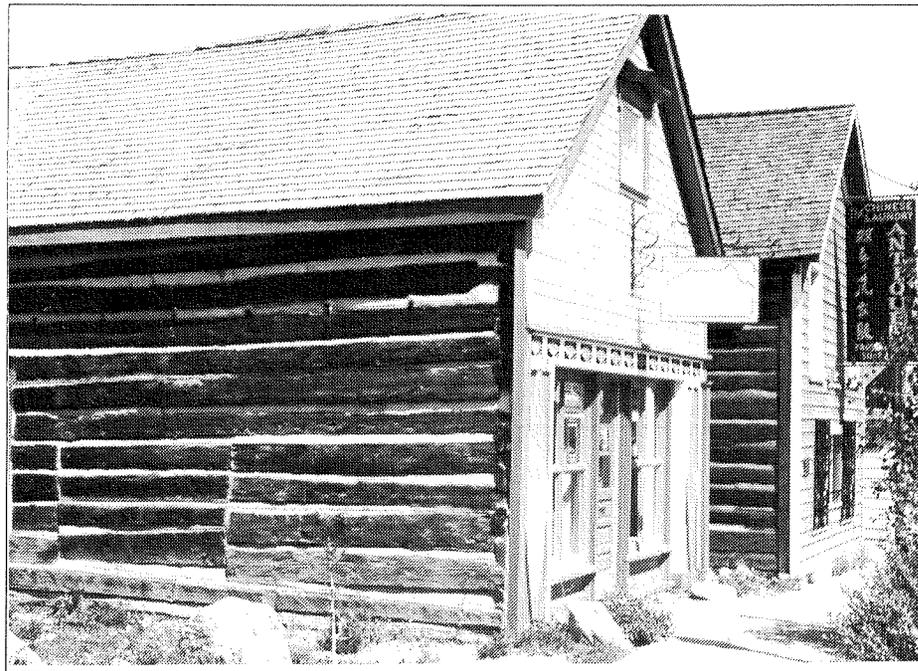


**DESIGN STANDARDS FOR THE HISTORIC DISTRICT
CHARACTER AREA #5:
Main Street Residential/Commercial**



BRECKENRIDGE, COLORADO

December 1991

Updated 1998

TABLE OF CONTENTS

Location Description	1
Character of Historic Development	1
Existing Character	2
Historic Preservation Issues	3
Design Goals	3
Standards:	
Building Setbacks	4
Parking	5
Building Scale	5
Form and Shape	8
Building Height	8
Facade Widths	9
Building Materials	9
Outbuildings	11
Doors and Windows	12
Ornament and Detail	12
Plant Materials	13

NOTE:

A (P) 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 5A of the town's Development Code.

CREDITS

TOWN OF BRECKENRIDGE

Town Council

Steve West, Mayor
Ken Adams
Michael Bertaux
John Gain
Judy Girvin
Darcy Lystlund
Sandy Struve

Planning Commission *

Darcy Lystlund
Wayne Brown
Larry Crispell
Fred Kinat
Sam Mamula
Grant Miller
Dave Pringle
Sandy Struve

** includes members from the 1990/91 and the 1991/92 terms*

Summit Historical Society

Rebecca Waugh, Director

Community Development Department

John Humphreys, Past Director
Peter Grosshuesch, Present Director
Jan Prowell
Bob Matatall
Don Seten
Mary Holden
Ginny Nielsen

CONSULTANT

Winter & Company

Boulder, Colorado
303 440-8445

Noré V. Winter
Ray Kramer, A.I.A.
Molly Miller Winter

Historic photographs are provided courtesy of the Summit Historical Society and the Colorado Historical Society.

#5. Main Street Residential/Commercial Character Area

Note: The special design standards presented here for the Main Street Residential/Commercial Character Area apply in addition to the general standards on pages 19 through 26 of the main book of standards for all of the historic district.

