



Staff Report

To: BOZAR
From: Kaitlyn Archambault, Planner I and Jessie Earley, Town Planner III
Meeting Date: DRC, February 9, 2026
RE: 322 Maroon Avenue, Secondary Review

PROJECT TITLE: Robert Harper (322 Maroon Avenue)

SUMMARY: Consideration of the application of **Robert Harper** to rehabilitate and site an addition to the contributing historic building, rehabilitate existing historic accessory building and site a new accessory dwelling to be located at 322 Maroon Avenue, Tract 3, Block 22 Minor Subdivision, According to the Plat thereof Recorded September 29, 2004 Under Reception No. 546671 in the R1C zone.

Continued from the November 18, 2025 BOZAR meeting.

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required
- A conditional waiver of a non-conforming aspect with respect to front yard setback is requested (20' is required and 10'8" is existing).
- A conditional waiver of a non-conforming aspect with respect to side yard setback is requested (7'6"-11'6" is required and 5' is proposed).
- Permission to demolish a portion of a historic structure is requested.

LEGAL DESCRIPTION: Tract 3, Block 22 Minor Subdivision, According to the Plat thereof Recorded September 29, 2004 Under Reception No. 546671

ADDRESS: 322 Maroon Avenue

ZONE DISTRICT: R1C

OWNER: Robert Harper

APPLICANT: Jim Jose

DRC MEMBERS: Spann Labato and Davol (8/18/2025) and Anderson (11/03/2025)

STAFF MEMBER: Kaitlyn Archambault, Planner I and Jessie Earley, Planner III

ATTACHMENTS:

1. Plans
2. DRC Notes (8/18/2025 and 11/03/2025)
3. BOZAR Minutes (11/18/2026)
4. Photos
5. GIS Map
6. Historic building survey
7. Conditional waiver criteria (16-19-80 and 16-19-90)
8. Condition use criteria (16-8-30)
9. Demolition section (16-14-190)
10. R1C zone district section (16-4-460 to 16-4-520)

These packet materials are available at this [link](#). Staff can provide paper copies of the packet upon request.



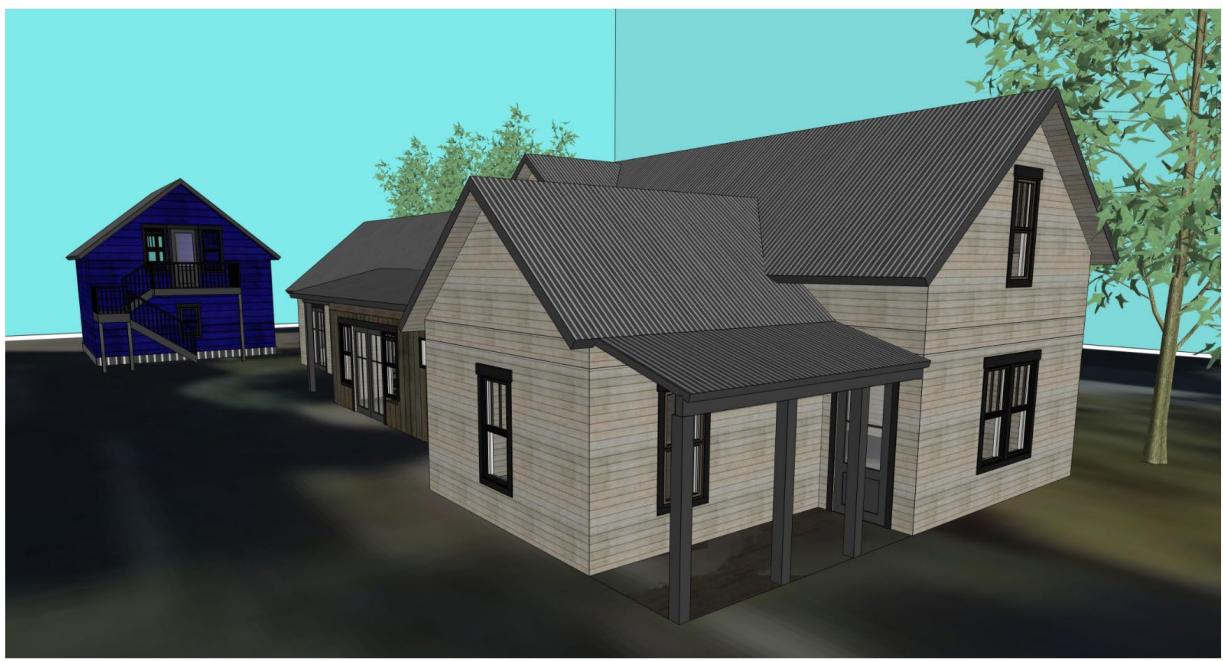
PROJECT DESCRIPTION

1. Rehabilitation and addition to the existing historic primary.
2. Lift the primary building, shift 5' to the east, set down on new basement/foundation.
3. Stabilize existing historic accessory.
4. Construct a new accessory dwelling.

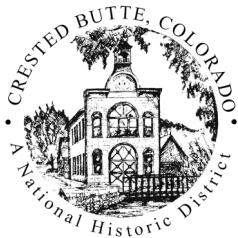
PUBLIC NOTICE

This item was properly noticed per Section 16-22-110 (c). The affidavit of posting is on file in the Preservation Department.

L. Background/Overview: Robert Harper owns this property and Jim Jose submitted an application on behalf of Robert Harper for the rehabilitation and addition to the existing historic primary building, stabilization and rehabilitation of the existing historic accessory, and the construction of a new accessory dwelling located at 322 Maroon Avenue. Both the primary and accessory buildings are classified as contributing to the National Historic District and will be rehabilitated.



NOTE: RENDERINGS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



I. Status: Harper and Jose met with the DRC at the 8/18 and 11/3 meetings. Notes from these meetings are attached for more detailed information.

The following updates have been made to the plans:

- The grade call outs and elevations have been updated since that meeting.
- The height of the ADU was decreased.
- The size of the ADU parking was increased to count as a legal interior parking space.
- Callouts for existing and proposed trees were noted on the site plan.
- Areas for demolition were ghosted in on elevations.

Harper and Jose met with BOZAR at the 11/18 BOZAR meeting and these minutes are attached for more detailed information. The Board continued the project at that meeting asking for revisions to:

- ADU railing must be wood
- Window on west elevation of ADU in floor plan but not shown in elevations. This will be updated.
- The existing two pack of windows on the west was asked to remain, if historic. If the windows are not historic, the windows could be new but must be in the same opening.
- The horizontal window on the west is supported as it exists, but GL doesn't support increasing the size.
- Floor to ceiling windows on the east were not supported.
- Discussion regarding chimney and window on the north elevation.
- Concerns regarding the proposed addition being the same height as the existing historic home.

The following updates have been made based upon these comments:

- Photo provided from 1960's of the front façade, a side view of the front façade from the 1890's and a section from the book "The Spaghetti Gang".
- Small updates to site plan
 - Materials for hardscape called out.
- Step down proposed from existing historic gable module perpendicular to the street (11").
- Large picture window to change to two wood double hung windows.
- Door shown on west elevation of ADU
-

II. Context: Refer to guidelines 4.25-4.26. The one and a half story primary building is small in scale and situated in the R1C zone. The context for this area is well established in this historic R1C zone neighborhood. The neighborhood consists of single-family residences constructed between 1880s to 2005. Many of these buildings have accessory buildings.

The Board will need to determine whether the addition will appear congruent or dissimilar with the surrounding neighborhood context per GL 4.26.



GL	Staff Analysis	DRC Recommendation
4.25 Excessive similarity	No conflict.	Support
4.26 Excessive dissimilarity	Discussion is encouraged regarding the addition to the primary building as proposed and the demolition of portions of the roof to determine if this can be supported.	

III. Historic Background:

The property contains two contributing historic structures. All buildings are protected in the National Historic District and local historic district, being the Town of Crested Butte original plat. See the attached historic building survey for more detailed information.



