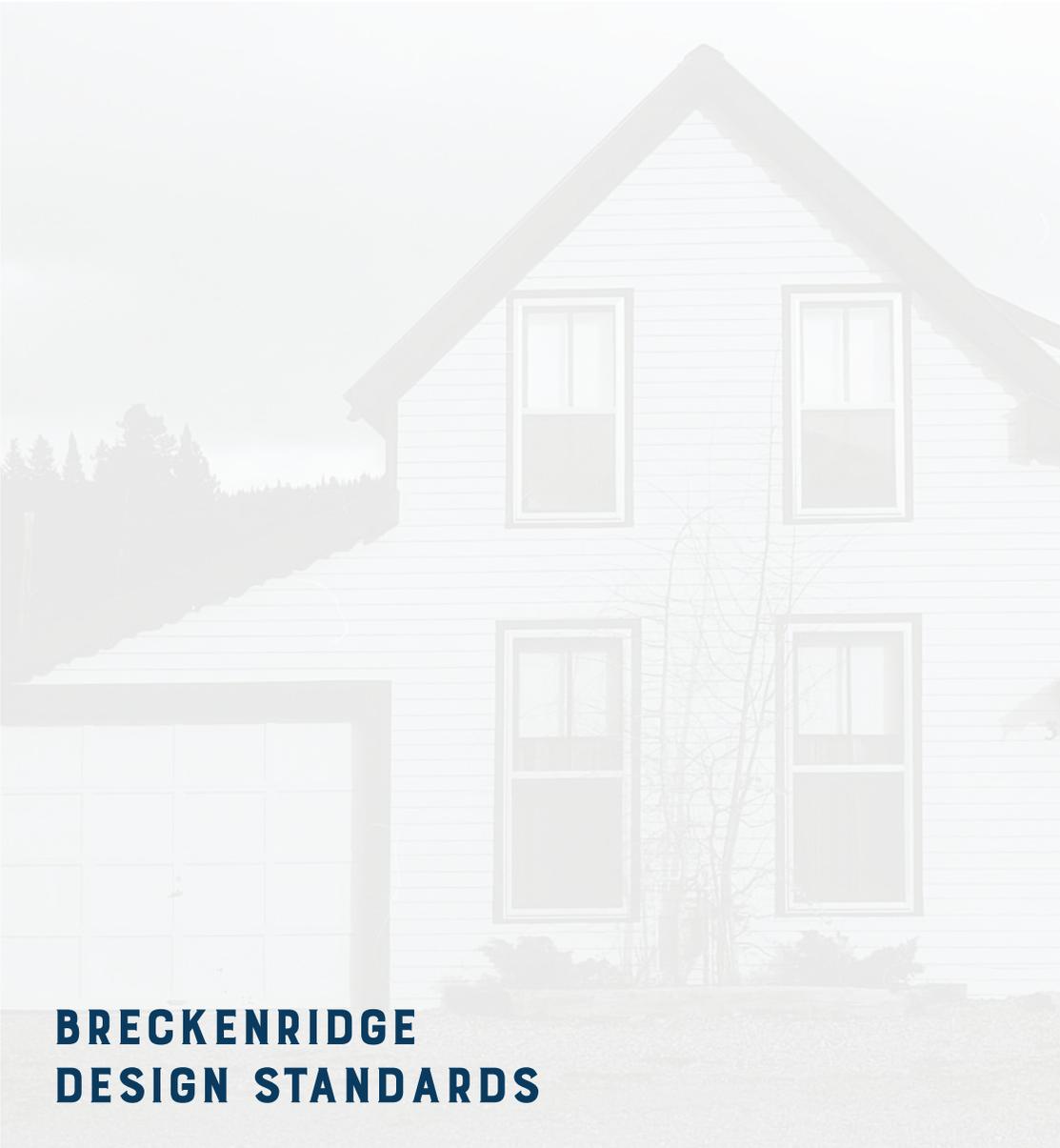
The Relationship of the Design Standards to Other Town Policies

The *Design Standards* comprise only one document in the overall Development Review Process in Breckenridge. Other documents that will be used to direct specific development in the town are the *Master Plan*, the *Land Use Guidelines* and the *Development Code*. These documents are related to each other by their scope and level of detail. The *Master Plan* is the document with the broadest general descriptions of the desired direction for the future of the community. The *Land Use Guidelines* have the next level of detail. The town is divided into 46 “Land Use Districts” and each have general guidelines for desired allowed uses and appearances.

The *Development Code* is a set of “absolute” and “relative” policies that are used to judge the merit of a project. These are used to evaluate an individual project on a specific site. The *Design Standards* are used to evaluate projects that deal with specific policies of the development code that relate to the conservation and historic districts. The “Character Area Standards” provide additional detail for each site context.

ARCHITECTURAL HISTORY

- 2.1 General History & Development
- 2.2 Settlement Phase
- 2.3 Camp Phase
- 2.4 Town Phase
- 2.5 Stabilization Phase
- 2.6 Interim Period
- 2.7 Resort Phase
- 2.8 General Architectural & Town Plan Character



**BRECKENRIDGE
DESIGN STANDARDS**

2

ARCHITECTURAL HISTORY



Fig 2.1.1 The west side of Main Street at Lincoln Avenue in 1914. Most commercial buildings in the core area have large glass store fronts on the ground floor.

2.1

General History & Development

General George E. Spencer was one of the hundreds of town “builders” who trekked across nineteenth century America fathering boom and bust communities. Only a few months after leading a company of gold seekers into Colorado’s Western slope, the patriarch founded the Town of Breckenridge. General Spencer traveled long and hard to find his town. He moved up the Blue River Valley from Fort Mary B. and reportedly jumped ‘59er Felix Poznansky’s “Independent” townsite, and quieted protesters by giving them free town lots.

The General proved to be a man of great influence and a shrewd town boomer. He formally created the Town of Breckenridge in January of 1860 and named it for the Vice President of the United States, John Cabell Breckinridge. By flattering the United States Government, Spencer hoped to gain a Post Office. Later, Spencer may have regretted that he did not name the new settlement for himself. As the Civil War escalated, Senator John Cabell Breckinridge’s sympathies were clearly with the South, and he received a commission as a Confederate Brigadier General. The U.S. Senate expelled Breckinridge for treason, and the embarrassed little town of Breckinridge quickly and quietly changed the spelling of its name to “Breckenridge,” replacing an “i” with an “e.”

However, the people of Breckenridge did not make the same mistake in christening the streets. They named what they expected to become the central business area “Main Street” and “Lincoln Avenue.” The remaining cross streets were named after prominent union soldiers and early presidents of the United States-Grant, Sherman, Washington,

2.1

General History & Development

Adams, and Jefferson. This came about after President Lincoln and Congress, caught in a Civil War and hoping to keep the “west” loyal, created the Colorado Territory in 1861. Grant Avenue was later renamed Carter Avenue and, later, renamed Wellington Avenue after the largest employer in town- the Wellington Mine.

Under the name of Spencer, Humphreys, McDougal and Wagstaff, a 320-acre townsite was surveyed and an ambitious grid eventually platted. Main Street was laid out parallel to the waterway. Residences developed east of Main and also along Main itself, to the north and south of the commercial core. Most of the inexpensive housing, industries, and red-light district and other undesirable commercial ventures could be found on the west side of the Blue River in “West Breckenridge.”

On October 11, 1861, the town secured the Denver, Bradford, and Blue River Road wagon company connection, giving new lifeblood to the struggling community. Breckenridge’s wide boardwalk-lined Main Street allowed for ease in turning around of freight wagons, and became the center of social and athletic activities. 1860s Breckenridge surrounded the miners with a community, with its variety of possibilities and attractions. Without them, life in the mining camp would have passed through an endless cycle of routine and work. By June of 1860, a row of “settlement phase” log cabins, tents, and shanties lined Main Street.

2.1

General History & Development

By mid-1861, the Town of Breckenridge boasted 75-100 people, several stores, hotels and saloons and a post office. A short time later, Breckenridge was established as the permanent county seat of Summit County.

Specific population figures for the mid 1860s are not available, however, 1866 saw the population of Breckenridge drop to less than 500 because there was no more easy free gold to be found and the Civil War had cleared the town of miners. Many merchants, such as boarding house proprietor Barney Lancelot Ford, moved on to other booms. The 1870s introduced hydraulic gulch-washing to Lomax, Iowa, Georgia, and other gulches. Individual miners and mining companies consolidated their holdings. The lone prospector was being replaced.

Finally, the first sawmill was packed-in and with the brief silver boom of 1880, many Breckenridge residents eyed the hillside east of Main Street for residential building sites. Comfortable homes, a school, and churches soon crystallized. Saloons and other false fronted commercial ventures were now confined to the main streets.

Main Street became the business thoroughfare in the infant town, boasting 18 saloons and three dance halls in 1880. Lincoln Avenue and Ridge Street were both destined to become business districts as well.

2.1

General History & Development

Ridge Street included a grocery, hotel, the post office, dry goods store, bank, assay office and a drug store, until the 1884 fire. The vacant lots on the west side of 100 block of South Ridge Street are sites where many of these structures were located.

In the 1880s, Breckenridge found itself an important mining location and prominent supply center. The town had plenty of “elbow room” to grow and thus the town entered into its mining “town phase,” with more substantial architecture. In 1880, Breckenridge was incorporated as a town and added two newspapers and a cemetery. By 1882, Breckenridge had secured a depot site for the Denver, South Park, and Pacific Railroad and thereby brought rail services to town. Breckenridge doomed a half dozen other rival town companies in the area, including Rexford, Swandyke, Swan City, Preston, and Lincoln City in the process. Later the discovery of Colorado’s largest gold nugget “Tom’s Baby,” in 1887, helped to put Breckenridge’s mining districts on the map. The town also managed to organize three hook-and-ladder fire companies to protect the vulnerable wooden structures, but despite the fire danger, the camp builders continued to build with wood because of the reduced time and effort in construction, availability of materials, and lower costs. As a result, few stone or brick buildings ever appeared in Breckenridge.

By 1900, the population of Breckenridge had dropped to 976 and despite a successful gold dredging boom from 1898 to 1942, the population continued to drop. More and more buildings were vacated. Thinking that the Tiger Placers Company would provide



Fig 2.1.2 The C.A. Finding residence on North Main Street, as it appeared in the 1880s, contained some of the finer landscape features including an ornate wooden fence, plantings, and a bird bath.

2.1

General History & Development

jobs in an era of national depression, Breckenridge town administrators allowed the Tiger #1 gold dredge boat to chew its way into the northern town limits and continue on to the south end of Main Street. The two-story pontoon boat supported an armature that carried a line of moving buckets that dug up placer mining ground to depths of 48 feet in the river bed. In the process, virtually all vegetation and buildings in the path were destroyed and the actual channel of the river itself was altered. As a result, no historic buildings survive on the west side of the river. World War II finally silenced the dredge.

Rock tailings were originally piled on the west side of the river but today, these deposits have been leveled out, leaving the west bank higher than that on the east. Hard rock and small scale placer mining continued during this “transition period,” while the population declined to 254 at its lowest point. It never achieved ghost town status, instead continuing on as a small town until the advent of the ski industry.

Many buildings were lost during this period, for a variety of reasons: some property owners demolished their structures to reduce their tax burden. Other buildings were lost to accidental fires, while others were purposefully burned in practice exercises of volunteer fire crews; still others were torn down for fire wood.

The community remained alive but small and quiet until the advent of commercial downhill skiing. Rounds and Porter, a lumber company in Wichita, Kansas started the Breckenridge Ski Area on December 18, 1961, and a new “boom” began.

2.1

General History & Development

In the 1980s additional recreational activities became more popular, including bicycling, snowmobiling, hiking, and fishing. The town still experiences cycles of activity, but it has clearly re-emerged as a vibrant Colorado community and a world class resort area.

Although General George E. Spencer abandoned the community he founded, Breckenridge today is a center of activity for the region and in the process, more than any other Summit County town, it reflects the ups and downs of Colorado mining history.

The architectural characteristics of each of the distinct phases of development in Breckenridge are described on the following pages.



Fig 2.2.1 The Klack Cabin at 209 South Harris Street is a structure from the Settlement Phase.

2.2

Settlement Phase (1860-1870)

The Settlement Phase began with the extraction of the most accessible gold in placers along creek beds where the precious mineral was likely to be deposited and where water was available. With the opportunity to get rich quick, buildings were constructed swiftly and placed near the mineral deposits. Settlers built simple log cabins, cut from nearby timber. Only limited amounts of manufactured building materials were imported. Hand craftsmanship therefore predominated. It is likely that many of the miners did not view their structures as permanent habitations, but temporary shelters needed only until they made their fortune and then could return to their home cities.

Streets were laid out from the beginning in a simple grid, although the population was very small. Early photos show that many of the structures stood close to street edges.

An example of building from the Settlement Phase is the Klack Cabin at 209 South Harris Street. Although its exact construction date is unknown, its notched log construction is typical of residential structures from this building period.



Fig 2.3.1 Utilitarian out-buildings are also found from the Camp and Town Phases. Simple structures such as these served as residences and secondary structures in the Settlement Phase

2.3

Camp Phase (1870-1881)

The second phase occurred when the settlement populations grew larger and more substantial mineral deposits were discovered.

Successful finds in Leadville had encouraged prospectors to come over the mountains to Breckenridge in search of silver. Hydraulic mining was introduced in the 1870s, which involved using pressurized water, forced through a nozzle, to erode a natural bank to wash the dirt down into a system of sluice boxes in which the free gold nuggets were caught.

The increased population and prosperity could support a more substantial building industry and an intense building cycle occurred. Sawmills were setup and the first frame buildings appeared. These used horizontal lap siding as the predominant building material. Double-hung windows were used on residential structures, while larger display window glass began to appear on commercial structures. Formal streets were laid out, and a town government was established.

The first civic amenities appeared including a water works, smooth graded streets, bridges, and board sidewalks.

An example of residential building from the Camp Phase is the Carter Museum (1875) located at 111 N Ridge Street. Hand-hewn logs are the primary building material. The metal roof that is presently on the building was an early substitute for original wood shingles. The porch also is a later improvement.



Fig 2.3.2 The Carter Museum is a representative residence of the Camp Phase in Breckenridge.



Fig 2.3.3 The Gallery Building retains many of the features that are typical of commercial buildings from the Camp Phase.

2.3

Camp Phase (1870-1881)

An example of commercial architecture from the Camp Phase is the Gallery Building at 121 S Main Street. Built in the early 1880s, it is a two-story, false-front structure with milled clapboard siding. The first floor exhibits a commercial store front with large areas for glass. The second floor has smaller, vertically-oriented windows that are capped with pedimented arches that were typical of Italianate structures back east. A large cornice caps the top of the structure and is supported on decorated brackets. The store front has been altered. Tall display windows, supporting kick plates, and a recessed entrance were originally part of the design.

Utilitarian structures of vernacular character, such as barns, wood sheds, and stables, are also found from the Camp and Town Phases. These buildings appeared after the “parent” residences were established and served to house supplies, equipment, and livestock. Many were of log construction; others were rough-sawn or unfinished milled lumber. Many examples survive throughout the historic district.

An example of a residential building from the Camp Phase is the Fincher House on North Main Street. It retains its original log construction but lap siding was applied to the front for a more finished appearance at a later date and the side and rear walls were left as logs. Classical features, such as the pedimented arch over the upper window, were added in the 1870s when a saw mill appeared in town, making decorative millwork available.



Fig 2.4.1 The Fincher House on North Main Street is an example of a commercial building from the Settlement Phase.



Fig 2.4.2 The Otterson House is a good example of the use of Italianate and other Victorian era details.