Location description

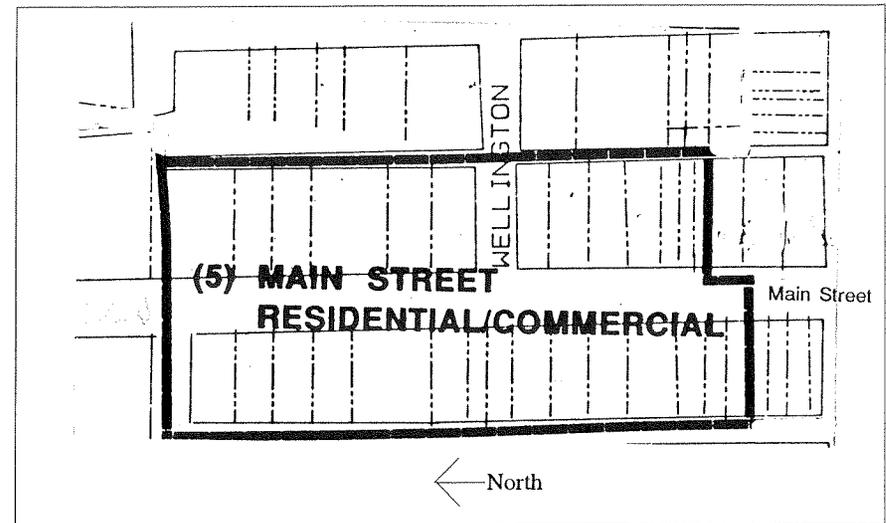
This character area runs north-south along Main Street, with the southern limit almost reaching to Ski Hill Road and the northern limit defined by Watson Avenue. It includes lots on both sides of the street, to the alleys on either side.

Character of historic development

The southern portion of this area originally developed as a part of the commercial core, from about 1882 to 1917, while the northern half was associated with the North End Residential Area. Many buildings were log and clapboard-sided; most were painted. The northern end was predominantly one story structures, typically on 50 foot lots. The southern end was a mix of one and two story buildings. Due to the fact buildings were constructed close together, narrow side yards were common. Some sheds were located in the rear of building lots. These typically were smaller in scale than the primary structure and had unpainted finishes.

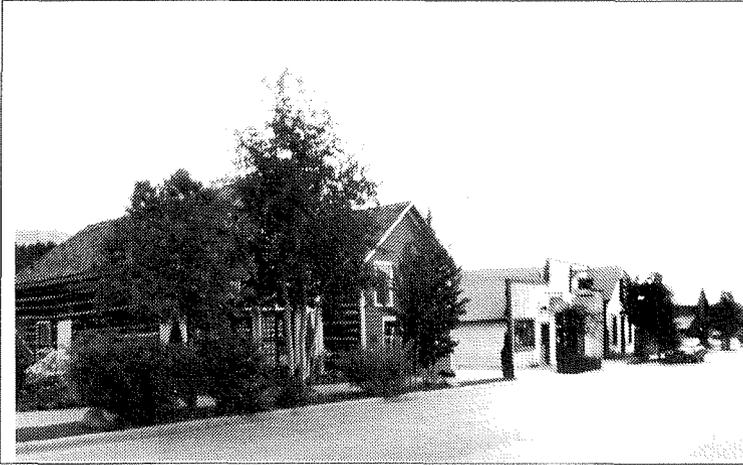
The southern portion of Main Street

The residential/commercial area developed with a mix of conventional, false-front commercial-type buildings, a few of which were two stories in height. Residential type structures were also common. The later were gable roofed and were usually one or one-and-a-half stories in height. The flat-roofed false front usually concealed a large gable roof over the main structure. Many of these had painted finishes and presented a more refined image to the street than the buildings farther to the north. Additions typically were found on the back sides of the main buildings. These usually had shed roofs and stepped down in scale from the main structure.



The Main Street Residential/Commercial Character Area boundary.

#5. Main Street Residential/Commercial



The area still exhibits a mix of residential-type and commercial store front structures.

Existing character

The Main Street Residential/Commercial Character Area exhibits a mix of “residential-type” building forms, traditional commercial store front structures, and newer buildings that are more separated from the street.