A photo of the property from Maroon Avenue

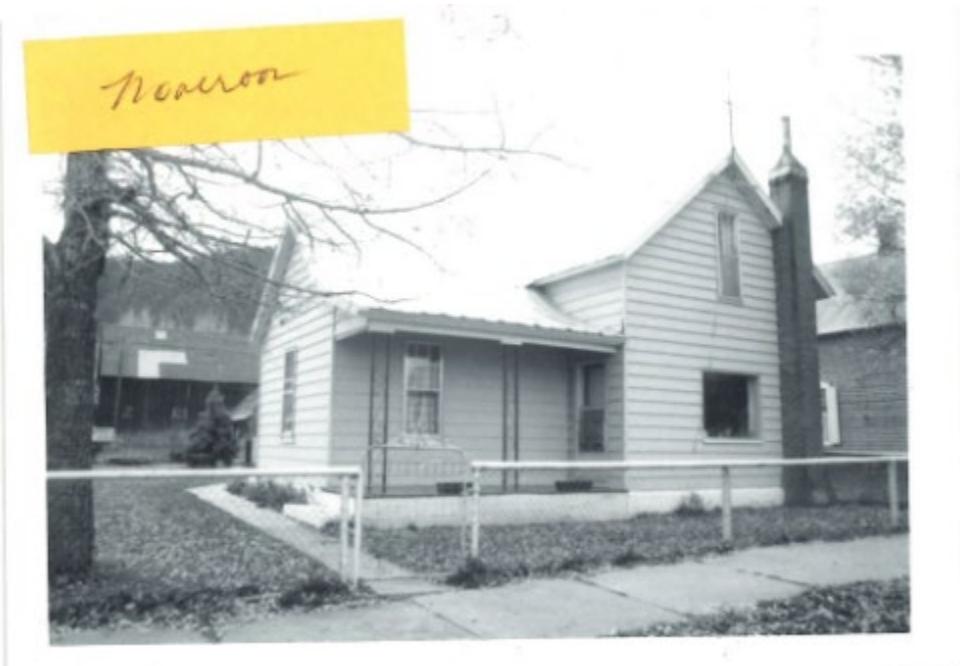
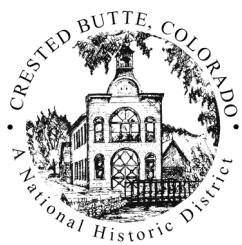


Photo of the property from the 1960's



Photo from UCC Circa 1890, which shows the lack of a chimney



22 / The Spaghetti Gang

An Unusual Sex Ed Lesson

WE MOVED TO A NICE HOUSE MY FOLKS BOUGHT IN TOWN, 322 Maroon Avenue, across the alley from the Crested Butte Hardware, clear on the other side of town from White Rock. The hardware store, owned by a fella named Whalan, became the center of my universe.

Our house had a front room with a big window facing the street, a round coal heater stove in the middle living room, a back-door room, and a small kitchen. There was a cook stove with a copper water heater attached and a small bathroom directly behind the kitchen stove. Pipes led from the stove to the bathroom. In the mornings, I'd run downstairs to get dressed in the bathroom where it was cozy warm from the hot water tank. What an amenity!

The two bedrooms upstairs were not so cozy. For insulation, they were lined with newspaper. When we woke up on winter mornings, you could see your breath—talk about cold! The Maroon Avenue house was the nicest place I'd lived in my young life, but by today's standards it would be considered sub-standard.

Section from “The Spaghetti Gang” referring to the front window.



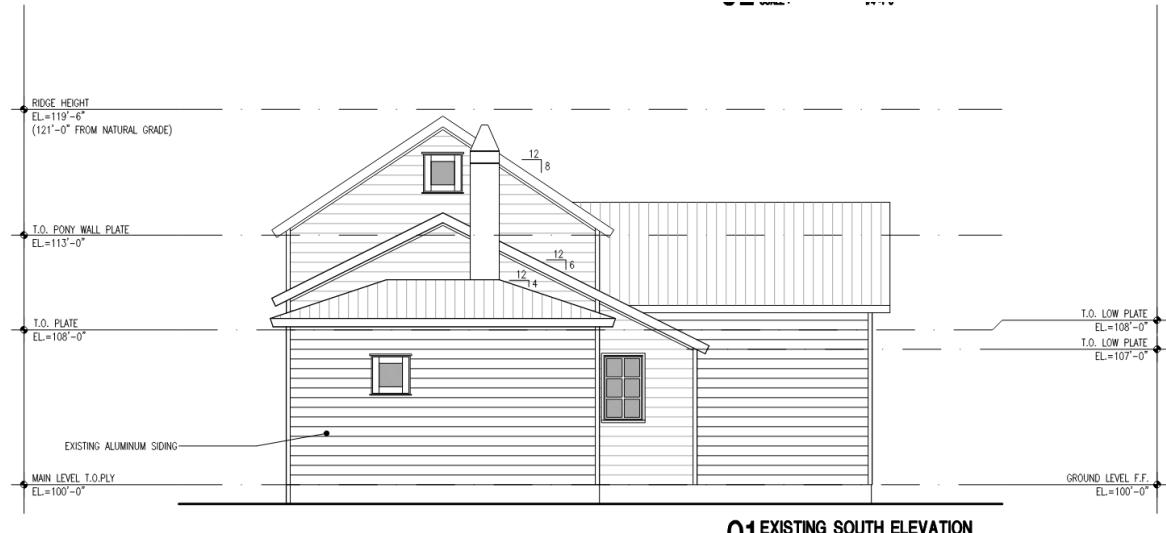
Existing North Elevation



01 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



Existing South Elevation



Existing Northeast Elevation from Maroon



01 EXISTING EAST ELEVATION



Existing Northwest Elevation from Maroon



Primary Building:

This building was noted in the Historic Building Survey as constructed in the 1880s. The one and a half story gabled L plan frame dwelling with overhanging eaves, metal roofing, and full-height brick chimney with metal pipe top on façade. Walls clad with wide lap metal siding; concrete foundation. Shed roof porch at angle of intersection of gables has post supports and wood deck. Door is perpendicular to porch. 3/1-light double hung sash window faces porch. Front gable end has $\frac{3}{4}$ -light window in upper story and picture window on lower story. Rear gabled projection with hipped section on rear. Paired 3/1-light windows in gable section, east wall. Paired 6-light windows on west wall of gable section. Paneled and glazed door in rear of hipped section, as well as square single- light window, both on east side. Large lawn between house and garage to east.

Alterations to the building: 1998 roofing replaced with pro-panel. Pre-1998 alterations: non-historic siding, picture window, porch supports altered, chimney added to façade.

This property is significant, although altered, because it represents dwelling construction in the 19th century in Crested Butte through its gabled roof with overhanging eaves, frame construction, prominent porch, and double-hung sash window.

Crested Butte old timers note that this house was associated with August Jonas, the Glick family, and later became the REA house. Eva Villotti and Edith Byouk recall that Jonas, a miner, was noted for his playing of the concertina. George Sibley states that Herman and Louis Glick of Cleveland, OH, came to Colorado to find their fortunes at Leadville in 1879. Unable to find a suitable location for a business there,



they moved on to Gothic. Gothic had passed its prime, so they decided to open a general merchandise store in Crested Butte. Herman Glick was able to convince C. S. Morey of the Morey Mercantile Co. in Denver to allow him to obtain supplies for the store on credit. The Glick brothers began operating in 1880 and were soon able to buy a two-story building at 3rd Street and Elk Avenue for their business. This building and its contents were destroyed in the fire of 1893. They rebuilt at the same location a one-story building later known as the Salt Lick Tavern. Morris Glick, a younger brother, later opened a competing store. After almost 25 years in Crested Butte, the brothers decided to move back to Cleveland. In later years, the house was owned by the Gunnison County Rural Electric Association.



Existing Accessory Building from Alley

Accessory building:

This building was noted in the historic building survey as constructed pre-1951. It was a one-story rectangular frame garage with a gable roof with metal roofing and overhanging eaves. Walls clad with wide lap siding and concrete foundation. The west wall has a paneled and glazed door toward the north end and sliding window toward the south end. The north wall had a paneled overhead garage door. There were sliding windows on the east and south sides.

This building is representative of the garages constructed during the late twentieth century in Crested Butte. The building has not yet achieved historical significance. Previous accessory buildings at this location.

Alterations to accessory building: possible changes to door openings and siding on south wall.