2.4

Town Phase (1881-1920)

The third phase of development occurred when the mining camp became the center for transportation, supplies, and mining in the region. The architecture became more elaborate, more finished materials were used, and buildings began to take on a feeling of permanence. Greater variety was available in building materials. Some even used brick and stone as materials, suggesting a confidence in the stability of the town. (These materials, however, never reached a level of common usage in Breckenridge as they did in some of the other mining communities.)

More decorative features were manufactured locally or imported with increased commercial supply systems from Denver and Leadville.

Though most of the architecture from this phase is also of a “vernacular” style created by local craftsmen, there are clear influences of Victorian era styles that were popular elsewhere in the country. These include Greek Revival, Gothic, Italianate and Romanesque revival styles.

An example of building from the Town Phase is the Otterson House (1881) at 100 N High Street. It is a good example of vernacular architecture that incorporates Italianate details, such as the diamond shaped jigsaw pieces used around windows. Other jigsaw ornament is seen on the porch and under the gables. These ornamental elements were made locally, which makes them especially important today. Designed by a local builder, its more decorative features reflect the increased prosperity of the period. The house



Fig 2.4.3 The C.A. Finding Hardware Company building is an example of commercial architecture from the Town Phase.

2.4

Town Phase (1881-1920)

is of balloon frame construction, using milled lumber, resting on a rock foundation. The bay window is a prominent feature that contributes to the historic character of the building. The wrought iron fence was probably shipped in by rail in a later period. Metal fences were common in town on the nicer residences.

An example of commercial architecture from the Town Phase is the C.A. Finding Hardware Company Building (1885) at 120 S Main Street. The front facade is of red sandstone ashlar finish while the side walls are a rougher, random stone construction. The cornices are of stamped metal, and were shipped in by rail and added in 1912. They exhibit Italianate stylistic characteristics. The kick plates below the display windows are typical of commercial buildings of the period.

During this Town Phase, with the community more firmly established, institutional buildings began to appear. An example is St. Mary's church (1881) at 109 S French Street. The Gothic forms of the windows are distinctive.

A later institutional structure is the school building (1908) at 103 S Harris Street. Originally constructed as a public school for kindergarten through twelfth grades, it is now the Breckenridge Grand Vacations Community Center. The primary material is brick, which contributes to its institutional image by contrast with the wood residential structures in the vicinity. Aside from its imposing scale, the distinctive features are the curved, stepped parapet walls that were popular in mission revival architecture of this period.



Fig 2.4.4 Saint John's Church at 100 South French is an example of a Town Phase institutional building.



Fig 2.4.5 The Breckenridge Grand Vacations Community Center building dates from the Town Phase. Its scale contrasts with the historic residential character of the area.

2.4

Town Phase (1881-1920)

Another example surviving from the Town Phase is the Summit County Courthouse (1909) at 208 Lincoln Avenue. The building combines classical revival details with Italianate and Second Empire elements in an eclectic composition. Large classical pediments are located in the center of the facade over the north and south entries. These are supported on two-story pilasters. The doors are framed by smaller pediments and pilasters. Flat arches, with emphasized keystones, sit atop most main floor windows.

An example of a more utilitarian building type from the Town Phase is the Batcheller Barn (1892) at 250 S High Street. It was designed as a horse barn on the first floor with a residence above. The first level is constructed of hand-hewn logs and the second level is board-and-batten siding. The metal roof is typical of these structures from this period.

2.5

Stabilization Phase (1921-1942)

Mining continued, but at a slow pace during this period. No longer a boom economy in which individual miners expected to make their fortune, the community "stabilized." Most miners worked for mine companies. New building construction slowed. When construction did occur, it was more likely a modest alteration to an existing structure. No noteworthy buildings stand as examples of this phase. The last dredge boat ceased operations in 1942, drawing an end to this stable period.

2.6

Interim Period (1943-1960)

This slowest phase produced few new buildings. Very little alteration and rehabilitation work occurred during this period. Some older buildings were lost to scavenging activity or fire, but in general the character of the district remained intact.

2.7

Resort Phase (1960- Present)

Development pressures from skiing began to introduce new buildings and stimulate rehabilitation of existing structures. New building types, such as condominiums began to appear. Some early stylistic experiments included “alpine” chalets and “rustic” Colorado lodge images that deviated from the historic character.

2.8

General Architectural and Town Plan Character

The vernacular architecture and the grid pattern layout of the blocks and streets in Breckenridge are both strong representatives of development in mining boom towns in Colorado, with some unique features that are distinctively characteristic of Breckenridge.

The Town Plan

The streets were designed wide enough to accommodate the maneuvering of horse and wagon teams, and for crowds during social events that occurred there. Main and Lincoln were the primary commercial areas, and some false front commercial buildings were on Ridge.

The finer residential areas were located to the east, on the hillside that would catch the afternoon sun in winter months. The outskirts of Main were also desirable locations for residences.

The area to the west of Main Street developed for use by light industry and more modest residences. A railroad depot, smelter, lumber yard, coal yard and a mill were located here.

Chronology of Platted Town Additions:**1880 Abbett Addition****1882 Yingling & Mickle's Addition****1892 Snider's Addition****1892 "Bartlett & Shock" Placer Addition****1892 Edmund G. Stiles Addition****1898 Park Addition**

2.8

General Architectural and Town Plan Character

Early Architectural Character

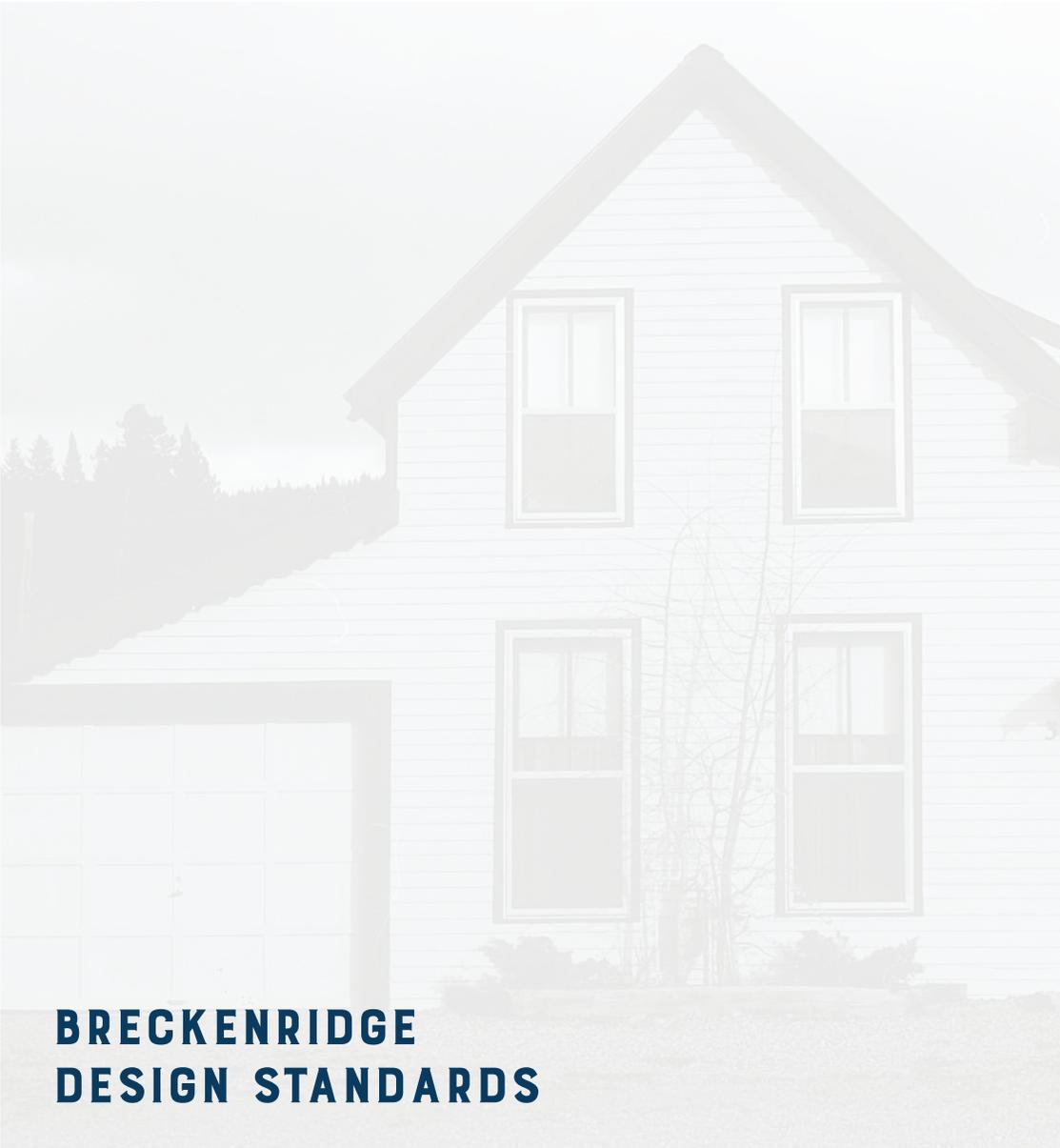
Most of the designs for buildings in Breckenridge were drawn from the memories of property owners and builders; these designs were embellished with ideas from mail order catalogs, photographs in magazines of building styles in other cities and then adapted here to the materials available, the skills of the local carpenters, and the affluence of the owners. Evidence of revival styles found here reflect the eastern influences felt in the town.

What makes Breckenridge unique with regard to its architecture is the presence of buildings that illustrate each of the town's historic phases of development. The Settlement Phase, Camp Phase, and Town Phase are all represented in the historic buildings that survive in town. Other Rocky Mountain mining towns have lost examples of their earliest forms of settlement, whereas Breckenridge has not. In other boom towns, the early buildings have long since been destroyed to make room for newer, more grand structures.

Breckenridge also retains examples of placer mining activity within the town limits, which is unusual. Most mining in Colorado occurred outside of town limits.

GENERAL DESIGN PRINCIPLES

- 3.1 Views
- 3.2 Settlement Patterns
- 3.3 Parking Facilities
- 3.4 Landscape Design



**BRECKENRIDGE
DESIGN STANDARDS**

3

GENERAL DESIGN PRINCIPLES

The standards in this section apply to all projects, including rehabilitation, additions, and new buildings, within the historic district.

UNDERSTANDING THE GUIDE

Policy Statements

A “policy” statement precedes individual design standards. This statement describes a general design condition that the Town seeks to achieve. The “design standards” that follow provide specific direction for design actions that would help to implement the policy.

Priority Design Standards

PRIORITY This symbol adjacent to a design standard indicates that it is a “Priority” that must be met in order to be in “substantial compliance” with the guidelines, under policy 24R Social Community of the Town’s Development Code.

3.1 Views

Policy Statement

The scenic setting of Breckenridge is one of its greatest assets. Views of the mountains, the Blue River, and landmark structures all contribute to the unique character of the town that everyone experiences. All development projects should be planned such that they reinforce these views. Buildings and landscape plans should be designed to frame views. Although most projects that may impact views are likely to be proposed by the private sector, public agencies may also engage in work efforts that impact important view corridors. Public works projects that are planned within the historic district, such as construction of mini-parks, landscaping of parking lots, or construction of new civic buildings (including parking structures), should be reviewed to consider their impacts on view corridors leading to community focal points.

3

GENERAL DESIGN PRINCIPLES



Fig 3.1.1 Scenic views abound throughout the historic district and should be respected.



Fig 3.1.2 The view of the Carter Museum from Main Street is an example of a view to a landmark that should be protected.

3.1.1 Views

Design Standards

1 PRIORITY

Respect the natural setting of the building site.

- » Avoid damage to natural resources on site, including established trees.
- » Preserve existing trees in their original location.
- » Screen construction sites that will negatively impact scenic views for more than one building season.

2 PRIORITY

Protect significant views of natural resources, including mountains and rivers.

- » The mountains are important visual assets of the Breckenridge setting and therefore new development in the area should not obstruct these views.
- » River views are equally important; views into and along the river also should be protected.
- » Applicants should meet with planning staff to determine if significant view corridors may be impacted by a potential project.
- » Maintaining a view corridor to a community focal point may involve providing a building setback, an easement or siting a drive or walkway along the view axis.

3

Protect significant views to landmarks and community focal points.

- » Major historic buildings, such as the courthouse or the Barney Ford House, are examples of landmarks to which views may exist that merit protection.
- » In some instances, view opportunities should be maximized for new construction, where they are located on sites that lie within prominent view corridors.

3

GENERAL DESIGN PRINCIPLES

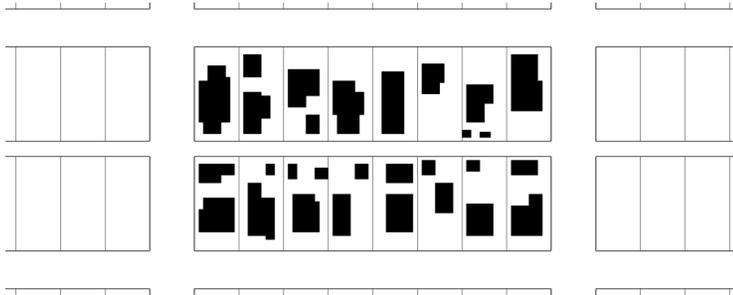


Fig 3.2.1 The historic arrangement of streets and the orientation of buildings to lots should be respected.

3.2

Settlement Patterns

Policy Statement

Historic settlement patterns seen in street and alley plans contribute to the historic character of the district and should be preserved.

A sense of visual unity of a block is established where similarities occur in building features. The uniform alignment of building fronts on Main Street is an example of a repeated feature, which, in that case, contributes to the visual unity of the commercial core. The characteristics that are common among buildings vary within the sub-areas of the historic district, and therefore how a project should respect the unity of the block will vary with its context.



Fig 3.2.2 The repetition of similar roof forms and building setbacks contribute to the visual continuity of the 100 block of South Main Street.

3.2.1 Settlement Patterns

Design Standards

4 PRIORITY

Respect historic settlement patterns.

- » Site new buildings such that they are arranged on their sites in ways similar to historic buildings in the area.
- » This includes consideration of building setbacks, orientation and open space, all of which are addressed in more detail in other design standards that follow.

5 PRIORITY

Preserve the historic town grid.

- » The town developed in a traditional grid pattern with the Main Street as the commercial core, residential on the east side and light industry on the west. Where feasible, the streets were laid out at right angles to one another with little consideration given to topography. Curvilinear streets that follow site contours were not a part of the town's heritage in the historic district, for example.
- » This formal street pattern should be maintained within the District.
- » New community focal points should be sited to take advantage of view corridors.
- » The street grid is essentially a series of rectangles in plan, although some angled streets are found. The overall shape of a building can influence one's ability to interpret the town grid. Oddly-shaped structures, as opposed to rectilinear forms, would diminish one's perception of the grid, for example. In a similar manner, buildings that are sited at eccentric angles could also weaken the perception of the grid, even if the building itself is rectilinear in shape.
- » Closing streets or alleys and aggregating lots into larger properties would also diminish the perception of the grid.

3.2.1

Settlement Patterns

Design Standards (cont'd)

6

Protect the integrity of the historic district boundaries.

- » Each historic structure within the district is a precious resource that should be preserved.
- » This is especially true in Breckenridge where the potential exists for extensive amounts of new construction on vacant lots adjacent to the historic structures.
- » Abrupt changes in scale and character at the boundary edge should be avoided.

7

Respect conservation district boundaries.

- » The conservation districts are a series of transitional character areas that lie just outside the historic district. Separate design standards apply in the conservation district. Appropriateness of scale remains a concern in this area.