Landscape and site design

The surviving older buildings are built close to the sidewalk edge in most cases. Newer buildings deviate from this format and are often set back from the street. Some have entrances raised above the sidewalk level. This area exhibits a mix of site relationships. Some structures are built side-by-side with no side yards; others are free-standing structures surrounded by large yards. Some large vacant lots remain. Trees are infrequent. A few are found in front yards of buildings that are set back from the street.

Building form and materials

Most structures are one and two stories in height. Building forms vary, from flat false front structures to gable-roofed cabins. Some newer buildings have flat or mansard roofs that deviate from traditional forms.

The traditional buildings are no more than 25 feet wide at the street elevation. Smaller residential type buildings are even narrower, generally no more than 18 feet wide. Newer buildings are oversized, primarily in their façade width. These newer structures present a much wider, continuous building front along the street. This creates a larger scale than that of the historic buildings.

Building details

Typically, older building entrances are at grade, or sometimes raised one or two steps. Street level entrances are defined by recessed entries or steps. Some new structures depart from this relationship, with entrances leading onto raised decks, a relationship which is discouraged. Street level façades on commercial type buildings are predominantly glass. Upper story windows are traditional, vertically-oriented arrangements. Residential-type buildings have smaller windows that appear to penetrate more solid-looking walls.

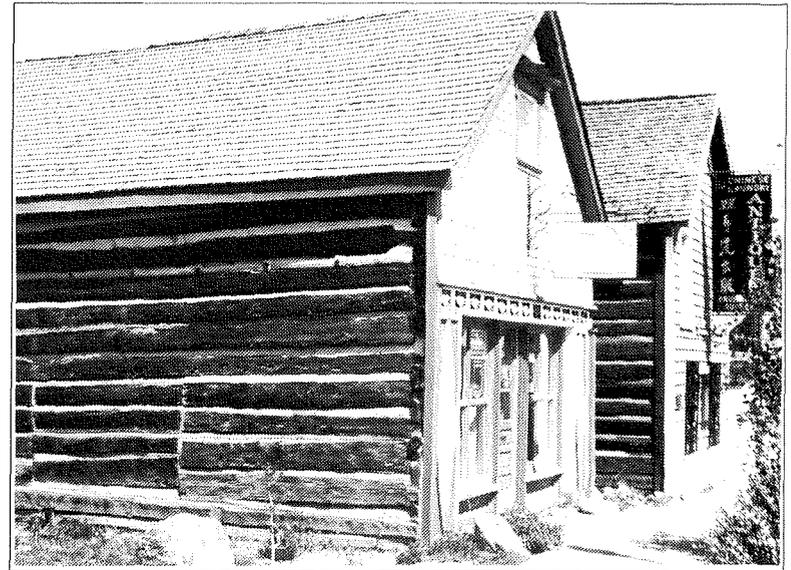
Historic preservation issues

This area has experienced substantial change, but there are some especially important clusters of historic buildings that survive. One set of particularly significant structures is found on the west side of Main, just north of Ski Hill Road. This includes some smaller cabin and cottage structures. This is one of the most important collections of such buildings that survive in town and it helps provide a sense of the street character as it once was. Among these are the historic Springmeyer Building, the Chinese Laundry, the Journal Building, the Editor's House, and the Clerk and Recorder's Office. Preserving the integrity of these buildings is especially important and new development should be compatible in scale and character with these historic resources. The back sides of these structures are equally important. Their rustic finishes and "added-on" elements convey a sense of character typical of the service-oriented sides of many buildings in town.