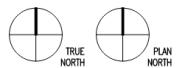
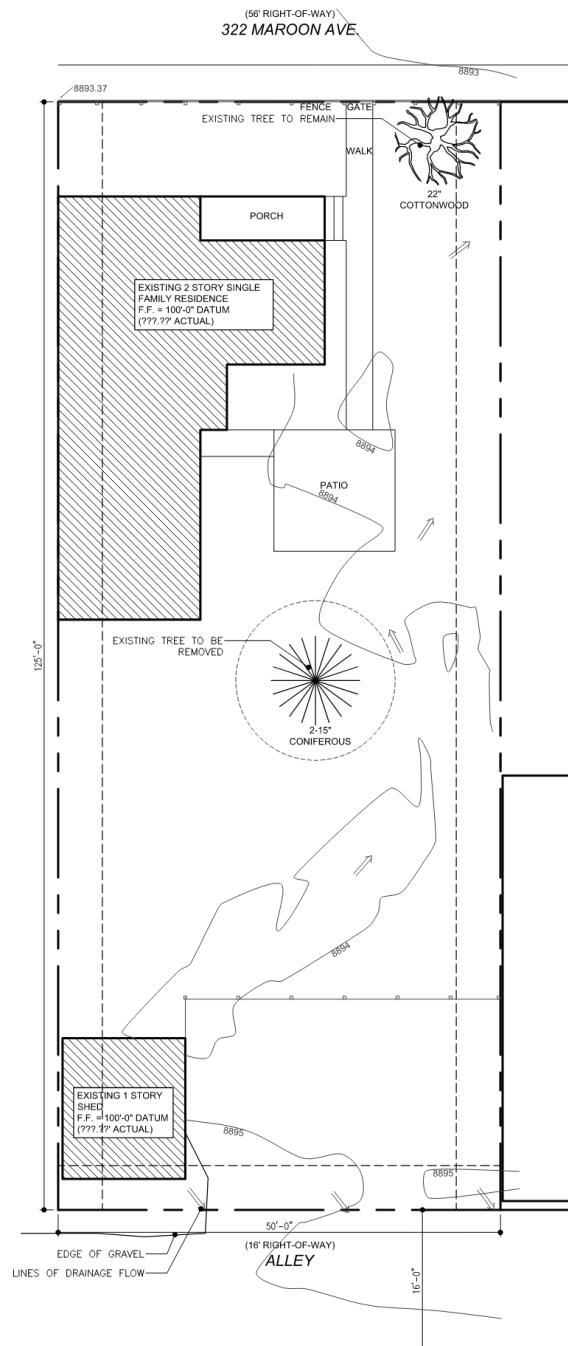
II. Land Use Code Review:
Residential Zone District (Sec. 16-4-460-16-4-520)



Dimensional Limitations	Required by Chapter 16	Proposed	Compliant
Minimum Lot Width:	31 1/4'	50	Yes
Maximum Lot Area:	9375	6250	Yes
Minimum Lot Area:	3750	6250	Yes
# Dwellings:		2	Yes
Minimum Setbacks:			
Principal: Front:	20'	10'8" (existing/proposed)	Yes, see conditional waiver discussion below.
Principal: Side Yard (West):	7'6"-11'6"	0 (existing) 4'9" (proposed)	Yes, see conditional waiver discussion below.
Principal: Side Yard (East):	7'6"-11'6"	19'10"" (existing)/ 14'10"" (proposed)	Yes
Accessory Building (West Historic): Side Yard (West):	7'6"-11'6"	6" (existing/proposed)	Yes
Accessory Building: Side Yard (West Historic) (East):	7'6"-11'6"	35'8" (existing) 6'7" (proposed)	Yes
Accessory Building (West Historic): Rear:	5' (Accessory)	3'6" (existing/proposed)	Yes
Accessory Dwelling: Side Yard (West):	7'6"-11'6"	6'7" (proposed)	Yes
Accessory Dwelling: Side Yard (East):	7'6"-11'6"	9" (proposed)	Yes
Accessory Dwelling : Rear:	5' (Accessory)	5' (proposed)	Yes
Between buildings (wall to wall)	10'	10'3" (ADU deck to primary building) 19'2" (Existing Historic to Primary)	Yes
Max FAR – Primary building	0.3-0.32/2500 sf	0.18 (1104 sf/6250 sf) – existing 0.31 (1927.3 sf/6250 sf) – proposed	Yes
Max FAR – All Buildings:	0.48/3500 sf	0.22, 1370 sf (1104sf primary + 266 sf accessory)- existing 0.51, 2889.3 sf (1927.3 sf primary + 220 sf accessory + 742 sf accessory) - proposed	Yes



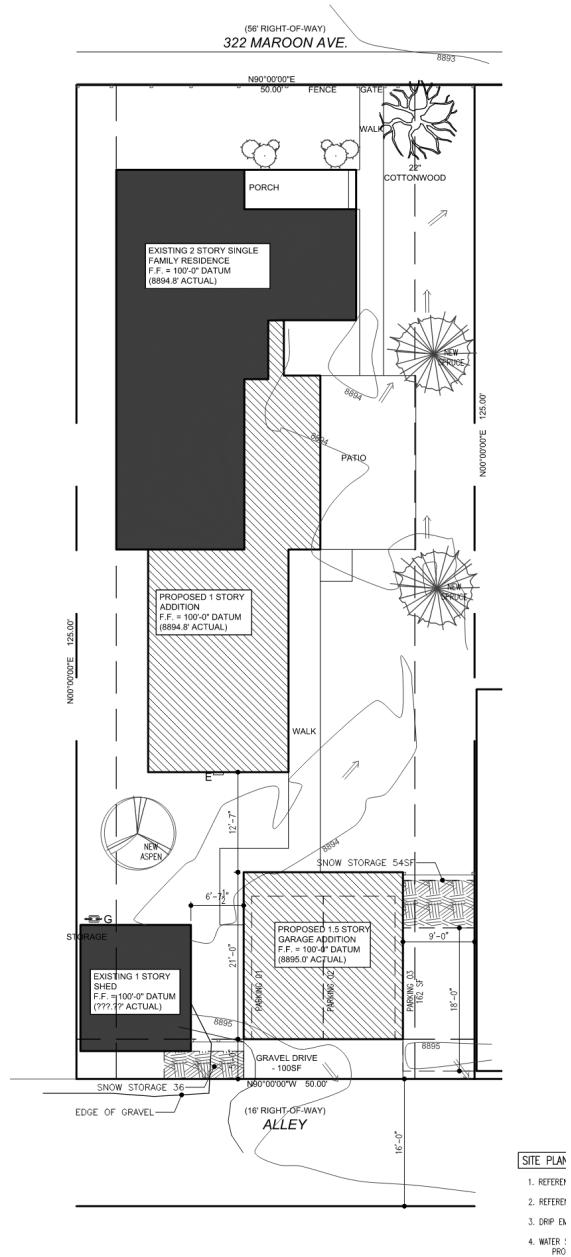
Height:	28'/20'/24'	20'1" (principal, existing/proposed) 15'4" (accessory, existing/proposed) 20'2" (accessory, proposed)	Yes- Accessory Dwelling, see discussion about mass/scale/form
Roof Pitch	Minimum 4:12	8:12 (existing/proposed primary roof, dormer) 7:12 (proposed ADU) 4:12 (shed addition on east, front porch) 6:12 (proposed south addition)	Yes Yes
Width	35'	30" (existing/proposed)	Yes
Snow Storage	>33%	33%	Yes
Parking	3 spaces	1 exterior and 2 interior	Yes, updated interior parking
Open Space	50%	62%	Yes