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

- » This is an especially important standard. The more specific design standards of this document help to define the specific elements of each character area that contribute to the sense of visual unity.
- » The specific context of each individual block is an important feature of the District.
- » The context of each block should be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the block.
- » In a similar fashion the visual continuity of an alley should be considered for the entire length from street to street.
- » New construction details should be simple and respect the scale and context of nearby historic structures

3

GENERAL DESIGN PRINCIPLES



Fig 3.3.1 Arrangements with pull-in parking at the street edge erode the character of the street.



Fig 3.3.2 Parking in front yards is prohibited.

3.3 Parking Facilities

Policy Statement

Automobiles are a more recent arrival in the historic district and their presence can alter one's perception of the character of an individual block. A line of parked cars along a street edge partially obscures yards and building fronts. Even more of an impact occurs when front yards are given over to off-street parking sites. To preserve the sense of character of the district, the visual impact of cars should be minimized throughout.

3

GENERAL DESIGN PRINCIPLES

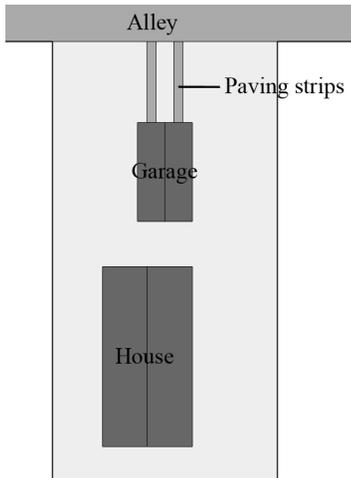


Fig 3.3.3 Rear alley paving strips.

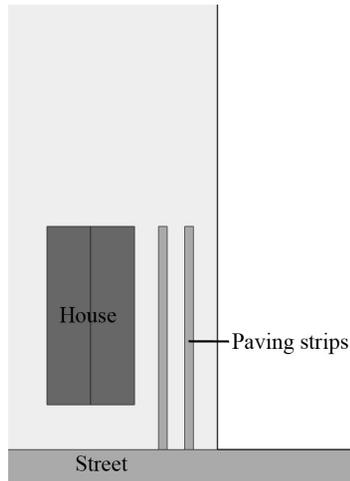


Fig 3.3.4 Side yard paving strips.

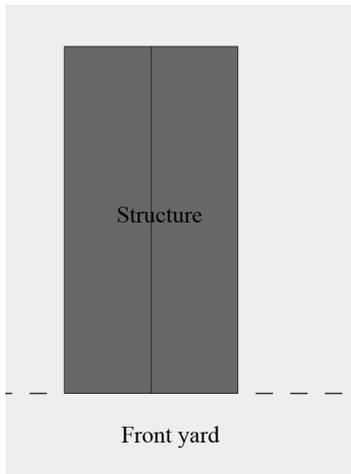


Fig 3.3.5 Front yards begin at the structure.



Fig 3.3.6 Screen parking lots from view.

3.3.1 Parking Facilities

Design Standards

9 PRIORITY

Screen parking areas from view.

- » Visibility of parking areas from the street should be minimized, especially as visible from the front yards.
- » Rear yard parking shall be required if the property has legal access from an alley.
- » Side yard parking shall be allowed if there is no rear yard alley access to the property.
- » Front yard parking is prohibited.
- » Provide buffers of a minimum of five feet in width to the edges of commercial parking lots and buffers of a minimum of three feet from the property line for residential properties to enhance the pedestrian character of the street and to buffer adjacent properties by screening

cars and providing visually interesting landscaping near walkways. Appropriate screens may include plant beds, stone walls and fences. (Note that native plant materials that can tolerate snow storage impacts should be used.)

- » Use plant materials large enough in size to have an appreciable impact in early years of the project. (See the minimum landscape requirements in the Land Use Guidelines.)

9.5 PRIORITY

Impervious areas shall be minimized to maintain the open space of the yards.

- » Parking in the side yard shall be provided for with paving strips or an alternative solution similar in appearance, acceptable by the Town.
- » In side yards, paver strips shall, at a minimum, extend beyond the building frontage from the street.
- » In rear yards, paver strips are encouraged.



Fig 3.3.7 Use large landscape islands for snow storage.

3.3.1

Parking Facilities

Design Standards (cont'd)

10 PRIORITY

Provide landscaped islands in the interior of large parking lots.

- » Large parking areas should be subdivided into smaller lots that are separated with landscaped areas. Lots larger than 40 cars shall incorporate landscaped areas within the interior in addition to the perimeter landscaping per Chapter 3 of the Town Development Code.
- » A few large planting areas will generally be more practical than smaller islands of landscaping. These are easier for snow plows to negotiate and serve better as snow storage areas. Consider the turning radius needs of snow plows in their design.

- » Plant materials encouraged in the appropriate Character Area that can sustain heavy snow pack conditions should be selected.



Fig 3.4.1 Maintain established native plantings on site.

3.4

Landscape Design

Policy Statement

Native plant materials significantly contribute to the sense of a “natural setting” that is a part of the heritage of the historic district. Where buildings are set back from the sidewalk, they typically have yards, walks, fences, and plant materials that all contribute to the sense of open space in the community. This character should be maintained as it plays an important role in establishing a context for historic buildings.

Landscape designs should reinforce the traditional site design characteristics that emerged in the early years of Breckenridge. A sense of large open yards, use of local materials and similar placement of trees all contributed to a sense of visual continuity in the neighborhoods. Developing new landscape designs that reinforce these traditional relationships should be encouraged.



Fig 3.4.2 Native stone walls in a dry stack arrangement are encouraged, such as the upper wall in the photo. The lower wall is a moss rock veneer with mortar.

3.4.1 Landscape Design

Design Standards

11 PRIORITY

Maintain established native plantings on site.

- » Established trees must be preserved on site.
- » Protect established vegetation during construction to avoid damage.
- » Replace damaged, aged or diseased trees.
- » If street trees must be removed as part of a development, replace them with native species of a large enough scale to have a visual impact in the early years of the project.

12

Incorporate native plant materials in new landscape designs.

- » This is especially recommended where the landscape designs for front, rear and side yards can help to convey the character of an open field, as many lots in the district were historically open space.

13 PRIORITY

Walks and fences should have a modest, “low-key,” appearance to support the sense of a natural setting.

- » Fences shall be a maximum of three feet in height.
- » Native stone retaining walls, for example, are encouraged.
- » Wrought iron fences and low-scale wood picket fences are appropriate in residential-type areas.



Fig 3.4.3 Consider using fences to define yard edges in residential character areas.

3.4.2

Landscape Design

Design Standards (cont'd)

14

Maintain the alignment and spacing pattern of street trees in the area.

- » Where a pattern has developed in the spacing of trees on a street, new tree planting plans should continue the established rhythm.
- » This pattern of street trees is particularly noticeable on Ridge, but examples of aligned street trees can also be found in other character areas within the historic district.

15 PRIORITY

Maintain a clear separation between the sidewalk and the site.

- » Yard edges were typically defined with a wall or fence in residential areas.
- » When front yards separate the sidewalk from building facades, these should be maintained and incorporated into the site design.
- » Developing a paved patio that extends forward from a set-back facade across the sidewalk is therefore inappropriate because it blurs this distinction.

16

Use landscape elements to define circulation patterns and separate uses.

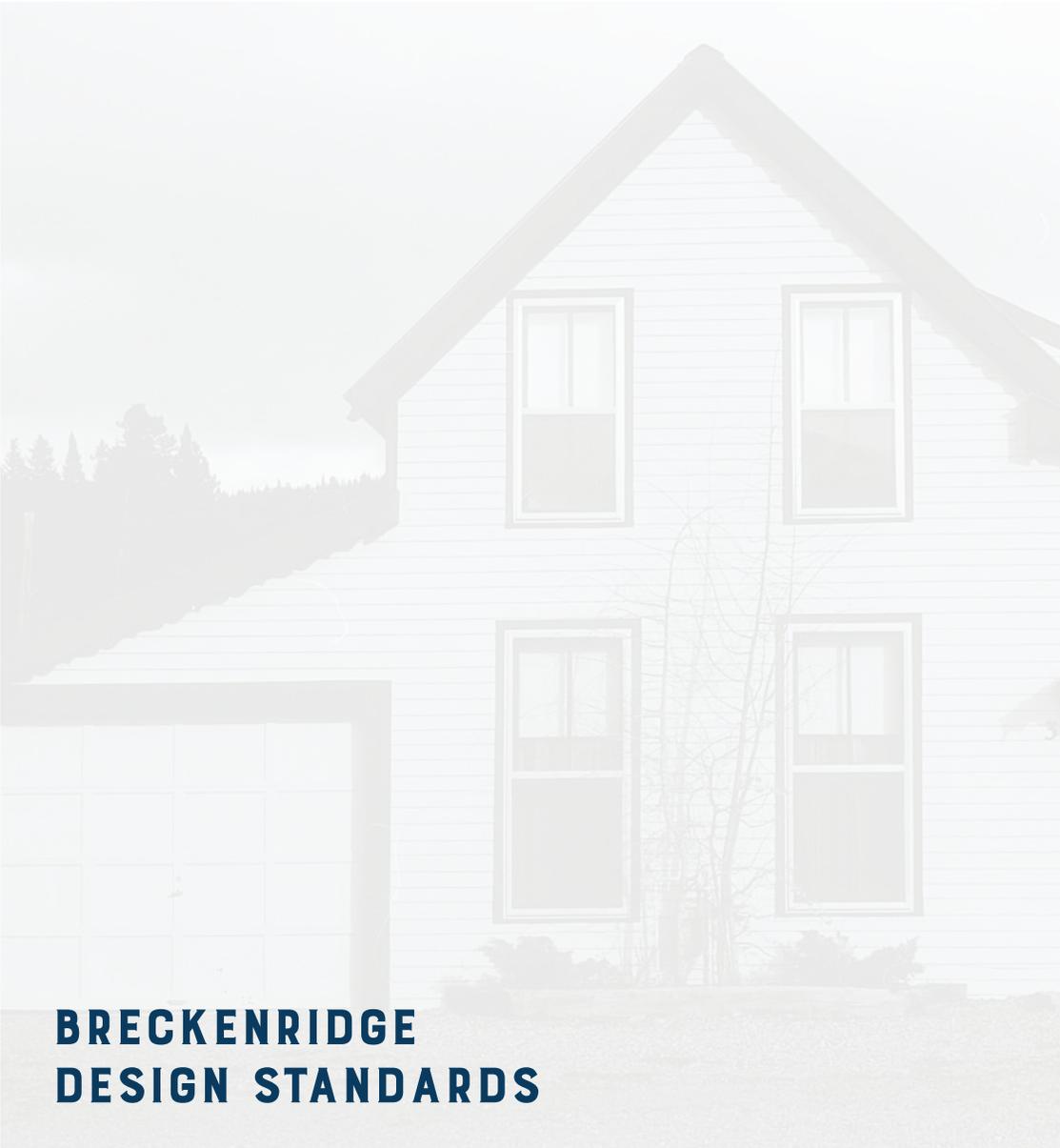
- » Use landscape buffers to separate conflicting uses and to define pedestrian paths.
- » Consider border plantings, fences, a change in paving material, and a change in elevation. In so doing, however, these elements should be compatible with the historic character of the sub-area.

3.4.2

Landscape Design**Design Standards (cont'd)**

17**Use landscape improvements to modify the effects of weather on individual sites.**

- » Effective use of landscaping can actually reduce a building's winter heat loss by blocking the wind while still allowing the building to be warmed by the sun.
- » Landscaping can also shade the building from summer sun.
- » Consider deciduous trees that will provide shade in summer but allow sun in during winter months.
- » Consider evergreen plantings to establish wind breaks during the cold season.



4

REHABILITATION OF EXISTING BUILDINGS

- 4.0 The Standards for Rehabilitation of Existing Buildings
 - 4.1 Choosing an Approach
 - 4.2 General Rehabilitation Standards for Existing Buildings
 - 4.3 Rehabilitation of Commercial-Type Buildings
 - 4.4 Rehabilitation of Residential-Type Buildings

**BRECKENRIDGE
DESIGN STANDARDS**



Fig 4.0.1 Good adaptive re-use projects retain the historic character while accommodating new functions.

4.0

The Standards for Rehabilitation of Existing Buildings

Note that all the standards for rehabilitation used in the historic district apply to the exterior of properties. Although property owners are encouraged to preserve significant historic interiors, interior work is not reviewed for appropriateness in terms of historic preservation.

The standards for rehabilitation of existing buildings are organized into three divisions:

1 General principles for rehabilitation

These apply to all existing buildings in the historic and conservation districts.

2 Standards for rehabilitation of commercial-type structures

These apply to all commercial-type structures, in addition to the General Principles for Rehabilitation.

3 Standards for rehabilitation of residential-type structures

These apply to all residential-type structures, in addition to the General Principles for Rehabilitation.

“Commercial-type” structures are those that originally were designed as a commercial building. Similarly, “residential-type” structures were designed as houses, even though today they may be used for commercial purposes.



Fig 4.1.1 This rehabilitation project includes an addition that is separated from the original structure by a small connector, thus the historic scale and character are preserved.

Many successful rehabilitation projects that involve historic structures in Breckenridge may include a combination of “preservation,” “restoration,” and other appropriate treatments. For example, a house may be adapted to use as a restaurant, and in the process missing porch brackets may be replicated in order to restore the original appearance, while original dormers may be preserved.

4.1

Choosing an approach for your rehabilitation project

Adaptive re-use

Converting a building to a new use that is different from that which its design reflects is considered to be “adaptive re-use.” Good adaptive re-use projects retain the historic character while accommodating the new functions.

Preservation

The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site is defined as “preservation.” It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Rehabilitation

Rehabilitation is the process of returning a property to a state which makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historic, architectural and

cultural values. Rehabilitation may include the adaptive reuse of the building and major or minor additions may also occur. Most good preservation projects in Breckenridge may be considered a rehabilitation project.

Remodeling

To remake or to make over the design image of a building is to “remodel” it. The appearance is changed by removing original detail and by adding new features that are out of character with the original. A remodeling project is inappropriate on historic buildings in Breckenridge.

Renovation

To “renovate” means to improve by repair, to revive. In renovation, the usefulness and appearance of the building is enhanced. The basic character and significant details are respected and preserved, but some sympathetic alterations may also occur. Alterations that

are made should be generally reversible, should future owners wish to restore the building to its original design.

Restoration

To “restore,” one reproduces the appearance of a building exactly as it looked at a particular moment in time; to reproduce a pure style - either interior or exterior. This process may include the removal of later work or the replacement of missing historic features. Use a restoration approach for missing details or features of an historic building when the features are determined to be particularly significant to the character of the structure and when the original configuration is accurately documented.



Fig 4.1.2 This photo of the Tillet House, taken in 1975 shows an imitation brick siding that obscured the historic clapboard and diminished the integrity of the structure.



Fig 4.1.3 After rehabilitation, the historic material is visible and the historic integrity is enhanced.

4.2

General rehabilitation standards for existing buildings

The standards in this section apply to all rehabilitation projects, in all categories of rehabilitation as defined in Section 4.1, including additions, within the National Historic District. They apply to all buildings, those that are designated as “contributing” to the historic district, as well as “non-contributing” buildings. These general standards also apply to all categories of alteration.

When developing your rehabilitation plan, use these general standards. Refer to historic photographs of buildings in the district, many of which are on file with the Department of Community Development, the Denver Public Library, or Breckenridge History.