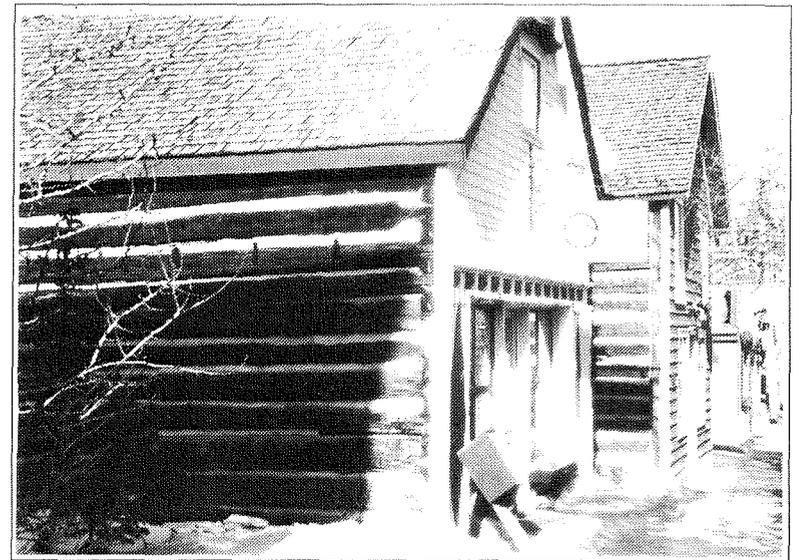
Another important cluster of historic buildings is found at the southeast corner of Main and Wellington. This grouping includes primary and secondary structures that help convey how sets of buildings were used to house the range of functions that a business required at the turn of the century. Historic secondary structures survive in this neighborhood that are especially important. Many of these contribute to the sense of character of the lots along the west side of Main Street abutting the Blue River. All of these historic secondary structures should be preserved on their original sites.

Design Goals for the Character Area

This area is especially important because it establishes the edge to the core commercial area. Because many undeveloped sites remain in this area, it may be vulnerable to significant loss of character. New development should respect the historic context. Rehabilitation work on historic buildings should be especially careful to preserve significant features. With respect to rehabilitation of existing buildings that do not contribute to the historic district, these should be improved to more closely reinforce the visual character of the historic context.



A particularly significant set of structures includes the Springmeyer Building and Chinese Laundry, seen here in 1984.



The same scene as above, in 1991, after a sympathetic rehabilitation.



A Racer's Edge business is an appropriate adaptive use of two historic buildings.

Conceptual standards for the Main Street Residential/Commercial Character Area follow:

Building Setbacks

Policy:

New buildings should reinforce the traditional building alignment found in the immediate area. This alignment will vary within the area. Some sites are adjacent to historic residential structures where yards and deeper setbacks are typical. In these cases new buildings should respect these deeper setbacks. Other sites may be adjacent to traditional commercial buildings constructed closer to the sidewalk. This alignment should be maintained in new construction.

Design Standards:



191. Align new buildings with adjacent historic structures.

- This is a very important standard, which must be met.
- In the context of residential building types, use setbacks similar to those of established historic houses.
- When building in the context of historic commercial buildings, new buildings should align with the historic building fronts.
- Hard surface plazas in front of buildings are discouraged.
- Side yards may be defined by trees or fences.



192. Maintain the character of yard spaces, especially front and side yards visible from the street.

- Front yards should be designed predominantly with plant materials, including trees and grass, as opposed to hard surfaced paving.
- Consider opportunities to provide view corridors through sites along side yards. This is especially appropriate along the west side of Main Street where views to the Ten Mile Range are noteworthy.
- Also consider opportunities to provide pedestrian access through sites to connect with town-wide pedestrian routes. (See the urban design plan for downtown Breckenridge.)

Parking

Policy:

The visual impact of cars in the Main Street Residential/Commercial Character Area should be minimized, particularly with respect to parking provided on individual building lots. In areas adjacent to historic residential structures, front yards should retain a rustic, lawn-like image. The front edge of the yard should be clearly defined.

Design Standard:

193. Minimize the visual impact of parking as seen from the street.

- Avoid locating parking in front yards. If parking must be sited in the front, use paving designs that will help to retain a yard character and visually separate parking from the street edge.
- Screen parking from view of the street with fences and plant materials.

Building Scale

Policy:

The historic building scale should be respected. Typically, historic buildings of between 730 and 2,650 square feet survive today. The average size of representative historic structures surviving today is 1,400 square feet.