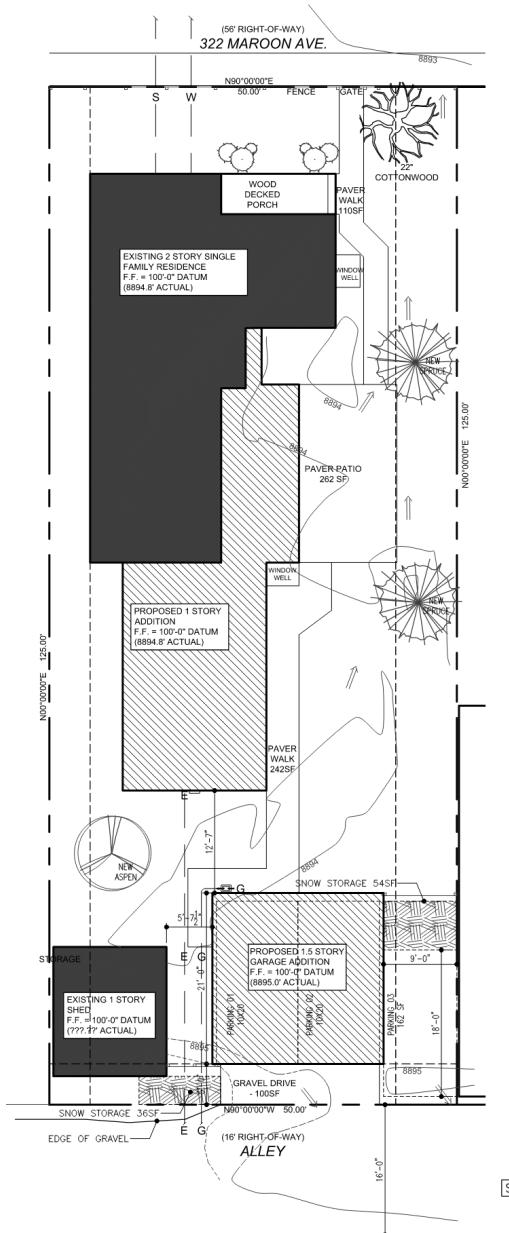
01 EXISTING SITE PLAN

SCALE

1/8" = 1'-0"



11/18/2025 Site Plan



01 PROPOSED SITE PLAN

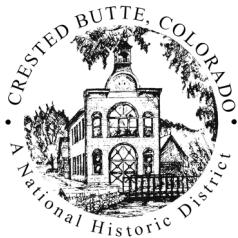
SCALE : 1/8" = 1'-0"

02/09/2026 DRC Site Plan



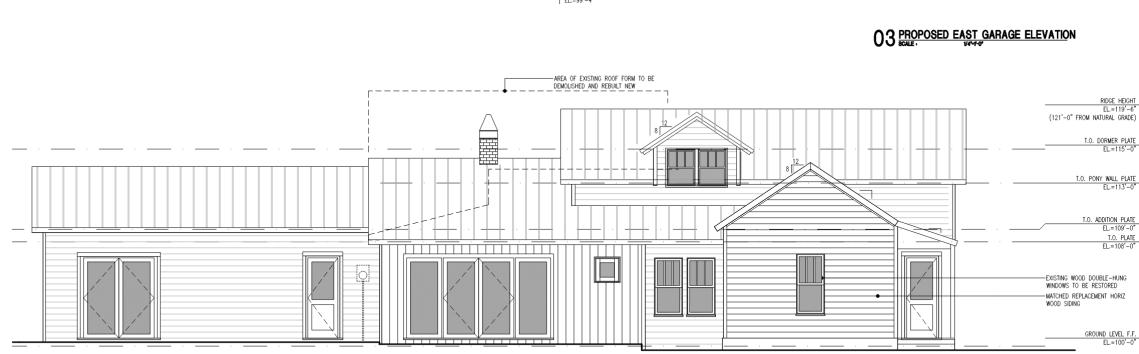
a. **Conditional Waiver (16-19-80 and 90).** The front yard (north and west side) for the primary building setback is less than required. The parcel is eligible for consideration for a conditional waiver of the non-conforming aspect. The Board will need to determine whether a waiver can be granted before reviewing the architecture of the building based upon the criteria in 16-19-90.

Code Section	Staff Analysis	DRC Recommendation
Sec. 16-19-80 (a) Allowed conditional waivers	<p>The north setback exists for the primary (10'8"). The required front setback is 20'.</p> <p>The west setback exists for the primary (0") The applicant proposes to lift the building and shift 5' to the east. The required side setback is 7'6"-11'6"</p>	Support
Sec. 16-19-80 (b) No conditional waiver shall be granted which allows any fence or other structure to be erected within the largest rear yard setbacks on lots within Blocks 20, 21, 22, 27, 28 and 29. No conditional waiver shall be granted for an increase in floor area ratio beyond that which is allowed in the applicable zoning district. No conditional waiver shall be granted for a nonconforming aspect if such nonconforming aspect was created by the grant of a variance. No conditional waiver shall be granted to allow any further encroachment by a building or other structure into the twenty-foot or twelve-foot setback from the normal stream banks of Coal Creek as set forth in Subsection 16-11-50(b) of this Chapter.	NA	NA
Sec. 16-19-80 (c) Proposal to enlarge structure must be reviewed with below criteria	See below.	
Sec. 16-19-90 (a) A nonconforming aspect shall not be approved unless the Board finds that the proposal complies with all the criteria set forth below. If the proposal does not comply with all of said criteria, the proposal shall either be approved with conditions that ensure compliance with all such criteria, continued to a date certain or denied by motion of the Board. If a continued request is not rescheduled by the proponent for discussion to occur on or before the date to which the request is continued, the request is deemed to be denied without further action by the Board.	The application now meets zoning requirements.	
Sec. 16-19-90 (b) (1) Consistent with the objectives and purposes of this Chapter	Discussion included in table above and below.	



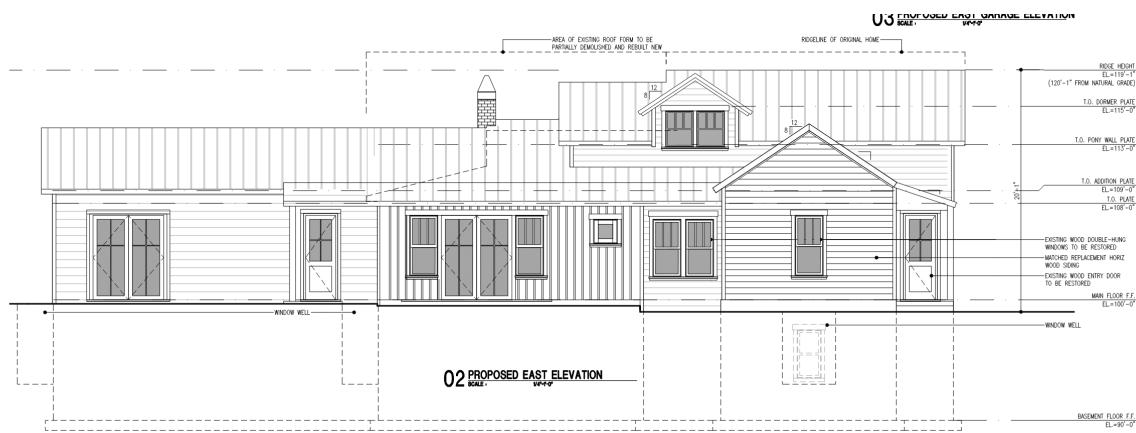
and applicable zoning district.		
Sec. 16-19-90 (b) (2) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:	Discussion is outlined above.	
Sec. 16-19-90 (b) (2) a. Size	The building now meets the FAR requirements for the zone district.	Support, with updates.
Sec. 16-19-90 (b) (2) b. Density of buildings	Support.	Support
Sec. 16-19-90 (b) (2) c. Amount of open space	This project meets the open space requirement of the zone district.	Support
Sec. 16-19-90 (b) (2) d. Scale	See discussion below.	
Sec. 16-19-90 (b) (2) e. Maintenance of view corridors	These buildings are existing and view corridors will continue to be maintained.	Support
Sec. 16-19-90 (b) (2) f. Provisions of similar improved landscaping	Discussion included in table below.	
Sec. 16-19-90 (b) (3) Not create significant adverse impacts on adjacent property owners, including but not limited to; a. Snow storage	Discussion included above and below. Snow storage has been added to the site plan.	8/18 DRC: Add information to plans. This has been added. 11/3 DRC Support
Sec. 16-19-90 (b) (3) b. Snow shedding	This is a standard lot size that meets setbacks. Support.	Support
Sec. 16-19-90 (b) (3) c. Snow removal	Snow storage has been provided on the site plan to meet requirements.	8/18 DRC: Add information to plans. This has been added. 11/3 DRC Support
Sec. 16-19-90 (b) (3) d. Solar access	The addition is not higher than the existing building, which is 20'.	Support
Sec. 16-19-90 (b) (3) e. Other significant design features	NA	
Sec. 16-19-90 (b) (3) f. Fire access	Access will remain from Maroon Avenue and the alley.	Support
Sec. 16-19-90 (b) (4) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.	Pending any public comment. General support.	Support

b. Sec. 16-14-190: Demolition of portions of the building: Ordinance No. 34, Series 2019 passed in October of 2019. The ordinance allows for the demolition of up to twenty-five percent (25%) of non-historic residential buildings. This building is a contributing historic structure. The proposal would be for the roof to be removed for the existing hipped portion in the rear. There are discussions below regarding the addition itself regarding this proposed demolition. A plan demonstrating the proposed areas for demolition have been provided, as seen below. This illustrates that the hipped module roof and a portion of the existing gable roof module will be removed to accommodate the new higher addition. Also the chimney will be removed off the front elevation. These proposals for demolition are therefore exempt from the requirements of 16-14-190.