These design standards apply specifically to any Town-designated landmark or federally designated landmark as defined in Chapter 11 of Title 9 of the Town Code. In addition, the standards may be used for buildings that are listed as “supporting” and as “non-contributing” under applicable federal landmarking regulations. In those cases, the standards for new construction also apply. If a building is not “historic,” design alterations will still need to be compatible with nearby historic neighbors. (Ord 24, Series 2001)

The emphasis or importance of individual standards will vary for each building rating category. Such variations are noted in the explanatory text that accompanies the standards. The standards should be read carefully to determine how each of the criteria may apply to a property.

4

REHABILITATION OF EXISTING BUILDINGS



Fig 4.2.1 This house, as it appeared in 1975 on South Main Street, was in an area of transition from residential to commercial use.



Fig 4.2.2 In 2019, the same building is an example of successful adaptive re-use without loss of original character.

4.2.1

Appropriateness of Use

Policy Statement

Building uses that are closely related to the original use are preferred. Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site. This can be accomplished without radical alteration of the original architecture.



Fig 4.2.3 Seek uses that are compatible with the historic character of the building.

4.2.1

Appropriateness of Use

Design Standards

18

Seek uses that are compatible with the historic character of the building.

- » These uses may aid in interpreting how the building was used historically.
- » Check the Land Use Guidelines to determine which uses are appropriate and the Development Code for related requirements.

19

New uses that require minimal change to the existing structures are preferred.

- » When a more radical change in use is necessary to keep the building in active service, then those uses that require the least alteration to significant elements are preferred.
- » It may be that to adapt your building to the proposed new use, such radical alteration to its significant elements would be required that the entire concept is inappropriate. Experience has shown, however, that in most cases, designs can be developed that respect the historic integrity of the building while also accommodating new functions.



Fig 4.2.4 This historic photo of the "Clerk and Recorder's Office" shows how the original siding contributes to the scale and character of this early structure on North Main Street. Compare with the condition in the photo below.

4.2.2

Preservation of Significant Original Qualities

Policy Statement

Original materials and details, as well as distinctive form and scale, that contribute to the historic significance of the structure should be preserved whenever feasible. Rehabilitation work should not destroy the distinguishing quality or character of the property or its environment.



Fig 4.2.5 The same building as above, in which asphalt siding obscures the original materials. Original facade materials should be exposed and restored.

4.2.2

Preservation of Significant Original Qualities

Design Standards

20 PRIORITY

Respect the historic design character of the building.

- » Any alteration that would cause a reduction in the building's rating is not allowed. Refer to the historic/architectural survey on file for specific ratings and rating categories.

21

Minimize intervention with historic elements.

22 PRIORITY

Protect and maintain significant stylistic elements.

- » Distinctive character defining features or examples of skilled craftsmanship should be treated with sensitivity.
- » Protection includes the maintenance of historic material through treatments such as historic window repair, rust removal, caulking, limited paint removal and re-application of paint.

4.2.2

Preservation of Significant Original Qualities**Design Standards (cont'd)**

23**Avoid removing or altering any historic material or significant character defining features.**

- » Preserve original doors, windows, and porches.
- » Preserve original facade materials.
- » Examples of historically significant character defining features include architectural features such as porches, turned columns, brackets, and jig-saw ornaments. Other significant elements may be the overall building form, or roof form.

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

- » Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character.
- » See more detailed advisory materials for technical rehabilitation that are available at the Community Development Department
- » Also see technical rehab literature published by the National Park Service.

25**Repair original features where feasible.**

- » Deteriorated architectural features should be repaired rather than replaced wherever possible.
- » Patch, piece-in, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods whenever possible, rather than remove the element.

4.2.2

Preservation of Significant Original Qualities**Design Standards (cont'd)**

26

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

- » Always devise methods of replacing the disassembled materials in their original configuration.
- » When disassembly of historic elements is required in a procedure, use methods to catalog their location. Replacement should be based on documented evidence.
- » A time limit may apply for completion of reconstruction of disassembled details and a performance bond may be required.

4

REHABILITATION OF EXISTING BUILDINGS

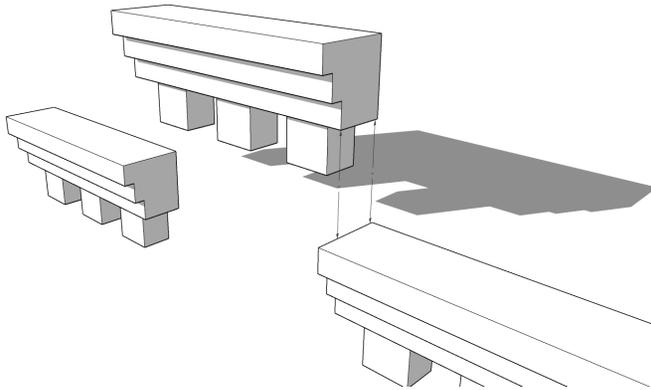


Fig 4.2.6 Replace only those portions of features that are beyond repair. Keeping the original material, even in worn condition, is preferred over an exact replica.

When disassembly of historic elements is necessary, carefully identify all historic elements that will be stored during your rehabilitation project. Store them in a safe place until they are reinstalled.

4.2.3

Replacement or Substitution of Original Features

Policy Statement

In the event replacement is necessary, the new material should match that being replaced in design, color, texture, and other visual qualities.

Design Standards

27

Replacement of missing elements may be included in repair activities.

- » Use the same kind of material as the original when feasible. A substitute material is acceptable if the form and design of the substitute itself conveys the visual appearance of the original material.

28

Replace missing original features in kind where feasible.

- » Replace only those amounts that are beyond repair.
- » If alternate materials must be used, they should match the original in appearance as closely as is possible.
- » Later covering materials that have not achieved historic significance are discouraged. Asphalt siding that covers original wood siding, for example, is inappropriate.

29

Replacement of missing architectural elements should be based on accurate information about original features.

- » The design should be substantiated by physical or pictorial evidence.
- » This will avoid misrepresenting the building's genuine heritage.

4.2.3

Replacement or Substitution of Original Features**Design Standards (cont'd)**

30

Where reconstruction of an element is impossible, develop a compatible new design.

- » This is appropriate where inadequate information exists to allow for an accurate reconstruction of missing features.
- » The new design should relate to the building in general size, scale, and material.
- » Such a replacement should be clearly identifiable as being new, so it will not create a false historical impression.

31

Conjectural “historic” designs for replacement parts that cannot be substantiated by written, physical or pictorial evidence are generally inappropriate.

- » This is especially true for landmarked buildings.
- » Use materials similar to those employed historically, where feasible.
- » Breckenridge History can help you locate older photos that may document original features.



Fig 4.2.7 Avoid placing mechanical and electrical equipment on primary, character-defining facades.

4.2.4

New Systems and Code Compliance Issues in Existing Buildings

Policy Statement

Introducing new heating and ventilating systems into historic buildings should be planned such that historic materials are not damaged or obscured.

Design Standard

32

Minimize visual impacts of new systems.

- » Especially avoid placing mechanical and electrical equipment on primary, character defining facades.
- » Avoid damaging historic materials in order to insert new mechanical and electrical systems.
- » As stipulated in the Development Code, visually screen service equipment, including transformers, or locate them out of public view.

4

REHABILITATION OF EXISTING BUILDINGS

4.2.5

Existing Alterations on Historic Buildings

Policy Statement

Many properties change over time; those changes that have acquired historic significance should be preserved. Others may be removed.



Fig 4.2.8 This house, photographed in 1978, had asphalt siding covering original clapboards. This later alteration was not historically significant.



Fig 4.2.9 The same building in 2019, after the non-contributing material had been removed.

4.2.5

Existing Alterations on Historic Buildings

Design Standards

33

Early alterations may be significant and merit preservation.

- » Many additions to buildings that have taken place in the course of time are themselves evidence of the history of the building and its neighborhood.
- » These additions may have developed significance in their own right, and this significance should be recognized and respected.

34

Preserve older alterations that have achieved historic significance in their own right.

- » An example of such an alteration may be a porch or a kitchen wing that was added to the original building early in its history.
- » Generally these alterations in Breckenridge were similar in character to the original building in terms of materials, finishes, and design.
- » Alterations between 1921 and 1942 have also achieved historical significance.

35

More recent alterations that are not historically significant may be removed.

- » For example, asphalt siding has not achieved historic significance and obscures the original clapboard siding. In this case, removal of this alteration, and restoration of the original material would be encouraged.
- » Most alterations after 1942 do not have historical significance because they fall outside the defined period of significance for the historic district, unless they qualify as character defining features in their own right and are older than 50 years.



Fig 4.2.10 Although taller than the main building, this rear addition allows the original proportions and character to remain prominent, in part because the new portion is set back substantially.

4.2.6

Additions to Existing Buildings

Policy Statement

When designing an addition to an historic building, how the addition impacts the front facade, or primary street frontage is most important. The addition shall be designed to minimize its visual impacts as viewed from the primary street frontage.

4.2.6

Additions to Existing Buildings**Design Standards****36 PRIORITY**

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.

37 PRIORITY

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.



Fig 4.2.11 Additions should be compatible in size and scale. This addition, although distinguishable from the original building, is too large for the historic portion on the right.

4.2.6

Additions to Existing Buildings

Design Standards (cont'd)

37.5 PRIORITY

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.

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 these 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.



Fig 4.2.12 The “greenhouse” addition to this building alters its relationship to the traditional facade alignment along the street, as well as altering the original facade character.

4.2.6

Additions to Existing Buildings

Design Standards (cont’d)

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 building 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.

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 approximately the same height. Avoid placing additions in locations where these relationships would be altered or obscured.

41

Respect traditional entrance patterns when planning additions to buildings.

- » Retain the appearance of the relationship of primary entrances, usually facing the street, when planning new additions.

4

REHABILITATION OF EXISTING BUILDINGS

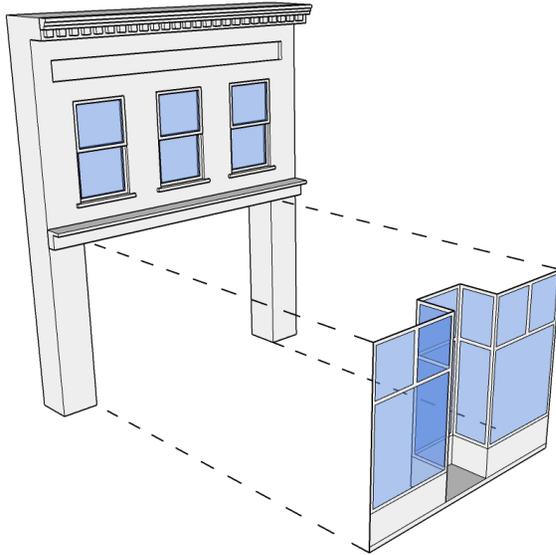


Fig 4.3.1 The typical storefront is mostly glass. This allows optimum merchandise display.

4.3

Standards for the Rehabilitation of Commercial-Type Buildings

These commercial design standards apply in addition to the general standards presented earlier in this section.

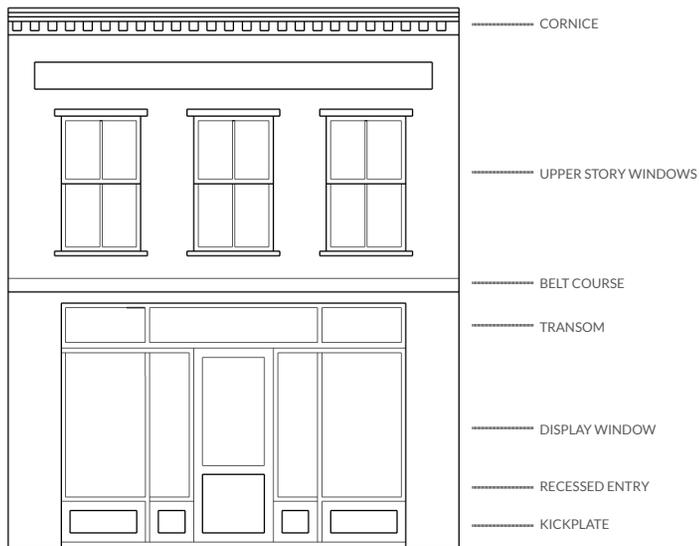


Fig 4.3.2 Typical storefront elements should be preserved.

4.3.1

Typical Building Components

Policy Statement

The typical commercial buildings of Breckenridge were of two types: The earliest were residential structures adapted to commercial uses. These had smaller windows and doors and little ornamentation. For rehabilitation of this early building type, see the general rehabilitation standards.

The later commercial building models exhibited the traditional features of commercial store fronts: A large area of display glass at the ground level, with an upper level of more solid material and smaller, vertically-oriented windows. Ornamental moldings often separated the display windows from the upper levels and a decorative cornice capped the building. This flat parapet was a false front that concealed a gabled or shed roof. Other typical components are shown in the illustration at left. The design standards that follow apply to this building type.

4.3.1

Typical Building Components

Design Standards

42 PRIORITY

Maintain the original size and shape of the storefront opening.

- » Preserve the large panes of glass that were a part of the original storefront opening if possible. These transparent surfaces allow pedestrians to see goods and activities inside.
- » If the storefront windows have been reduced in size over the years, re-establishing their original dimensions is encouraged. Be certain that the glass fits within original piers or columns that may exist. These are also essential parts of the design character that add interest and should not be obscured.
- » The important principle is to provide surfaces that encourage walking and browsing in the downtown.

» Opaque materials, such as black Plexiglas, are not appropriate in the place of display windows because they do not provide pedestrian interest. Reflective, mirror glass is also inappropriate. This hides indoor activities and creates glare on the sidewalk.

43 PRIORITY

Maintain the storefront wall at its historic position.

- » Pedestrians downtown are accustomed to having the inside edge of the sidewalk clearly defined by a wall of storefronts, all presenting interesting activities and merchandise to the street.
- » This characteristic is an essential element of healthy downtown retailing.

“Commercial type” buildings are those that were originally designed for that use, and their designs reflected retailing functions with features such as large display windows and recessed entrances. By contrast, “residential type” structures are those that were designed for living functions which are expressed through such features as porches and smaller windows. Note that current functions of buildings may differ from the building type.

4.3.1

Typical Building Components

Design Standards (cont'd)

44

Preserve the glass at the sidewalk line where feasible, to define the pedestrian zone.

- » This is especially true if the building has historic significance, because the original glass, frame, and columns may be intact.

45 PRIORITY

Maintain recessed entries where they exist.

- » These areas provide protection from the weather, and the repeated rhythm of these shaded areas along the street helps to identify business entrances.
- » Avoid doors that are flush with the sidewalk.
- » If the recessed entry has been removed, re-establishing it is encouraged.
- » Use doors with large areas of glass where feasible; these will improve the visibility of your business to viewers outside. Using an accent color on the door is encouraged. This will help to lead the customer inside.
- » As a way of highlighting the entrance for customers, center your sign over the door.

46 PRIORITY

Maintain the kick plate that is found below the display window.

- » If the kick plate is missing, one option is to reconstruct the original using old photographs as a guide. This provides for a decorative color scheme. Coordinate the color scheme of the kick plate with other facade elements.
- » If original design information is not available, another option is to design a new, simplified kick plate.
- » Appropriate materials are painted wood or painted metal.

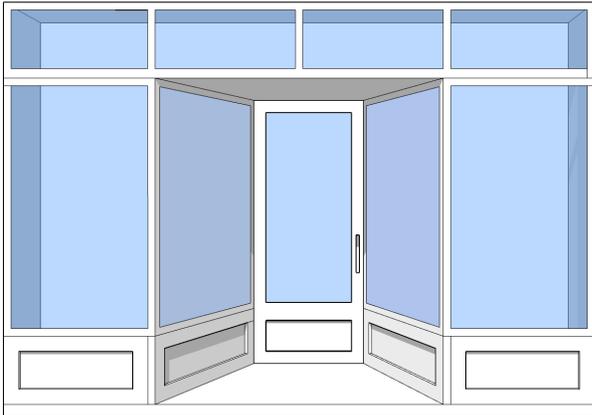


Fig 4.3.3 A glass transom is best because it allows more light into the store.