P 194. New buildings should be in scale with existing historic and supporting buildings in the Main Street Residential/Commercial Character Area.

- Development densities of less than nine units per acre are recommended.

Under 9 Units per acre of above ground density. If the total above ground density of the development is under 9 UPA, then an individual building module may be as large as the historic maximum size for the Character Area.



Avoid locating parking in front yards.



Large building masses such as this are out of scale with the historic context.

#5. Main Street Residential/Commercial

Between 9 and 12 Units per acre of above ground density. Additional densities up to a maximum of 12 UPA may be considered in limited circumstances only if the conditions listed below are met:

1. No individual building module size should exceed the historic average for the Character Area.
 - a. The building area of any individual, detached structure remains under the historic average of that seen in historic structures in the Character Area. A series of individual structures may also be clustered on a site in a manner similar to that seen historically.
 - b. Individual building modules are under the historic average of that seen historically and the modules are linked with connections that are clearly subordinate in scale such that a distinct separation of building modules results.
 - c. If a building module exceeds the historic average, then the project should be deemed to be in violation of this Priority Policy.
2. All other design standards are adequately met such that the project is in substantial compliance with all scale related criteria.
3. The absolute width of primary facades is in scale with those in the historic context. In addition, a significant portion of the front elevation is one story in height.
4. The overall historic mass and scale of the block will be preserved.

5. Any historic property on the site is preserved.
 - a. No significant portions of a historic property would be altered or demolished to accommodate the increased building size.
 - b. The historic property will be rehabilitated as a part of the first phase of the undertaking.
 - c. The new construction will be compatible in mass, scale and character with the historic building, as defined in the design standards.
6. Historic building on adjacent properties are not negatively affected by the larger mass, as defined in the design standards.

Over 12 Units per acre of above ground density. If the total above ground floor area of the site exceeds 12 UPA, the project shall be deemed to be in violation of this Priority Policy.

- Locating some building area below grade to minimize the mass of the structures is encouraged.
- Locate larger masses back from public view.
- Use landscaping to minimize the mass of structures.

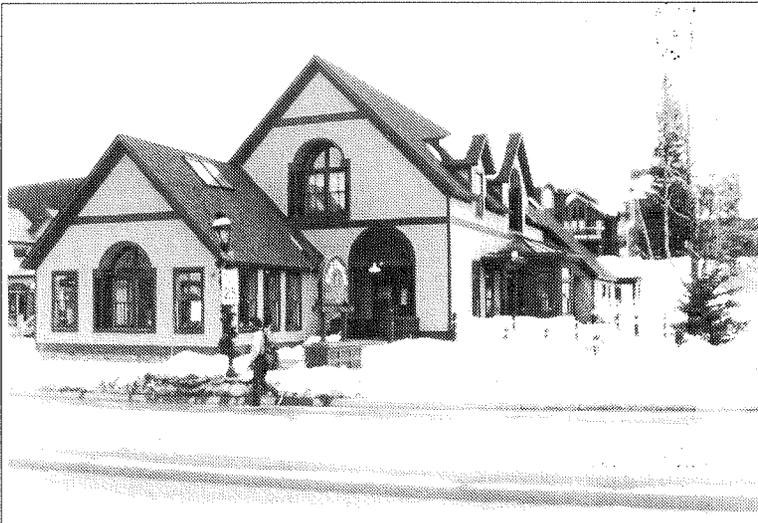
195. Develop the site as a collection of separate structures to reduce the mass of individual buildings.

- Providing a garage separate from the main structure is preferred.
- Consider creating outbuildings to provide additional storage space rather than increasing the bulk of the main building.

#5. Main Street Residential/Commercial



The simple shapes of sloped roofs and rectangular building forms are sometimes combined to create large, more complex, building forms. (O.K. Gaymon House, 1898)



The Red Orchid exhibits building forms that are similar to those found historically.