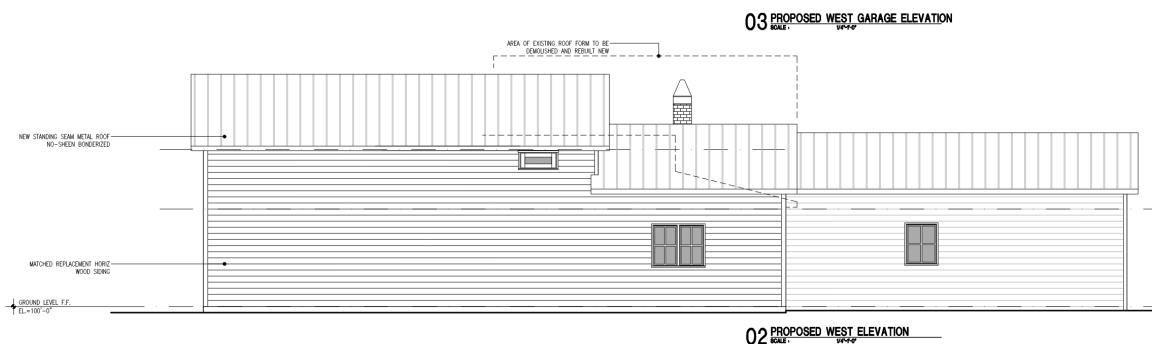


02 PROPOSED EAST ELEVATION

11/18/2025 BOZAR proposal for east/demolition

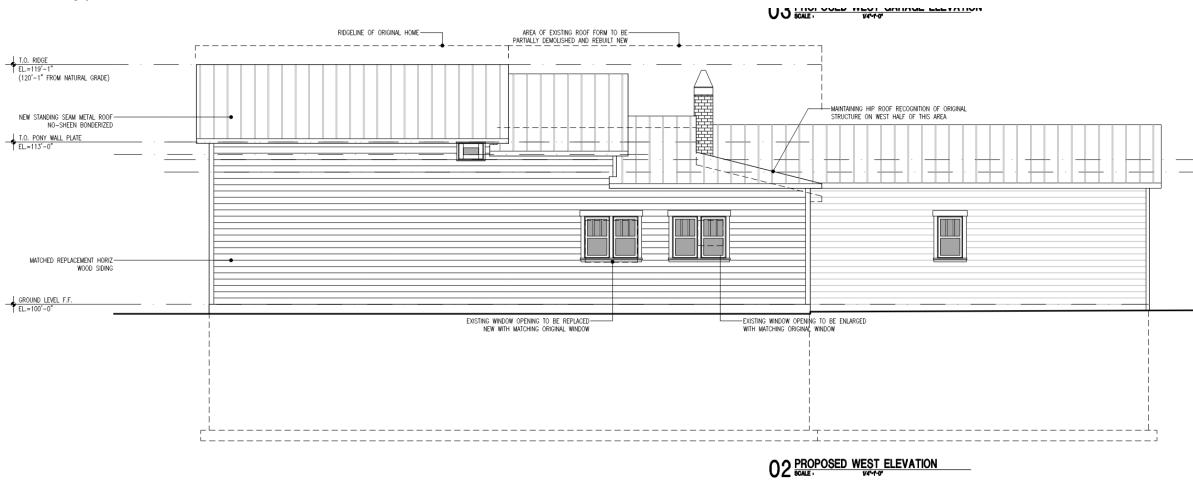
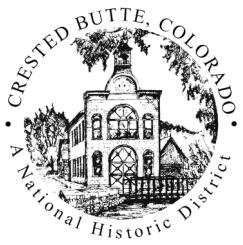


2/9/2025 DRC revised proposal for east/demolition



02 PROPOSED WEST ELEVATION

11/18/2025 BOZAR proposal for west/demolition



02/09/2026 DRC revised proposal for west/demolition

c. **Conditional use permit for an accessory dwelling (section 16-8-30):** The accessory dwelling use is a further defined as within Section 16-1-20:

Accessory dwelling means a detached subordinate structure or portion thereof subordinate to an existing or planned and approved residential structure on the same building site. In each of the residential districts located within the Town, the accessory dwelling must remain in common ownership at all times with the primary dwelling or principal building on the same building site. In the event the creation of condominiums or townhouses on the building site results in more than one (1) primary dwelling or principal building, the accessory dwelling must remain in common ownership with at least one (1) primary dwelling or principal building located on the same building site. Either the accessory dwelling, the primary dwelling, or both, shall be used exclusively as a long-term rental. If more than one (1) accessory dwelling has been approved for a site, then two (2) out of the three (3) dwelling units on the site shall be used exclusively as a long-term rental. The structure designated as the long-term rental must remain in common ownership with another residential use on the same building site, except in the "B3" Business District, where the primary structure may be nonresidential in character. To obtain the conditional use of an accessory dwelling, the applicant shall comply with the terms of [Section 16-9-70](#) respecting the recordation of discretionary approvals.

Please review the criteria to consider this use within Section 16-8-30. This use is a conditional use in the R1C zone per code section 16-4-480 (1).

Code Section	Staff Analysis	DRC Recommendation
Sec. 16-4-480 (1) Accessory dwellings	The R1C zone provides this use as a conditional use. It must meet the criteria below.	Not applicable. Use changes do not go before DRC.
Sec. 16-8-30 (a) Architectural approval	Discussion regarding this is outlined below.	
Sec. 16-8-30 (b) (1) Compatible with neighborhood context and size	Discussion below, general support.	



Sec. 16-8-30 (b) (1) a. Size	The building has been revised to meet FAR requirements.	
Sec. 16-8-30 (b) (1) b. Density of buildings	General support.	
Sec. 16-8-30 (b) (1) c. Amount of open space	Meets requirements of the zone district. General support.	
Sec. 16-8-30 (b) (1) d. Scale	See discussion below.	
Sec. 16-8-30 (b) (1) e. Snow storage	Must be provided	
Sec. 16-8-30 (b) (1) f. Snow removal	Must be provided	
Sec. 16-8-30 (b) (1) g. Landscaping	Discussed further below. The applicant has provided on the site plan existing/proposed trees.	
Sec. 16-8-30 (b) (1) h. Similar land uses	The R1C zone presents a variety of uses to which this could be included. General support.	
Sec. 16-8-30 (b) (2) Consistent with zoning district objectives and purposes	to The applicant has provided revisions to meet the requirements of this zone district.	
Sec. 16-8-30 (b) (3) Congestion, automotive, or pedestrian safety problems or other traffic hazards	Parking has been included on the site plan.	
Sec. 16-8-30 (b) (4) Noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems	General support.	
Sec. 16-8-30 (b) (5) Adverse effects to public facilities, rights of way or utilities	General support.	
Sec. 16-8-30 (b) (6) Adverse impacts on the uses of adjacent property	Pending any public comment. General support.	
Sec. 16-8-30 (b) (7) Adequate parking or PIL	Parking has been included on the site plan.	
Sec. 16-8-30 (c) Net effect on any proposed use on the number of long-term housing units	This ADU will add a deed restricted long term rental.	