Fig 4.3.4 Preserve the size and shape of upper story windows.

4.3.1

Typical Building Components

Design Standards (cont'd)

47 PRIORITY

Preserve the transom, above the display windows, if it exists.

- » The upper glass band of traditional storefronts introduced light into the depths of the building, saving on lighting costs.
- » These bands of glass are found on many buildings and they often align at the same height in a block. Maintaining this line will help to reinforce a sense of visual continuity for the street.
- » When transoms are covered and original moldings and window frame proportions are concealed, or where the transom frame has been removed, the impact of the store front is weakened. Restoring the transom to its original appearance is encouraged. Use glass in the transom if possible. The

purpose is to maintain the alignment of your store front with others in the block. Glass is preferred, because it introduces light into the interior of your store.

- » As an alternative, use the space as a sign or decorative panel. Keep the background a dark color, similar to the way glass is perceived. Always retain the original shape and proportions of the opening. If the interior ceiling is now lower than this glass line, pull the dropped ceiling back from the window on the inside to maintain its historical dimensions.

48 PRIORITY

Preserve the size and shape of upper story windows.

- » Typical upper windows are vertically oriented, and usually several are uniformly spaced along the building front. This rhythm of upper story windows is a very important unifying feature of downtown, because it is repeated on most buildings.
- » Re-opening of windows if they are presently blocked is encouraged. Window manufacturers now offer replacement windows that will fit the original opening; others will provide custom-ordered windows to fit exactly. Do not block down or expand the opening to accommodate a stock window that does not fit the building.

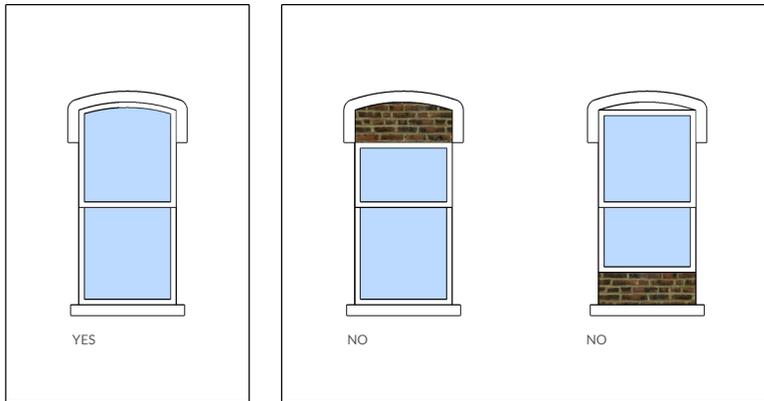


Fig 4.3.5 Avoid closing down the original window opening to fit new window sizes. If the original openings are presently blocked, consider restoring them.

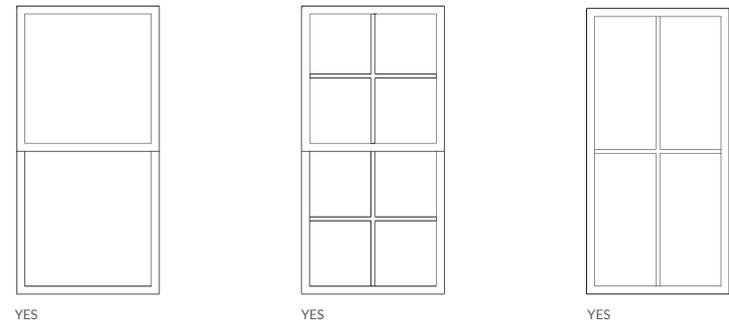


Fig 4.3.6 Window pane sizes, mullions, and muntins should be in proportions that were used historically.



Fig 4.3.7 Awnings are encouraged. Their shape and dimensions should reinforce the character of historic window sizes.



Fig 4.3.8 Preserve original ornament and detail of the facade.

4.3.1

Typical Building Components

Design Standards (cont'd)

49

Using awnings to provide weather protection and create interest is encouraged.

- » Fabric awnings are particularly useful on buildings that are quite simple. They provide shade for merchandise, shelter for pedestrians, and bring a colorful accent to the building front that can be changed frequently without great expense.
- » The awning should fit the dimensions of the store front opening, to emphasize these proportions. It should not obscure ornamental details. Mount the top edge to align with the top of the transom, or to align with the framing that separates the transom from the main display window. This will help strengthen the visual continuity of store fronts.

- » Coordinate the color of the awning with the color scheme for the entire building.
- » Operable fabric awnings are encouraged.
- » On some buildings, horizontal wood canopies may be appropriate, where there is historic precedence for their being used on similar buildings (and if other codes allow).
- » Rough-sawn wood, plastic, shake or asphalt shingles are not appropriate materials for canopies. Fake mansard roofs are also inappropriate.
- » Installing lighting in awnings so they effectively act as an internally lit sign is inappropriate. These tend to overpower the building front at night, detracting from display windows rather than drawing attention to interesting building interiors.

50 PRIORITY

Preserve original ornament and detail of the facade.

- » Architectural details add interest to downtown, and are a part of the unique identity of your building.
- » Parapets, cornices and window arches are examples of decorative elements found on many buildings in downtown Breckenridge.
- » Where portions of these details have been removed, refer to photographic evidence of the earlier condition, and look for details that may have been removed and stored to use as patterns for new designs.
- » Where exact reconstruction of details is not feasible, consider developing a simplified interpretation of the original, in which its major form and line is retained.



Fig 4.3.9 The development of attractive rear entrances is encouraged to enhance public use of the alleys. Landscaped entrances, patios, and parking areas should be considered.



Fig 4.3.10 Enclose waste receptacles with wood screens or hedges.

4.3.1

Typical Building Components

Design Standards (cont'd)

- » Ornamental caps or cornices at the top of the facade are especially encouraged, because they give a “finished” look to the building. When these cornices are repeated along the street, they create an important line that should be reinforced at every opportunity.
- » Consider emphasizing details with accent colors.

51

Develop rear entrances for shared public and service access.

- » Use materials and colors that coordinate with the main facade, so customers will learn to recognize both entrances are related to the same business.
- » Use a smaller version of the front sign to identify this entrance.
- » Provide lighting at the rear entrance that is similar to the lighting in the front.

52

Screen or enclose service equipment and trash containers.

- » Use solid wood or masonry partitions, lattice screens, or consider hedges to screen trash areas. This will make the entrance more attractive to customers.
- » Consider enclosing this equipment as part of the building.
- » Keep electrical service boxes and conduits in good repair and painted.
- » Consider using a color scheme on these screens that matches that on your building.

4

REHABILITATION OF EXISTING BUILDINGS

4.3.2

Lighting

Policy Statement

A goal for downtown is to lower the light intensity level of the street, especially the light spill generated from illumination of buildings. Lighting plans for buildings should not overwhelm the street or alter the perceived character of an historic building.

4.3.2

Lighting**Design Standards**

53 PRIORITY**Use lighting to unify the building composition at night.**

- » Coordinate lighting of these elements: window displays, entrances, signs.
- » Lighting should stay focused at the street level. Of those features that may be illuminated, the display window lighting should remain the dominant element. Don't overpower this with extensive lighting on other facade elements or signs.
- » Lighting the entire building front, either with spot lights or with strings of small exposed lights is inappropriate.
- » Use shielded, indirect light sources for all exterior lighting.

54**Balance the color and intensity of lighting among building features.**

- » Warm-colored lights, similar to incandescent, will more easily draw attention to window displays.
- » Avoid blue fluorescent light.
- » Fixtures should be concealed, a very simple design, or a style that is appropriate to the period of the building. Indirect lighting from spot lights makes a good impression and complements building products and colors.
- » Other sections of the design standards that may apply to your project: relevant Character Area Standards, General rehabilitation, General standards.

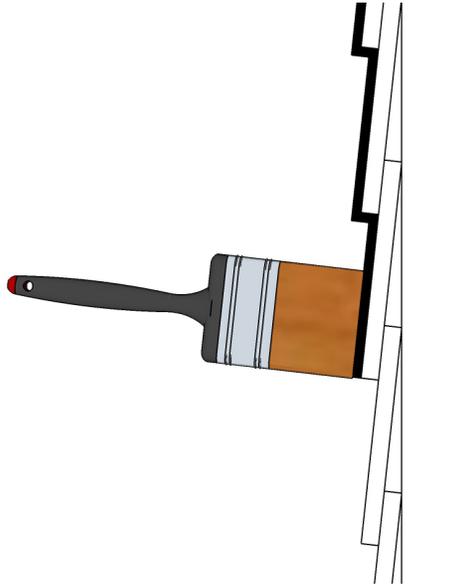


Fig 4.4.1 Maintain a good, continuous layer of paint on all exposed wood surfaces.

4.4

Standards for the Rehabilitation of Residential-Type Buildings

These standards apply to the renovation of primary structures that are residential. They should be used in conjunction with the General Standards for Rehabilitation. The General Standards provide an overall direction for rehabilitation that will preserve the integrity of all historic buildings in Breckenridge. These special standards for residential structures provide more detailed guidance for issues that specifically relate to this building type.

4.4.1 Doors

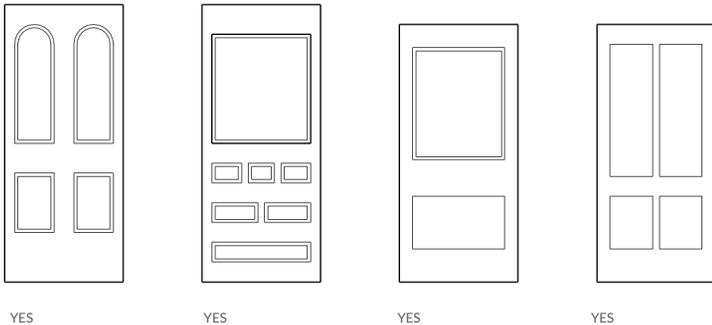


Fig 4.4.2 Doors such as these were typically found on many late 1800s and early 1900s houses.

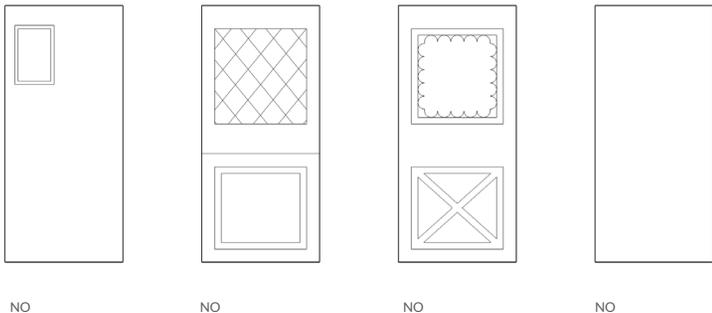


Fig 4.4.3 Doors such as these are inappropriate on most historic houses.

Policy Statement

The original size and proportions of doors, and the details of the design of the door itself often contribute to the character of an historic building, and should be preserved where feasible.

Design Standards

55

Preserve the functional and decorative features of original doors.

- » Such features can include frames, sills, heads, jambs, and moldings.

56

Protect historic wood with paint, varnish or other protective finish.

- » Repair frames by patching, splicing, or reinforcing them.
- » Avoid removal of historic materials.
- » If replacement is necessary, replace in kind, to match the original.

57

Avoid changing the position of historic doors.

- » This is especially important on significant facades.
- » Also avoid adding additional doors to facades that are visible from the street.

4.4.1

Doors**Design Standards (cont'd)**

58 PRIORITY

Maintain original door proportions.

59

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

- » Simple paneled doors were typical.
- » Very ornate doors are especially discouraged on “contributing” buildings, unless photographic evidence can substantiate their historic use.



Fig 4.4.4 Simple iron fences may be considered.

4.4.2 Fences

Policy Statement

Typically, wood picket fences were used and these were painted. Wrought iron also was used. The height of the fence was generally less than three feet. The general character of historic fences should be retained.

Design Standards

60

Fences may be considered to define yard edges.

61

Preserve original fences where feasible.

- » Replace only those portions that are deteriorated.

62

For replacement fences, use materials similar to the original.

- » Avoid using solid fences with no spacing between boards.
- » Chain link is not an appropriate material.
- » Simple iron fences may be considered.



Fig 4.4.5 Before: Inappropriate modifications were made to this residence at 309 South Main Street. An upper level porch and ornate architectural details were added.



Fig 4.4.6 After: Upper level porch and ornate architectural details have been removed and original window openings are restored.

4.4.3 Porches

Policy Statement

Porches protect entrances from snow and provide shade in summer. They are often one of the most important character-defining elements of the primary facade of a residence. Their general character should be preserved.

Design Standards

63 PRIORITY

Preserve original porches.

- » Replace missing posts and railings where necessary.
- » Match the original proportions and spacing of balusters.
- » Avoid using “wrought iron” posts and railings.

64

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

- » Use materials similar to the original wherever feasible.
- » Avoid decorative elements that are not known to have been used on your house or others like it.
- » On “qualified contributing” buildings where no evidence of a porch exists, a new porch may be considered that is similar in character to those found on other representative buildings. Speculative reconstruction on contributing buildings is discouraged.

65

Avoid enclosing historic porches.

4.4.4

Retaining Walls**Policy Statement**

Stone retaining walls are used in some areas where steep slopes occur. As they align along the edge of the street, they establish a visual continuity. Walls are an important asset of the historic district and their general character should be preserved where feasible.

Design Standards**66****Reduce water pressure on retaining walls by improving drainage behind them.**

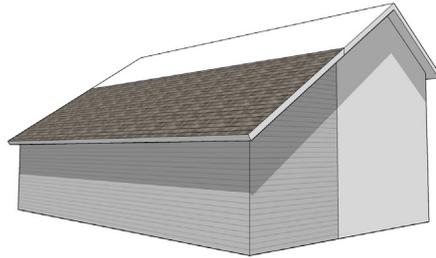
- » Also provide drains in the wall to allow moisture to pass through.

67**Maintain the historic height of the retaining wall.**

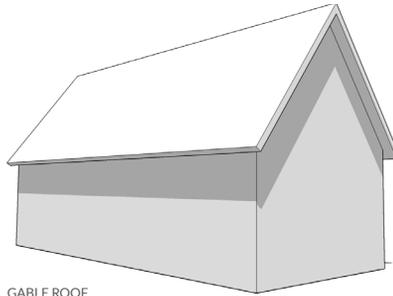
- » Increasing the height with stone is discouraged.
- » If fencing is needed for security, consider using a wrought iron fence mounted on top of the wall to minimize its visual impact.

68**Maintain stone in its natural finish.**

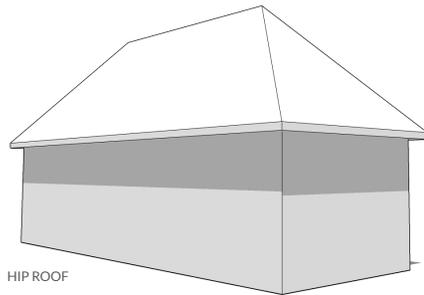
- » Painting or plastering over stone walls is inappropriate.



SHED ROOF



GABLE ROOF



HIP ROOF

Fig 4.4.7 Roof forms in the Breckenridge Historic District.

4.4.5 Roofs

Policy Statement

Typical roof shapes are gabled, hipped, and shed. Gabled roofs are most frequently seen. Most dormers had vertical emphasis, and only one or two were used on a building's side. Because roof forms are often some of the most significant character defining elements for the simple houses in Breckenridge, their preservation is important.