Form and Shape

Policy:

New construction should reinforce the historic forms and shapes of the area. In terms of building form and materials, the Main Street Residential/Commercial Character Area is characterized by sloped roofs and rectangular building forms. These simple shapes are sometimes combined to create larger, more complex building forms.

Design Standards:

P

196. Use building forms similar to those found historically in the area.

- Use simple building forms. Rectangular forms, oriented with the narrow side parallel to the street are preferred.
- Keep components of individual building elements in scale with those found historically.

P

197. Use roof forms that reflect the angles, scale, and proportions of those of historic buildings in the area.

- Gable roofs are encouraged.
- Gable roofs should have a slope similar to those used historically.
- Note that many gable roofs were accented with dormers, but the dormers were used in limited numbers on individual buildings.

Building Height

Policy:

Historic buildings in the area are one and two stories in height. Similarity in building heights is required to help establish a sense of visual continuity and to respect the sense of character established by the small sizes of original buildings. Building heights for new structures should be similar in scale to those of historic buildings.

P 198. Building height should be similar to that of nearby historic buildings.

- Primary facades should be 1 or 1-1/2 stories tall.
- If two-story portions are to be constructed, they must be set back from primary façades to minimize their visual impact.
- Refer to height limits established by ordinance for this area. (Note that the height limits are absolute maximums and do not imply that all building should reach these limits.)

Façade Widths

Policy:

New buildings should have primary façades similar in dimension to those found historically. Typical building widths of surviving historic buildings range between 16 and 41 feet; the average is 25 feet.

Design Standard:

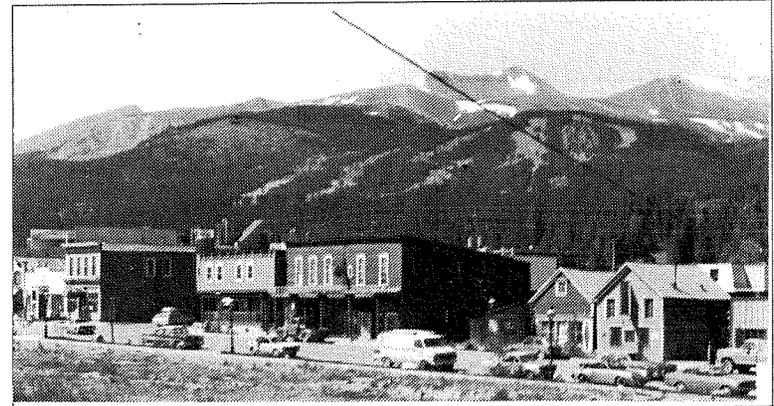
P 199. Reinforce the pattern of historic building front widths.

- The building front of a new structure should be similar in scale to those found historically.

Building Materials

Policy:

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



Building heights should be similar to those of nearby historic buildings.

Design Standard:



200. Maintain the present balance of building materials found in the Character Area.

- Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings similar to that found historically.
- Contemporary interpretations of these historically-compatible materials are discouraged. Wood imitation products are discouraged as primary façade materials because they often fail to age well in the Breckenridge climate. The long term durability of siding materials will be considered.
- Modular panel materials are inappropriate.
- Masonry (brick or stone) may only be considered as an accent material. Stone that is indigenous to the mountains around Breckenridge may be considered.
- Logs are discouraged.
- Rough-sawn, stained or unfinished siding materials are inappropriate on primary structures.

Policy:

Steeply-pitched roofs are the predominant roof style because they serve well to shed snow in this high snow-fall community. Roofing materials have an impact on overall design and should be compatible in pattern, texture and color with those used historically in the area.

Design Standard:



201. Use roofing materials that are similar to those found historically.

- Smooth-sawn wooden shingles and rolled seam sheet metal are appropriate materials. These are encouraged.
- Newer materials, such as asphalt shingles, maybe considered if their appearance will be similar in scale and texture to the historic roofing materials.
- Rough-split shake shingles are inappropriate.
- Matte finishes are required to minimize glare from roofs.