III. Design GL Analysis

R1C Zone: The purpose for which this District is created is the provision of areas for low-density residential development along with customary accessory uses. Recreational and institutional uses customarily found in proximity to such residential uses are included as conditional uses. It is intended that no more than two (2) units, designed or used for dwelling by a family, shall be allowed on a site.

Today this area is a mix of occasional historic structures and newer buildings. The district is primarily composed of more recent buildings. During the 1980's and early 1990's much of the new residential construction was in scale with buildings seen traditionally in the area. The scale of residences increased as the Kapushion and Verzuh subdivisions were annexed into Town in the mid-1990's and 2000's. Many of the historic structures have additions and other alterations. Coal Creek flows through this area, breaking the pattern of lots between Third and Fourth Streets. This provides a distinct identity to the development in this area.

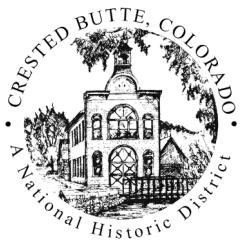
The Town's design goals for this district are:



- a. To encourage appropriate infill and changes to existing structures that complement the character of the historic residential core areas.
- b. To maintain the size and scale of the R1C neighborhoods so they complement, rather than overwhelm or detract from, historic structures.
- c. To maintain and encourage pedestrian size, scale, uses, and orientation.
To allow for greater flexibility in design compared with what is allowed in historic areas.

- a. **Site planning:** Refer to GL: 2.16-2.40, 3.1-3.2, 5.108-5.112.

GL	Staff Analysis	DRC Recommendation
Topography	<p>Topography from survey has been added to the site plan. It must also be noted on elevations and sections to ensure proper measurements for FAR and height.</p> <p>For the purposes of measuring FAR for the primary building, 8894' would be natural grade.</p> <p>For the purposes of measuring FAR for the proposed ADU, 8894' would be natural grade.</p>	8/18 DRC: Add information to plans. This has been added to the site plan.
2.8 Drainage	<p>Drainage arrows are shown on the east, but it must be clarified to ensure that this doesn't negatively impact the neighbor. A note has been included on the site plan to say "Water shall not be redirected to drain onto adjoining private property."</p> <p>Topography grade elevations will be required prior to permitting to show the interface with the alley pertaining to drainage.</p>	8/18 DRC: Add information to plans. This has been added to the site plan.
Easements	N/A	
2.16 Substantial landscaping	The plan is fairly minimal. Provision of a final landscape plan will be required if there are revisions after permitting.	
2.18/3.1 Preservation of existing mature trees	There are mature existing trees on this site. There is a note for the large tree, mid lot. This is the only tree proposed for removal.	8/18 DRC: Add information to plans. This has been added to the site plan. 11/3 DRC: Requested clarification of trees being replaced and removed
2.19 New trees	There are two new spruce trees noted on the east side of the home and a new aspen on the southwest.	8/18 DRC: Add information to plans. This has been added to the site plan.
2.16 a./ 2.20 Native plantings	<p>Ground cover for disturbed areas has not been noted. Native plantings are encouraged by the GL.</p> <p>All proposed landscaping must meet the 5' requirement for the new Wildfire Resiliency Code.</p>	8/18 DRC: Add information to plans. This has been added to the site plan. 11/3 DRC: Applicant proposes sod and an irrigation system to replace disturbed area. Need to add to site plan.



2.16 e Pervious materials	<p>There are minimal walkways, driveways or patios noted on the site currently.</p> <p>There is a parking spot noted on the southeast corner. Substrate must be called out.</p> <p>There is a walkway and patio noted as pavers.</p> <p>There is a gravel drive (98.5 sf) on the south side of the proposed ADU.</p>	<p>8/18 DRC: Add information to plans. This has been added to the site plan.</p> <p>11/3 DRC: Applicant proposes concrete paver patio and walkway. Need to call out on site plan.</p>
2.28 e & f Parking substrate	Parking has been called out, but the substrate must be noted.	<p>8/18 DRC: Add information to plans. This has been added to the site plan.</p> <p>11/3 DRC: Support</p>
(2.37-2.40)/ 16-17-40 Exterior Lighting	Down shielded lighting is not noted on the elevations.	<p>8/18 DRC: Add information to plans.</p> <p>11/3 DRC: Add information to plans</p>
Solar	NA	NA
Utilities	<p>Existing and proposed utilities have not been noted.</p> <p>Electric line will be required to be undergrounded per code.</p> <p>Rights of way must be shown to scale on the site plan.</p>	<p>8/18 DRC: Add information to plans.</p> <p>11/3 DRC: Add information to plans.</p>
2.7 Snow Storage	Snow storage has been depicted on the plan and corresponds to the areas to be plowed. It meets the requirement of 33% of the areas to be plowed.	<p>8/18 DRC: Add information to plans. This has been added to the site plan.</p> <p>11/3 DRC: Support</p>

b. **Rehabilitation Plan:** Refer to GL 3.2, 3.5-3.16. A narrative from the applicant is needed to outline rehabilitation methods for the primary and accessory building. An onsite meeting with the architect, owners, contractor, staff and Board members will be required prior to permitting to discuss the methods of preservation.

Notes include:

- Existing double hung windows are to be restored.
- Roof (non-historic) to be replaced with standing seam metal.
- Existing non-historic aluminum siding will be removed. Need confirmation of siding beneath.
- Need confirmation of doors.
- Any interior framing to remain and be sistered to new materials.
- Trim and fascia details to remain.
- All historic materials on the accessory building must remain. Applicant to confirm the plan for stabilization.

GL	Staff Analysis	DRC Recommendation
3.2 Original footprint	<p>The one rear (south) accessory building is to remain.</p> <p>The primary building is to be lifted and</p>	Support



	moved 5' to the east. Support	
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c. **Alterations to the historic building:** Refer to GL 3.12, 3.14, 3.22-3.24

GL	Staff Analysis	DRC Recommendation
3.22 b	<p>This GL speaks to alterations to historic buildings. There have been very minimal alterations to this building.</p> <p>Staff encourages discussion regarding the proposed demolition of the rear hipped roof and the portion of the rear gable module roof.</p>	

d. **New windows:** Refer to GL 3.22-3.24; 3.49-3.54.

GL	Staff Analysis	DRC Recommendation
3.49 Historic windows	<p>All windows on the primary building are historic and need to be rehabilitated. The picture window in the north elevation is new and will be replaced.</p>	8/18 DRC: Support- applicant encouraged to look for additional window openings on west elevation if they want to add more
3.50 Position of historic windows	<p>All historic windows appear to remain in their existing openings.</p> <p>There are historic windows proposed for removal where the addition will be sited.</p> <p>Discussion about the addition itself is encouraged.</p>	Support- see note above

e. **Addition - Mass, scale and form:** Refer to GL 3.17-3.19, 3.36, 5.114

The existing historic building is a gable module perpendicular to the street with a ridgeline of 24'8". The roof steps down to the east 4'5" to a smaller gable module which is parallel to the street. On the rear, it steps down 4' to a smaller module with a 24'11" ridgeline. Finally, there is a small, hipped module on the back of the building.

The proposed additions keep the gable module perpendicular to the street. This maintains is existing historic length at 22'10". The small, hipped roof portion to be removed exists at 14'6" in height. The addition steps down 11" from the primary ridge with a ridge length of 8'11". Then, steps down again 3'1" for a ridge length of 6'2" this module intersects with the existing historic chimney. The small gable module to the east parallel to the street stays the same. Then, the building proposes an 8" step down to the rear for a gable module with 36' ridge.