Fig 4.4.8 Metal roofs with a low profile seam may be considered.

4.4.5 Roofs

Design Standards

69 PRIORITY

Preserve the original roof form.

- » Avoid altering the angle of the roof.
- » Maintain the perceived line of the roof from the street.
- » Roof additions, such as dormers, should be kept to a minimum, and should be set back from the primary facade so that the original roof line is perceived from the street.
- » Flat skylights or solar panels mounted flush with the roof may be considered. Bubbled or domed skylights are not appropriate. Skylights should not be visible on primary facades of buildings.
- » Locate solar panels so they are not overly visible from the street (i.e. on a section of roof toward the back of the property.)

70

Preserve the original roof materials where feasible.

- » Avoid removing historic roof material that is in good condition.
- » Where replacement is necessary, use similar materials to the original.
- » Sawn wood shingles were typically used. These provide a relatively smooth, uniform texture. Rough shake shingles, by contrast, were not typical and are inappropriate. Metal roofs were also used. These had a low flat seam. Replacement metal roofs should not have high profile standing seams.

4

REHABILITATION OF EXISTING BUILDINGS



Fig 4.4.9 This photo, taken in 1978, shows an alteration that weakened the historic integrity of this house: original clapboard siding was concealed under shingles. Today, a building in this condition would be rated “contributing with qualifications.”



Fig 4.4.10 In 1991, the original siding was exposed, enhancing the historic character of the building. Notice also the new porch, which is in keeping with the original character. Rehabilitations such as these usually allow the rating of a building to be raised to “contributing” without qualifications. Such improvements are always encouraged.

4.4.6 Siding

Policy Statement

Wood is the predominant building material in residential areas, although there are some examples of brick. To preserve the wood, it is important to maintain the painted finish of the siding.

Design Standards

71 PRIORITY

Original building materials should not be covered with synthetic sidings.

- » Avoid vinyl, aluminum, or imitation brick.
- » If original materials are presently covered, consider exposing them once more.

72

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

73

Generally, decorative shingles are appropriate only in gables and on dormers.

- » Some ornamental shingles may also be considered on bay windows.

4.4.7

Windows

Policy Statement

The basic character defining elements of windows are their proportions, the number of divisions, and the dimensions of the frames. They should be preserved wherever feasible.

4.4.7

Windows**Design Standards**

74**Preserve the functional and decorative features of original windows.**

- » Such features can include frames, sash, muntins, mullions, glazing, sills, heads, jambs, and moldings.

75**Protect historic wood by painting.**

- » Repair frames and sash by patching, splicing, or reinforcing.
- » Avoid removal of historic materials.
- » If replacement is necessary, replace in kind, to match original.
- » Refer to technical information available at the Department of Community Development.

76 PRIORITY**Avoid changing the position of historic windows.**

- » This is especially important on significant facades of contributing buildings.
- » Also avoid adding new windows to facades visible from the street on contributing buildings.



Fig 4.4.11 Preserve the character of original windows, including subdivisions. These give special character and scale to the building and the depth of the shadows they create helps to establish a sense of scale.

4.4.7 Windows

Design Standards

77 PRIORITY

Maintain original window proportions.

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

78

Maintain the historic subdivisions of windows.

- » Replacing multiple panes with a single fixed pane is inappropriate.

79

Install storm windows on the interior where feasible.

- » Where exterior storm windows are necessary, wood windows with sash matching that of the original windows are most appropriate.
- » Aluminum storm windows may be appropriate if the frames match the proportions of the original windows and if the frames are anodized or painted so that raw aluminum is not visible.

NEW CONSTRUCTION

5.1 Designing in Context

5.2 General Standards for New Construction

5.2.1 Building Scale

5.2.2 Connectors

5.2.3 Building Height

5.2.4 Building Length

5.2.5 Building Mass

5.2.6 Human Scale

5.2.7 Building Width

5.2.8 Building Setbacks

5.2.9 Building Materials

5.2.10 Architectural Details

5.2.11 Building Proportions

5.2.12 Architectural Style

5.2.13 Landscaping and Site Work

**BRECKENRIDGE
DESIGN STANDARDS**



Fig 5.1.1 Change is part of the life of the Breckenridge Historic District and it should occur in a way that reinforces the surviving historic character of the area.

These standards apply to all new construction, including all additions, within the historic district in Breckenridge.

5.1

Designing in Context

New construction within the Historic District should be compatible with the character of the historic resources found there. New designs that respect the general characteristics of the historic buildings including their basic scale, form, and materials are likely to be compatible; this means that an historic style need not be copied. Although historic styles may often be compatible, new design “styles” can also respect the basic characteristics of the district and be compatible while expressing current concepts.

The design standards for new construction that follow in this chapter define those broad characteristics of the district that give it its overall sense of character and that convey the community’s history; these features should be respected in all new construction. Designs that incorporate these basic characteristics but that do so in such a way as to be stylistically distinguishable from historic buildings are preferred, because they will not confuse our ability to visually interpret the history of the community and how it has changed over time.

The concept of “character” in the District

The character of the district that we seek to protect is created by the surviving historic buildings. In some cases, newer buildings already exist that deviate from this established character, but in no way should these new structures be considered the context with which further development should be compatible. Reinforcing the surviving historic character is the goal, not responding to a hybrid character that is influenced by existing incompatible buildings.



Fig 5.1.2 The historic district is subdivided into “Character Areas,” each of which has distinct features and therefore merits special design considerations. The alley forms part of the boundary between the “East Side Residential Character Area” on the left and the “South End Character Area” on the right.

5.1

Designing in Context

We also are not seeking to reconstruct the town to an appearance it once had; instead, we seek to preserve the surviving historic features that establish a context for the district, while also accommodating new, compatible construction. Note that some early buildings could have detracted from the sense of scale and neighborhood continuity that we now wish to reinforce. It is possible that such buildings would now be considered inappropriate had they survived.

Elements of historic character today

The character of the district is established by the features of its historic buildings, including their scale, site orientation, and materials. Certain functional characteristics of historic uses are also expressed in the building. For example, the traditional commercial building had a large glass display area for exhibiting merchandise. This store front wall was located immediately adjacent to the sidewalk edge and this feature contributed to the functional character of the building. It was repeated on numerous commercial buildings in the commercial core of Breckenridge. Conversely, early residential neighborhoods also expressed characteristics that revealed their function; sloping roofs, porches, and front and side yards were features that established the character in these areas. Preserving these characteristics is a major goal for development in Breckenridge today.



Fig 5.1.3 One way to be compatible is to use a vocabulary of basic building elements that are similar to those used on historic structures.

5.1

Designing in Context

“Character areas” within the historic district

The character of the district varies within different blocks as a result of differing combinations of historic buildings, and therefore, a smaller area than the entire district should define the context for reviewing a design proposal. New construction concepts therefore must respond to the context of the immediate vicinity. In Breckenridge, the context is described as a series of character areas that make up the Historic District. Each of these character areas contains unique features that should be respected in addition to the general design principles presented below. More specific criteria for these character areas serve as supplements to this document.

The question of an appropriate “style” for new building in the historic district

Two approaches to choosing an appropriate style may be considered: in the first approach one seeks to distinguish old buildings from new ones by variations in their architectural character. In the second approach, one strives to incorporate the new with the old by using the historic character of the districts. A brief discussion of both approaches follows.

Using different characteristics to distinguish old from new

One option is to develop a design that is different stylistically from original buildings, but that retains enough similar characteristics to remain compatible with the context. One way to be compatible is to use a vocabulary of basic building elements that are



Fig 5.1.4 This new building imitated historic building styles in a relatively accurate manner.

5.1

Designing in Context

similar to those used on historic structures, but without actually imitating the detail of historic styles. Using this approach, a design for a new building would be similar in size, shape, and materials to those in the historic context and basic proportions of major architectural features such as porches, window openings, and roofs, would be similar to those of historic structures. The character-defining features of the historic period, such as decorative cornices and brackets, however, would not be used. In this way, the new building would be distinguishable from the older structures in the area.

When buildings of this type are inserted into the historic district, two benefits result: first, we are able to distinguish the new from the old and therefore can more clearly interpret the evolution of the street as it has changed in time. Second, although we are able to distinguish between individual building periods, the overall image of the street is cohesive because of the basic similarities in the forms of the buildings themselves. Designing in new styles that are compatible yet distinguishable from historic buildings in the district is therefore an approach that is encouraged.

Understanding the context

In order to respond appropriately using this design approach, it is essential that one understand the context in which a new structure is to occur, not simply understand the details of historic styles that are found there. Developing a design in this approach becomes a balancing act, of playing with the design variables of the historic context, but interpreting them in ways such that the result is distinguishable from the old.

5.1

Designing in Context

For this reason, the historic district has been divided in “character areas,” for which specific descriptions of the context are described in the design standards that follow.

Designing in the historic styles of Breckenridge

By contrast with the “compatible contemporary” design approach, the second approach is to design in the historic styles that were found in Breckenridge. To be appropriate, historic stylistic elements should be used accurately. One of the problems with imitating historic styles is that the components of historic styles may be misused. In many cases, proportions of building height and width, window openings, and ornamentation are inaccurately designed. By doing so, these designs misrepresent the principles that were in use at the turn of the century. If historic styles are to be accepted in Breckenridge, they must be authentic, which means first that only those styles which did occur in the area may be considered. Highly elaborate Victorian-era styles, for example, were not found in Breckenridge and would be inappropriate in new construction because they would strongly alter the perceived heritage of the community.

One problem with using historic styles is that the distinction between old and new buildings may be blurred and it may become more difficult to visually interpret the evolution of the district. This may be mitigated to some extent by documenting the date of the new structure on a plaque or other informative device on the building exterior.

Note that some people may refer to the use of historic styles as designing a “replica.” Technically, a replica would be an exact reconstruction of a building that once existed in Breckenridge, but in the course of common design review, the term may be used to refer to a looser interpretation of the use of historic styles in new construction.



Fig 5.1.5 The Sterling Building is a fanciful imitative design built circa 1972. Although in scale with genuine historic buildings nearby, this newer building provides misleading information about the development of Breckenridge: the recessed arcade of the ground level is not typical of historic buildings in Breckenridge.

5.1

Designing in Context

Problems with imitative designs

Significant problems can still result from this approach. Poor copies of historic styles often result, for example, in which decorative elements are simplified or reproduced in a manner that fails to convey the depth and character of the original. History is also “blurred” as a result.

Focusing on imitating the details of an historic style may cause one to miss some very important features of the overall massing, building scale, and site planning. A new building that is too large for its context will still be inappropriate, even if it has ornamental brackets that are true to the period. It is therefore important to note that if one chooses to design in an authentic historic style, that the details must be accurately used and that the basic characteristics of the character area, including mass and scale, must still be respected.

Designing in the Breckenridge vernacular

Actually, a third approach to style may be considered which combines design ideas from the other two approaches: many structures built in Breckenridge, particularly residential ones, were constructed in what we would now call the “vernacular” in that they were simple, wood frame, or masonry cottages, built without decoration. These probably were not considered to be in any particular style at all at the time they were constructed, but were simply basic housing.

5.1

Designing in Context

Other more elaborate buildings did have architectural details added to them. These included shingle patterns, bay windows, and porch railings that were methods of “dressing up” the simpler buildings. In many cases these simplifications of style were abstractions of elements popular elsewhere in the country that new residents brought with them. Even though these buildings had some ornamentation attached, they probably would still be considered to be vernacular.

To design in this simple vernacular style is also considered appropriate, because these buildings are in essence “timeless.” They have never gone out of style in Breckenridge and are just as appropriate today as they were before.

Finally, note that radically contemporary buildings that deviate from the context in materials, form, and other generic features are clearly inappropriate, as are copies of historic styles which are incompatible with the style, integrity, and character defining features as they occurred in Breckenridge.

5.2

General Standards for New Construction

These standards apply to all new construction projects within the historic district and the conservation district. The emphasis of each standard varies with its context. In general, the concern for compatibility with the historic context is stronger within the historic district, although individual historic structures are found within the conservation district and these also should be represented.



Fig 5.2.1 An abrupt change in scale is inappropriate, especially where the new, larger structure directly impacts the perception of abutting historic buildings.



Fig 5.2.2 These same large structures also negatively affect the perceived scale of the entire district. They often weaken the pedestrian-interesting character of the district as well.

5.2.1 Building Scale

Policy Statement

New buildings should be similar in scale with the historic context of the respective character area.

Design Standard

80 PRIORITY

Respect the perceived building scale established by historic structures within the relevant character areas.

- » An abrupt change in scale within the historic district is inappropriate, especially where a new, larger structure would directly abut smaller historic buildings.
- » Locating density below grade is encouraged to minimize the scale of new buildings.
- » For additions to historic structures in the residential character areas, additions may add up to one additional module of average size as specified in the individual Character Area up to the allowed remaining density on site. See Policy 3 of the Town's Development Code for allowed total density on site.
- » Historically, secondary structures at the rear of the property were generally subordinate in scale to the primary building facade. This relationship should be contained with new development. (Ord. 32, Series 2010)

5.2.2

Connectors

Policy Statement

The intent of this policy is to clearly define and separate modules and/or separate a historic structure from the new addition. (Ord. 8, Series 2014). Below grade connectors are the preferred method to achieve the appearance of separate structures.

5

NEW CONSTRUCTION

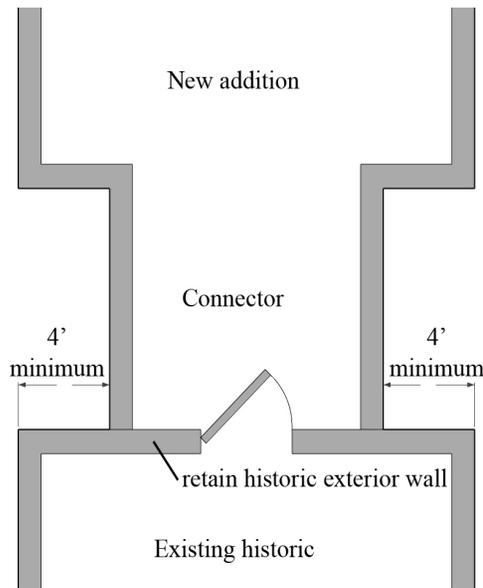


Fig 5.2.3 Connector dimensions.

5.2.2 Connectors

Design Standards

80A PRIORITY

Use a connector to link smaller modules and for new additions to historic structures.

- » The connector and addition shall be located at the rear of the building or in the event of a corner lot, shall be setback substantially from significant front facades.
- » No more than one connector is allowed.
- » The connector shall be designed in a single straight line and shall step in from the historic building sidewall planes a minimum of four (4) feet on each side of the historic structure.
- » Within the connector, a cut into the historic fabric may be made to allow for the width of a typical doorway, to preserve the majority of the historic fabric. The remainder of the historic fabric, beyond the doorway opening shall be preserved in perpetuity.
- » Below grade or open air breezeways (i.e. Roof cover with no walls) are encouraged and warrant positive two (+2) points. If receiving points under this policy, the applicant shall not be eligible for positive points for an below grade connector in Policy 37.5.
- » The connector shall be a minimum of ten (10) feet in length and shall be appropriate in proportion within the historic property.
- » The height of the connector should be clearly lower than that of the masses to be linked and should follow the topography. The connector shall not exceed one story in height and shall be a minimum of two (2) feet lower than the ridgeline of the modules to be connected.
- » A connector shall be visible as a connector. It shall have a simple design with minimal features and a gable roof form. A simple roof form (such as a gable) is allowed over a single door.
- » When adding onto a historic building, a connector should be used when the addition would be greater than 50% of the floor area of the historic structure or when the ridge height of the roof of the addition would be higher than that of the historic building. (Ord. 8, Series 2014)
- » Should the required connector width result in an unusable configuration (i.e. on a narrow historic structure), the Planning Commission may find sections 3 and 4 of this Policy not applicable and are given the flexibility to work with the applicant.