Outbuildings

Smaller outbuildings, usually located to the rear of the main structure, are seen on many lots. The scale of the primary structure is established by contrast with these smaller structures. The supporting structures are important features of the historic districts and contribute to the sense of historic character.

Policy:

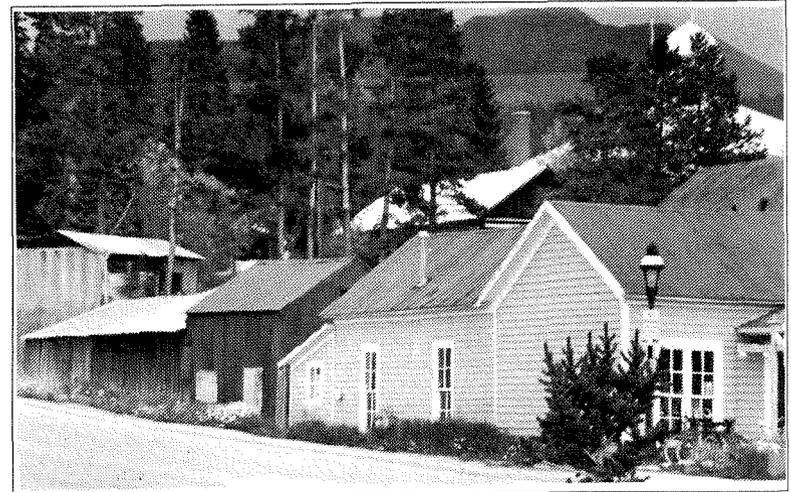
Barns, storage sheds, and outhouses are typical building types that are part of Breckenridge's historic scene. These structures served practical functions essential to daily life in the community. Where historic sheds survive, they help to convey this sense of character and help demonstrate how life was lived in earlier days. This tradition of developing a site with a cluster of buildings should be continued in new construction.

Design Standard:

202. Use secondary structures in new development.

- Housing utilitarian functions, such as parking, storage, and waste receptacles in secondary structures is encouraged.
- Using secondary structures will help reduce the scale of the development by dividing the total floor area into a cluster of smaller structures rather than one large building.
- Use simple building forms and materials for these structures.

Finally, design standards that address more detailed issues follow:



Incremental additions and supporting outbuildings are a part of the heritage of the area that should be expressed in new development. Lapsiding and flat-seamed metal roofs are typical, appropriate materials.



Window detail from the Springmeyer Building.

Doors and windows

Policy:

Vertically-oriented windows are the predominant window type both in historic and new buildings. These provide a unifying element throughout the area. Their use should be continued in new construction, even for buildings now used for commercial retail purposes.

Design Standard:

203. Use windows similar in size and proportion to those used historically.

- Display windows in the immediate proximity may be considered.
- The character should be that of residential-type structures that are used for commercial purposes.

Policy:

Primary building entrances should face the street.

Design Standard:

204. Orient primary entrances to face Main Street.

- There should be one primary entrance for each building.

Ornament and detail

Policy:

Traditionally, ornament and detail was used sparingly on buildings in the area. Most details were wooden elements, typically small in scale, and in proportion to the buildings themselves. Simple moldings were used around windows. Decorative shingles were used at times in the gables of dormers, and decorative brackets were applied to porch columns. Many decorative features were modest elaborations of functional elements. Where decorative features are used in new construction, they should be applied in a similar spirit.

Design Standard:

205. Use ornament and detail with restraint, in keeping with the modest character of the area.

Plant materials

Policy:

In general, landscaping that suggests the character of residential yards found historically in this area should be encouraged.

Design Standard:

206. Use a “residential” planting palette for landscaping.

- Specimen trees located within yards are encouraged.

Policy:

Installation of street trees that will help to create a sense of entry into the core area should be encouraged.

Design Standards:

207. Reinforce the alignment of street trees wherever feasible.

- Street tree species are specified in the urban design plan.

208. In areas where residential character is the context, a planting strip should be located between the sidewalk and the curb.

- See the urban design plan for downtown Breckenridge.

#5. Main Street Residential/Commercial