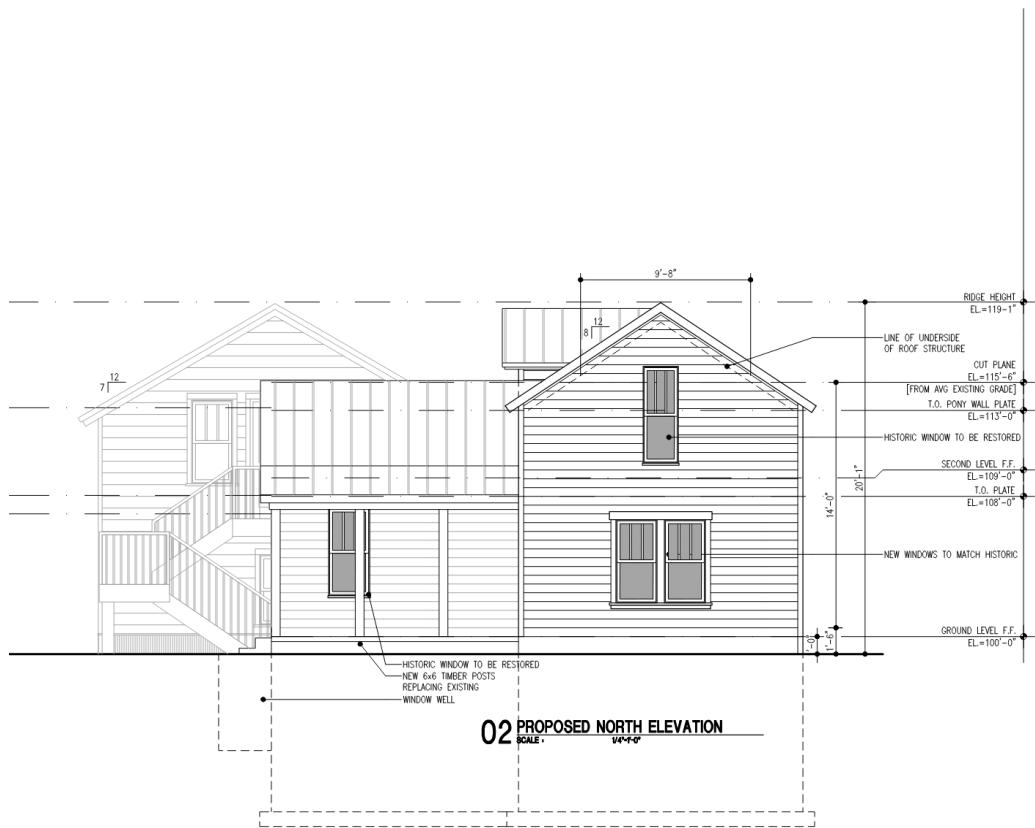
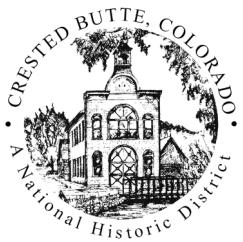
GL	Staff Analysis	DRC Recommendation
3.17 Additions to historic buildings	<p>The parcel is visible mainly from the north (Maroon Avenue), and the alley (south). 3.17 (a) the addition does appear to obscure significant features on the south elevation. (b) The addition is set back from the primary façade. From the north façade, the addition is not</p>	Support

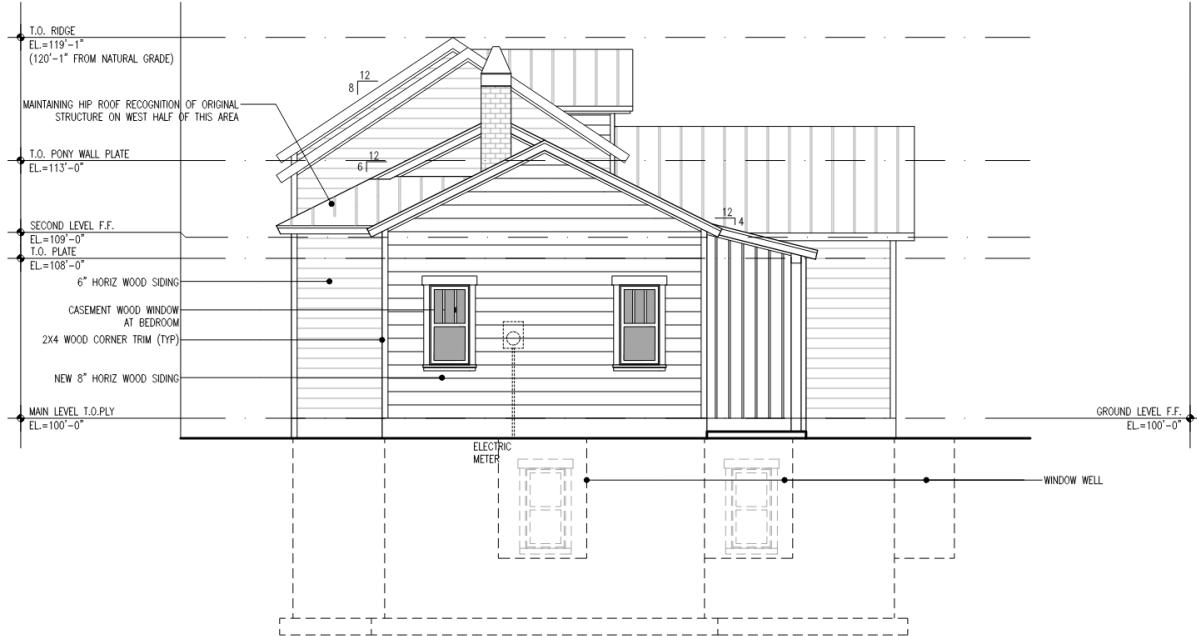
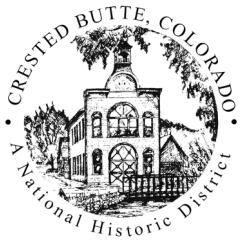


	<p>visible. A connector has not been used. (c) the addition does not appear to be reversible, as portions of the roof have been removed.</p>	
3.18 a Stepping down additions	<p>The addition proposes a step down and with the modifications appears more consistent with other additions. The proposed addition is subordinate to the front (north) module and does not step up from the original height.</p> <p>Discussion is encouraged regarding the proposed areas for demolition to inform the additions themselves.</p>	<p>Support, but with slight step down of proposed dormer on east elevation</p> <p>11/3 DRC: Applicant dropped the proposed dormer on east elevation. Support.</p>
3.18 b/ 3.36 Connector	<p>The use of a connector may be helpful for an addition to this building rather than as proposed.</p> <p>Per GL 3.36 (b) it appears there will be a portion of the building removed which would destroy historic material.</p>	
3.18 c Mass	<p>The size of the addition(s) (799 sf) is less than the size of the original structure (1204 sf) per GL 3.18 c. The mass will be placed on the rear. Square footage has been reduced to meet FAR requirements.</p>	<p>11/3 DRC: Applicant must reduce FAR to meet zoning code. This has been done.</p>
3.19/ 3.37 Additions as products of their own time	<p>Part of the addition is proposed as a vertical board on board and the other part appears to match the historic siding. Discussion is encouraged to determine if the definition requested in the GL is achieved. The same siding for the front historic module and the new addition make it hard to decipher what is old and new.</p>	<p>11/3 DRC: Materials on addition will be slightly different width. Existing boards are 4" or 6". Siding on addition will be 8". Support.</p>
3.21 Traditional entrance pattern	<p>The proposed design appears to comply with this GL. The front porch will stay in its original location. Support.</p>	<p>Support</p>

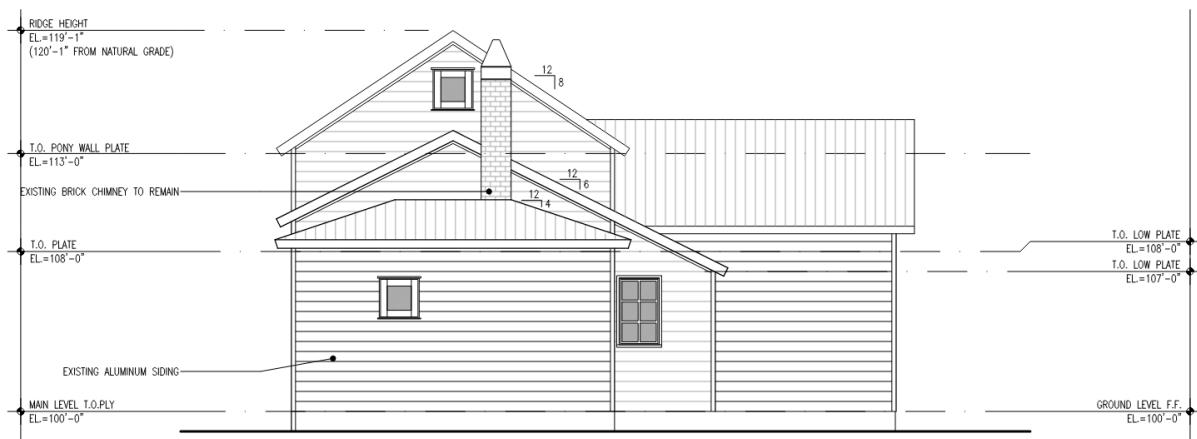


NOTE: RENDERINGS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.