5.2.2

Connectors

Design Standards (cont'd)

80B PRIORITY**A standard method for calculating the exposed floor area for partially exposed floors should be utilized throughout the Conservation District**

- » A development with a foundation wall that is exposed more than 2 feet above grade will be assessed a portion of its allowable above ground density to that floor of the building which is partially below grade as follows: the amount of that floor's square footage that counts against above ground density will be equal proportionally to the percentage of the perimeter of the foundation wall that is exposed more than 2 feet. (For example, if 30% of the perimeter wall is exposed more than 2 feet, then 30% of that floor's square footage shall be considered as above ground density.)

If more than 50% of the foundation is exposed more than the required minimum of 6 inches under the Town's Building Code, then the entire floor area associated with the partially exposed foundation wall shall be counted as above ground density. Backfill against the foundation wall in excess of the amount necessary to effect positive drainage or to catch grade shall be considered in evaluating whether a foundation has been excessively backfilled for the purpose of thwarting the intent of this policy.

- » Exceptions: required window wells, required egress stairs, and garage doors shall not be counted towards above ground density. Also, additional exposed foundation walls beyond the requirements for an egress stair shall be evaluated on a case by case basis, with the additional amount of

exposed foundation wall not to exceed 10% of the perimeter of the foundation. The use of this exemption shall be for the purpose of enhancing the aesthetics of the below grade entrance. (Ord. 5, Series 1997)

5.2.2

Connectors

Design Standards (cont'd)

80C PRIORITY

Connecting Historic Buildings

- » When connecting two primary historic buildings: expand an existing connector between two already -connected primary historic buildings.
- » When connecting primary and secondary historic buildings: Use a new connector to link a secondary historic building(s) to a primary historic building(s), so long as the primary and secondary building(s) to be connected do not share the same primary facade. No secondary historic building may be connected to another secondary historic building under this policy.
- » Secondary historic buildings include barns or burro barns, sheds, garages

- » A connection shall only be allowed if the buildings to be connected are located on the same lot, tract, or unsubdivided parcel of land, and are under common ownership.
- » A connection shall not be allowed if the buildings to be connected are on an adjacent lot, tract or unsubdivided parcel of land, or if the buildings are not under common ownership. Special consideration will be given if the buildings to be connected straddle a common property line between lots, tracts or unsubdivided parcels.
- » A connection shall only be allowed if each of the buildings proposed to be connected has been designated as a "landmark" or "landmark site" under Chapter 11 of the Town Code; and has been rehabilitated, restored and/or preserved in a

manner acceptable to the Town, and consistent with the "Handbook of Design Standards for the Historic and Conservation Districts".

- » A connection shall be allowed only if approved by the Planning Commission before the connector is constructed.
- » Except as may be required by the Town's building code, the rehabilitation of the secondary building shall not include the addition of any door or window that is not in the original framing of the building.
- » The rehabilitation of the secondary building may require the restoration of the original framed window and door openings of the secondary building; however, the original door and window framing shall be preserved.
- » If the exterior materials of the secondary building are

This priority policy shall apply only within the Main Street Residential/Commercial Character Area.

5.2.2

Connectors

Design Standards (cont'd)

- beyond repair or reasonable restoration, then replica replacement materials may be allowed.
- » The connector shall be as small as possible, and the width of the connector shall not exceed two-thirds of the facade to be connected of the primary or secondary building surface, whichever is smaller.
 - » The width of the connector shall be limited to only what is necessary for commercial circulation.
 - » The wall planes of the connector shall be set back from the corners of the secondary building by a minimum of four (4) feet on any side.
 - » Below grade or open air breezeways (i.e. roof cover with no walls) are encouraged and warrant positive two (+2) points. If receiving points under this policy, the applicant shall not be eligible for positive points for a below grade connector in Policy 37.5.
 - » The height of the connector should be at least 2 feet lower than the height of the secondary building, or only as high as is necessary for minimum head room, but no more than an 8 foot plate height, and the ridge line of the connector should be similar to that of the secondary building, but not on the same plane as the secondary building.
 - » The connector shall be constructed of materials that are distinguishable from the historic building elements, while also remaining visually compatible with the historic building elements. The material and architecture of the connector shall be similar to those from the era of the original building(s).
 - » The distance between the original building and the secondary building to be connected cannot exceed 16 feet.
 - » The connector shall be used to provide pedestrian circulation between the two buildings which are to be connected.
 - » The connector shall provide protection against the elements for both of the buildings which are to be connected.
 - » The connector shall not be used for any commercial use
 - » Note: the Design Standards for Additions to Existing Buildings, Policies 36-41, also apply. (Ord. 28, Series 2003)

5.2.3

Building Height**Policy Statement**

Similarity with historic building heights is an important factor that contributes to the visual continuity of the district in general and to the individual character areas specifically. New buildings should not over-whelm historic structures in terms of building height, but rather should be within the range of heights historically found along the block. For instance, most outbuildings were shorter than primary buildings on site. (Ord. 32, Series 2010)

In addition to creating visual continuity, the consistent small size of most historic buildings in Breckenridge helps to establish a sense of human scale that encourages walking and contributes to the sense of community that the town enjoys. This pedestrian-friendly character is a key to the well-being of the town's residents and contributes to the economic health of the area; therefore, it should be emphasized in new buildings.

Similarities in heights among prominent building features such as porches and cornices, is equally as important as the similarity of overall building heights. These features often appear to align along the block and this characteristic also should be respected.

The slopes of the surrounding mountains contribute to the sense of Breckenridge being nestled in a high country valley. The built form of the community should not obscure this perception and therefore building heights should “echo” land contours.

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

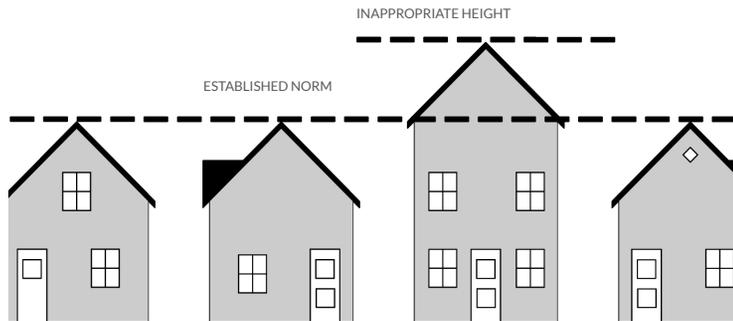


Fig 5.2.4 New buildings should not overwhelm historic structures in terms of height.

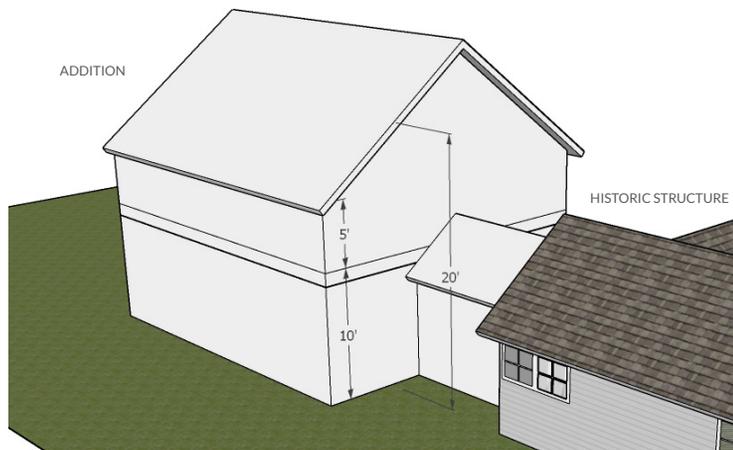


Fig 5.2.5 Additions to historic structures shall not exceed one half (1/2) story above the existing historic structure.

5.2.3

Building Height

Design Standards

81 PRIORITY

Build to heights that are similar to those found historically.

- » This is an important standard which should be met in all projects.
- » Primary facades should be one or two stories high, 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.

5.2.3

Building Height**Design Standards (cont'd)**

82

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

- » This may be appropriate only where the taller portions will not be seen from a public way.
- » The new building should not noticeably change the character of the area as seen from a distance. Because of the mountain terrain, some areas of the district are prominent in views from the surrounding areas of higher elevation. Therefore, how buildings are perceived at greater distances will be considered.
- » As pedestrian use of alleys increases, also consider how views from these public ways will be affected. When studying the impact of

taller building portions on alleys, also consider how the development may be seen from other nearby lots that abut the alley. This may be especially important where the ground slopes steeply to the rear.

83

Maintain the alignment that is created by similar heights of primary roofs and porches.

- » This similarity of heights of building features established by historic buildings contributes to the visual continuity along the streetscape.



Fig 5.2.6 The perceived height of buildings on slopes can be reduced by stepping the building into the slope.

5.2.3

Building Height

Design Standards (cont'd)

84

When viewing the town as a whole, building heights should reflect the land contours.

- » Taller buildings may be located on the mountain slopes; shorter (one-and-two story) buildings should be in the lower valley areas.
- » The hillsides form a backdrop for the taller buildings, minimizing their perceived height, and therefore it may be appropriate for taller buildings to be located on sleeper slopes; their facades should still express a human scale.
- » The concept is that taller buildings are less obvious in the context of taller mountain slopes. This concept is especially relevant in transitional areas of the Conservation District, such as Highlands Terrace.

MAXIMUM ROOF RIDGE LINE



Fig 5.2.7 Design new structures in lengths that appear similar to those found historically in the character area.

5.2.4

Building Length

Policy Statement

New structures should be subordinate to historic buildings in their perceived length on the site. The length of the proposed building should not be seen to be appreciably greater than historic buildings in the neighborhood.

Design Standard

85

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

- » Create a change in roof ridge heights to keep building lengths within the range found historically.

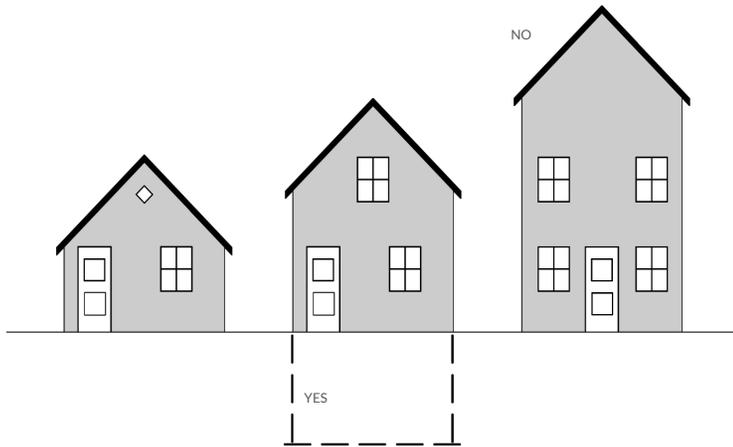


Fig 5.2.8 Reduce the perceived mass of buildings by placing some of the volume underground in basements.

5.2.5

Building Mass

Policy Statement

Historic and supporting buildings found in the character area should be the dominant forms that establish the perceived mass of neighborhood.

Design Standard

86 PRIORITY

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

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

5.2.6

Human Scale**Policy Statement**

New buildings should reinforce the pedestrian-oriented character of Breckenridge by conveying a sense of human scale. New buildings should continue to use the human body, and its associated scale, as the basis for determining structure size, as was done historically in town.

Design Standard

87

Incorporate features that help to establish a sense of human scale in new construction.

» A sense of human scale is established by using materials and building components in sizes that are familiar. Standard brick units, for example, are perceived in a module that is understood in relation to the size of a person.

» Using windows in shapes and sizes similar to those found historically may also help establish a sense of human scale.

5

NEW CONSTRUCTION

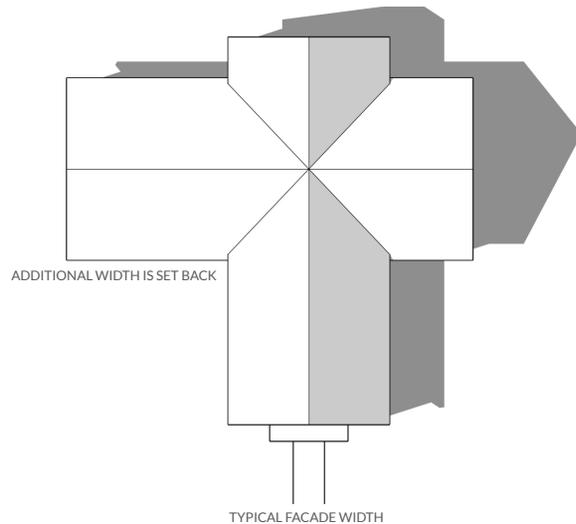


Fig 5.2.9 New buildings should present a primary facade to the street that is similar in width to those historic structures in existence today.

5.2.7 Building Width

Policy Statement

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

Design Standard

88 PRIORITY

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.
- » It is especially important that new buildings be in scale with historic buildings

in the immediate vicinity. In some cases, a new project may abut a single historic structure. In this case, the project should be especially sensitive to that edge. In other situations, a collection of historic buildings in the block may establish a broader context of scale that should be respected.

5

NEW CONSTRUCTION

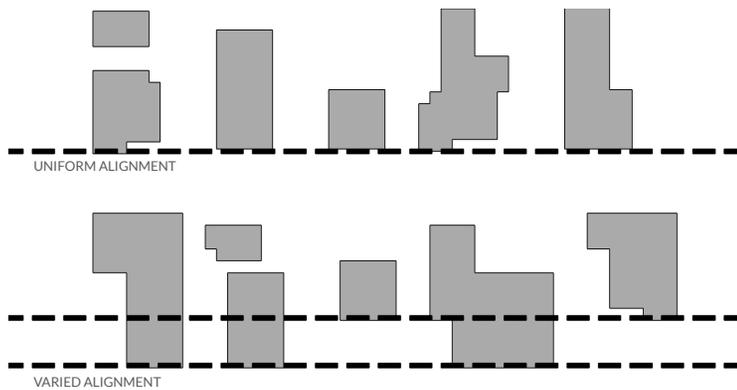


Fig 5.2.10 In some blocks, setbacks are uniform, which should be respected. In other blocks, setbacks vary but even so, they lie within a definite range. This varied alignment should be respected.

5.2.8

Building Setbacks

Policy Statement

Front and side yard setbacks for new buildings should be similar to those of historic buildings in the area.

Design Standard

89 PRIORITY

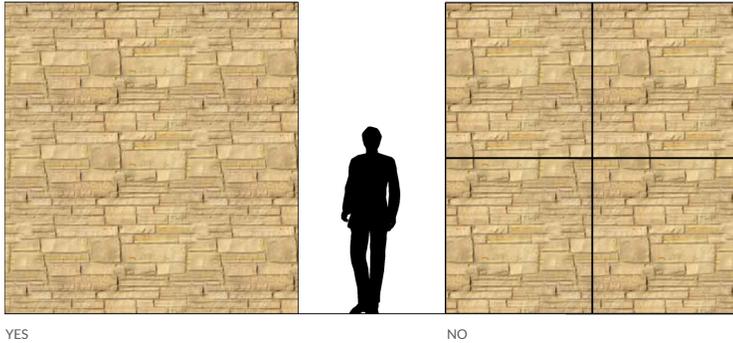
Maintain the established historic setback dimensions in new construction.

- » In some areas, the setbacks will be uniform and buildings will be perceived to align along the block. In such cases, this alignment should be reinforced with new development.
- » In other areas, historic setbacks may vary within an established range. In these cases, new building setbacks should also fit within this range.

- » When constructing new buildings which have no above grade connection on a site with an existing primary structure, new structures are recommended to be setback from other structures by one third the length of the shortest wall of the existing or proposed building or not less than five (5') feet whichever is greater. (Ord. 32, Series 2010)

5

NEW CONSTRUCTION



YES

NO

Fig 5.2.11 New materials manufactured in larger panels are inappropriate where the larger module would be distinctly visible.

5.2.9

Building Materials

Policy Statement

The major building materials for new structures should appear to be similar to those of historic structures in the area. The most common material on primary structures was painted lap siding with a dimension of roughly 4"-4 ½". Secondary structures such as barns and shed were typically unpainted wood (horizontal lap or vertical board and batten) or corrugated metal sheet siding. (Ord. 32, Series 2010)

Design Standard

90 PRIORITY

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

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

- » For secondary structures, stain or paint in appearance similar to natural wood is appropriate. Materials such as stone, brick or masonry wainscoting is inappropriate. (Ord. 32, Series 2010)

5.2.10

Architectural Details

Policy Statement

If ornamental details are to be used that are similar to those used historically, they should appear to be functional in the same manner in which they originally occurred. Ornamental details should appear to perform an obvious function. Traditionally, decorative brackets were used to support overhanging cornices, for example. Today, when such details are applied, they should be used in similar ways.

Non-historic, small scale ornamentation should relate to the visual characteristics of neighboring historic buildings. They should be simple in their design.

5.2.10

Architectural Details**Design Standards**

91

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

- » These include windows, doors and porches.
- » Building components on secondary structures should be similar to those on historic secondary structures. (Ord. 32, Series 2010)

92

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

- » Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.
- » Brackets, porches, long eaves, and other ornamental details or embellishments are inappropriate on secondary structures. (Ord. 32, Series 2010)

93

Avoid the use of non-functional or ornamental bric-a-brac that is out of character with the area and secondary structures. (Ord. 32, Series 2010)



Fig 5.2.12 This new facade has a solid-to-void ratio that is not similar to that of historic buildings in the area. This ratio is inappropriate.

5.2.11 Building Proportions

Policy Statement

Overall facade proportions should be in harmony with their context.

Similarly sized windows and doors, when repeated down the street, help to establish a rhythm, or sense of visual continuity in the district. The ratio of the width to height of windows and doors should be similar to those in the context.

The amount of facade devoted to wall surface as compared to that devoted to openings should be compatible within the neighborhood and with the function of the building.

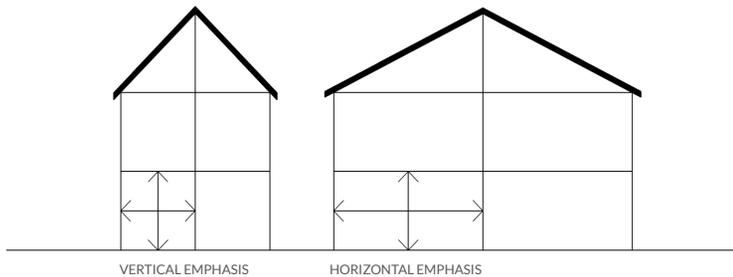


Fig 5.2.13 Design facades to have proportions similar to those seen historically in the area.

5.2.11 Building Proportions

Design Standards

94

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

- » The overall proportion is the ratio of the width to the height of the building, especially the front facade.
- » Historically, a typical building front in the commercial core had a vertical emphasis. Upper story windows often reinforced this orientation. Some horizontal elements, such as moldings above display windows and upper cornices, balanced this emphasis to some extent.
- » In residential areas, the earliest structures, from the Settlement and Camp Phases, tended to have a horizontal emphasis. Later, Town Phase architecture tended to have a vertical emphasis.

95 PRIORITY

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)

96 PRIORITY

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

5.2.12

Architectural Style

Policy Statement

Designs that are compatible yet distinguishable from the original historic buildings should be encouraged. Designs that accurately convey historic styles used in Breckenridge may also be appropriate.



Fig 5.2.14 This new facade on this portion of the Bunchman-Taylor Building on Main Street has a solid-to-void ratio that is similar to that of historic buildings in the area. It also interprets traditional building elements in a way that is compatible with historic structures and yet distinguishable from them.

5.2.12 Architectural Style

Design Standards

97

New buildings that can be interpreted as products of the present, and not false interpretations of the past, are preferred.

- » The designs must satisfactorily meet the general standards for compatibility.
- » Designs that mis-use the historic design vocabulary are especially inappropriate. For example, it would be inappropriate to use an historic style for a building that is conceived to be much larger than any found historically. This would confuse the community's heritage in terms of one's understanding of the historic scale of buildings and the construction technology of the period that limited building sizes.
- » Similarly, it would be inappropriate to use historic

design details in ways that were never employed in the past. For example, using superficial, "glued on" decorations would be inappropriate, since traditionally, decorative elements evolved from functional features.

98

The duplication of historic styles may be considered.

- Accurate interpretations of styles that once were found in Breckenridge may be considered if:
- » The characteristic features of the style are correctly used, in terms of scale, location, materials, etc.
 - » They are located in a character area where such a style may have occurred historically.
 - » A marker is placed on the buildings indicating its date of construction.
 - » The design also satisfactorily meets the general standards for new construction.

5.2.12

Architectural Style**Design Standards (cont'd)**

99

Avoid designs that confuse the interpretation of the history of Breckenridge.

Inappropriate styles include:

- » Older styles that never appeared historically in Breckenridge. These would suggest a false heritage for the community.
- » Inaccurate interpretations of styles that were found historically in Breckenridge. These could distort one's appreciation for the genuine historic buildings.
- » Contemporary or modern styles that conflict with the general standards for new construction in terms of overall mass, scale, materials, etc. These would alter the visual continuity of the district.



Fig 5.2.15 Consider using fences to define property lines.

5.2.13

Landscaping and Site Work

Policy Statement

Landscaping should reflect historic patterns of use. Traditionally, plant materials were used in residential areas. Cottonwood and evergreen trees were planted for shade and ornament. Flower gardens were seen in many front yards. Side yards were often left undeveloped, with native grass, shrubs and trees. Some formal lawn features, such as fountains and sculpture, were seen in a few yards, but generally speaking the landscaping was simple and modest, reflecting the economy and climate of early Breckenridge. Contemporary landscape concepts that convey this same simple character are encouraged.



Fig 5.2.16 Use modest landscape schemes that emphasize native plant materials.

In addition to these general standards for new construction in the historic district, see also the standards for the appropriate Character Areas, which are published as separate documents.

5.2.13

Landscaping and Site Work

Design Standards

100

Use landscaping to define areas of varying uses and to delineate circulation patterns on the site.

- » Screen utility equipment and service areas with elements that will be visually attractive to pedestrians.

101

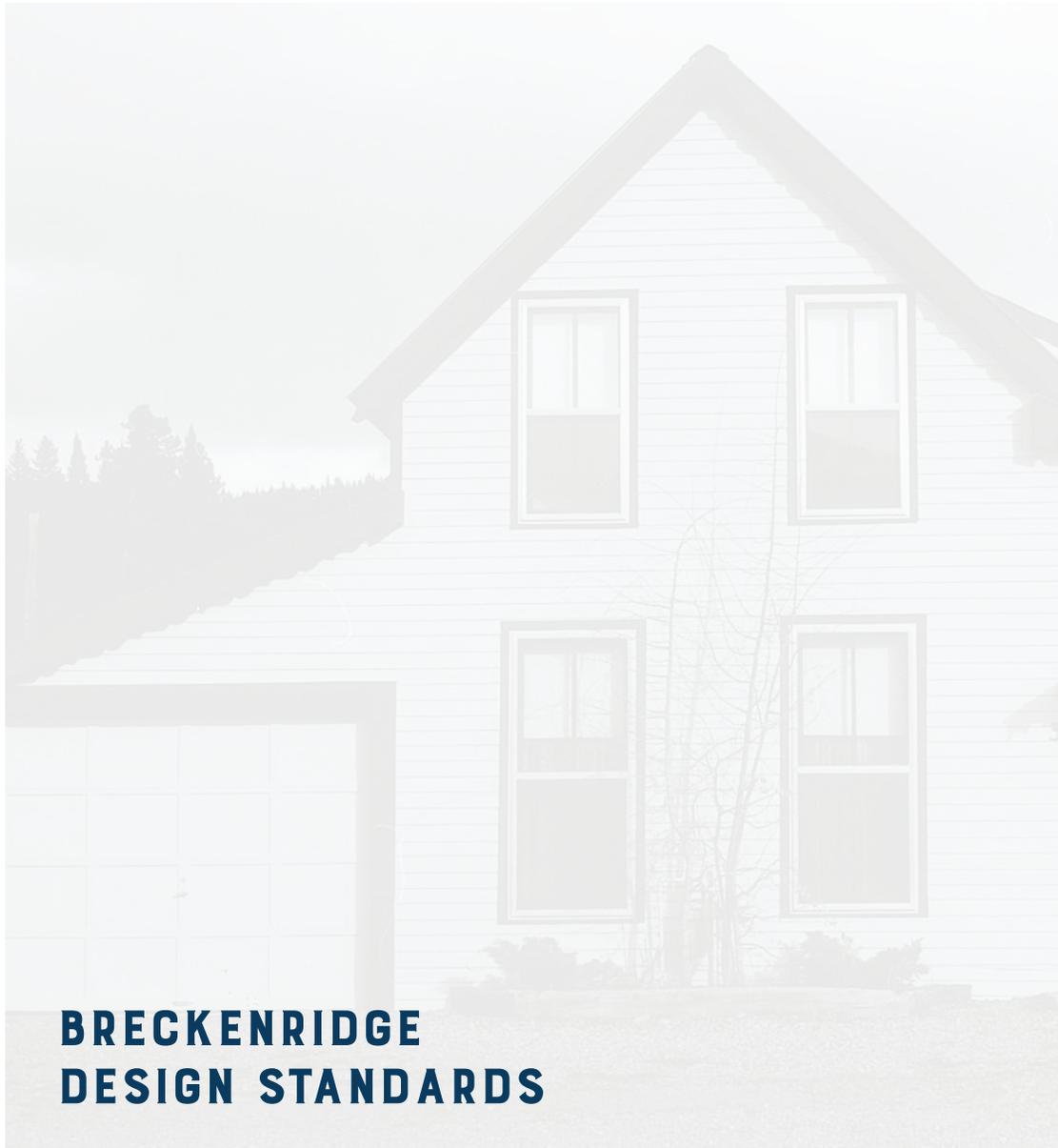
Reinforce the sidewalk edge with traditional landscape features.

- » Using fences and plantings to define property lines is encouraged.

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.



**BRECKENRIDGE
DESIGN STANDARDS**

6

**RELOCATION OF
SECONDARY HISTORIC
BUILDINGS**

**6.0 Relocation of Secondary Historic
Buildings**

6.0

Relocation of Secondary Historic Buildings

Policy Statement

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

The Town recognizes that moving buildings, often secondary buildings, was a part of the heritage of the community and that some buildings presently considered to be historic may have been moved to their present sites sometime in their history. Because moving buildings is a part of the history of Breckenridge, in some rare cases, a historic secondary building may be considered for relocation to an appropriate setting when certain conditions merit doing so. This approach will be approved only if all the standards that follow are met unconditionally.

6.0

Relocation of Secondary Historic Buildings

Design Standards

103

PRIORITY

All other alternatives to relocation must be reasonably considered prior to consideration of relocating the building.

- » Restoring the building at its present site.
- » Relocating the building within its original site.
- » Stabilizing the building from deterioration and retaining it at its present site for future use.
- » Incorporating the building into a new development on the existing site.

104

Relocation must be merited because of site conditions.

- » If the building is threatened in its present setting because of hazardous conditions, then the potential to preserve the building may be enhanced by relocating it.
- » If the building will continue to deteriorate through neglect, or it is particularly susceptible to vandalism, relocation may be desirable.
- » If the historic context of the building has been so radically altered that the present setting does not appropriately convey its history, then relocation may be considered when it would enhance the ability to interpret the historic character of the building and the district.

- » It is not the intent of the Town to allow relocation of historic structures simply to facilitate new construction on the original site.

6.0

Relocation of Secondary Historic Buildings

Design Standards (cont'd)

105

The potential to preserve the building must be enhanced by its relocation.

- » In cases where the current setting has been radically altered from the historic character, the building may be enhanced by its new setting if the receiving site is more similar to the historic setting.
- » Adequate historic documentation of the historic condition must be provided to do so.

106

The original condition of the building and its setting must be accurately recorded before removing the structure.

- » Detailed photographs, notes, and drawings must be prepared which accurately record the exterior design, character of interiors, finishes, and general structural system.
- » Reference measurements should be included of overall building dimensions, setbacks, and relationships to adjacent buildings.
- » A copy of this documentation must be filed permanently with the Town of Breckenridge.

107

Moving procedures must be devised that will protect the historic elements of the building during its relocation.

- » A clear sequence of steps must describe how the building's materials and features will be protected, including any appendages or elements that will be removed, labeled, and stored for re-assembly at the receiving site.
- » Removal procedures must minimize damage to the historic materials.
- » Each component must be labeled using a system that will assure accurate reconstruction.
- » A plan for storing the materials until reconstruction occurs must provide for their shelter from weather or vandalism.

6.0

Relocation of Secondary Historic Buildings

Design Standards (cont'd)

108 PRIORITY**The relocation site must provide an appropriate context for the building.**

- » The new site should convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, and age.
- » The building should be located on the site in an orientation similar to the original setting.

109 PRIORITY**Adequate assurance must be provided that the relocation and subsequent rehabilitation of the building will be satisfactorily completed.**

- » The Town must have a strong assurance that the project will be followed through to completion.
- » It is not the intent to allow buildings to be relocated to facilitate development on the original site without assurance of proper preservation of the historic structure.
- » The Town of Breckenridge may consider these options as a demonstration of a commitment to complete the project:
 - » A Cash Deposit Agreement, in an amount adequate to cover the estimated

cost of the relocation and rehabilitation. The Town may use the funds to complete the work if rehabilitation does not occur in reasonable time.

- » Proof of secure project financing. Where there is a strong demonstration of the financial ability to complete the rehabilitation, and a reliable loan schedule indicates a likelihood of the project moving ahead, this may be acceptable.

6.0

Relocation of Secondary Historic Buildings

Design Standards (cont'd)

110

Replacement materials must be kept to a minimum in the rehabilitation process.

- » In relocating a historic building, subordinate additions or trim may be removed. These materials must be preserved and re-assembled at the new site.

111 PRIORITY

An appropriate rehabilitation plan for the building must be submitted for approval.

- » The building cannot be moved and stored for later rehabilitation.
- » A complete review of the rehabilitation plan, using the Town's design standards for rehabilitation of historic buildings, must occur.
- » The Town of Breckenridge will review the rehabilitation work and exercise its right to stop inappropriate measures that it identifies.

112 PRIORITY

Adequate assurance for continued preservation of the building at its relocated site must be provided.

- » The Town may request a preservation and maintenance covenant for the building.
- » This covenant shall continue with the property with any change in ownership and should include the right to require maintenance of the building when preservation of its integrity is threatened.

6.0

Relocation of Secondary Historic Buildings**Design Standards (cont'd)**

113 PRIORITY

An appropriate plan for development of the original site must be submitted.

- » The design shall be subject to the review with the design standards for new construction.
- » Assurances that the new project will be completed, similar to those listed above for rehabilitation of the historic building, must be provided.