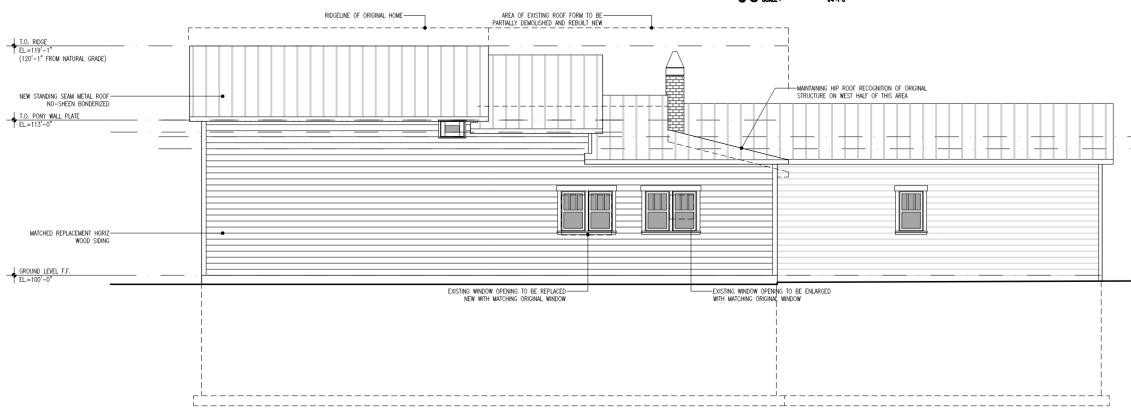
02 PROPOSED SOUTH ELEVATION



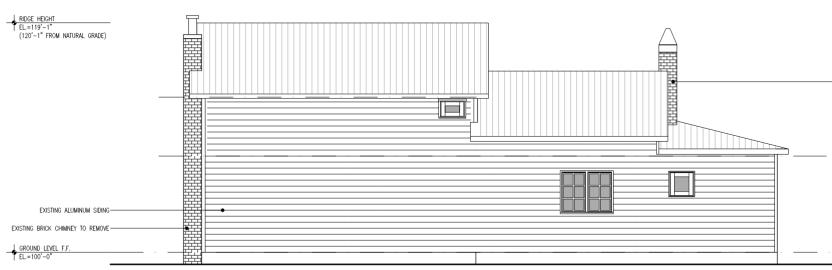
01 EXISTING SOUTH ELEVATION



03 PROPOSED WEST GARAGE ELEVATION



02 PROPOSED WEST ELEVATION



01 EXISTING WEST ELEVATION



f. Design and Style: Refer to GL 3.19, 3.39, 4.32-4.39.

GL	Staff Analysis	DRC Recommendation
3.39/4.39 Compatibility of addition/Roof forms	The existing roof is a gable and the addition is a gable/shed, which meets the intents of this GL.	Support
4.35-4.39 Design and Style	The proposed materials are very similar what we think the existing historic materials are. More differentiation is encouraged to distinguish old and new.	11/3 DRC: Materials on addition will be slightly different width. Existing boards are 4" or 6". Siding on addition will be 8". Support.

g. Roof forms: Refer to guidelines *3.36, 3.39, 4.41-4.45.

GL	Staff Analysis	DRC Recommendation
3.39/4.45 Roof forms	The existing building has an 8:12 roof pitches and the proposed addition will incorporate an 8:12, which meets the intents of GL 4.45 a. The dormer on the east employs an 8:12 roof pitch.	Support 11/3 DRC: DRC member wants Board to pay attention to the removal of the existing hipped roof on the south elevation.
4.44 Ridge lines	The front historic portion of the roof is 27'. The addition proposes a drop of 1'6" for 3', stepping back up to the original height for another 19'9". The rear lower module is 28'.	Support

h. Dormer Additions: Refer to guidelines *3.41-3.46.

GL	Staff Analysis	DRC Recommendation
3.41 Dormer Subordination	The proposed dormer now steps down from the ridge 3". (a) dormer fits within the wall plane and doesn't protrude from the eave, but does not step down from the ridge. (b) met (c) the scale of the dormer is relational to the historic building and the dormer now steps down 3".	8/18 DRC: Recommendation to step dormer down from ridge. This has been done. 11/3 DRC: Support
3.42 Raising the Ridge	N/A	NA
3.43 Orientation	Met	Support
3.44 Materials	Materials are proposed to match adjacent siding	Support
3.45 Windows	Met	Support
3.46 Roof Form	Met (a) met (b) met (c) the scale of the dormer is relational to the historic building and the dormer now steps down 3" (d) met (e) the proposed dormer is 29.7% of the roof (f) the dormer is within the middle 1/3 (g) met	8/18 DRC: Recommendation to step dormer down from ridge. This has been done. 11/3 DRC: Support



i. **Porches/balconies/decks:** Refer to guidelines 3.47-3.48; 4.49-4.52.

GL	Staff Analysis	DRC Recommendation
3.47 Preserve existing porches	The front porch will be maintained. Support.	8/18 DRC: Support, including post replacement, as they are not historic.
3.48 Porch	N/A	NA

j. **Windows:** Refer to Guidelines 3.40, 4.53-4.63.

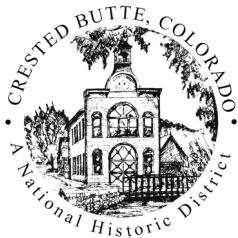
GL	Staff Analysis	DRC Recommendation
3.40 Primary elevation	<p>All existing windows on the north will be maintained in their original openings. Support.</p> <p>The front picture window was discussed for replacement. Some Board members expressed an interest in replacing this with more historically accurate windows. The applicant has proposed two new wood double hung windows in this opening to respond to this concern. Support.</p>	Support
3.50 Positions of historic windows	On the new addition portions of the building, new windows are proposed but for the most part, all existing window will be maintained in their original openings.	8/18 DRC: Support. Applicant may find additional window openings that have been enclosed in the west elevation upon commencing work, in which case they would propose to use those openings as windows again
4.53 Window to wall ratio	The front (north) elevation is existing pertaining to window to wall ratio.	Support
4.54 Vertical emphasis	<p>Existing historic windows are a three over one double hung style window.</p> <p>A window and door schedule should be provided.</p> <p>On the north elevation, the historic window in the second floor opening and first floor under the porch are to remain and be rehabilitated. The large picture will be replaced with two wood double hung windows.</p> <p>The south elevation (existing) has two small square windows and a 6-light window. The proposed elevation will have two new wood double hung windows.</p>	<p>More information is needed</p> <p>Support</p> <p>11/3 DRC: The proposed south elevation has two 6-light windows. Applicant believes that existing small square window on south elevation is aluminum and therefore not historic and can be replaced.</p>



	<p>The east elevation (existing) has three single double hung style windows and a small square window with two $\frac{1}{2}$ lite doors. The proposed east elevation maintains the front door and the existing four windows then proposes a full light French doors with wood double hung windows to either side, dormer windows, $\frac{1}{2}$ lite door and a French door on the rear.</p> <p>The west elevation (existing) has a two pack of six lite windows and two small square windows. The proposed west elevation proposes to replace the existing window with two new double hung windows. This must be evaluated to determine if the windows are historic. There is a new two pack of windows proposed where the existing square window is now and a new single three over one double hung window in the rear addition.</p> <p>Confirmation is needed for the operation of windows. Casement is only supported in egress required areas..</p>	11/3 DRC: Support 11/3 DRC: encouraged applicant to ensure that the proposed single 4-light window on the west elevation is at the height that they want it.
4.55 Window shape	Met	Support
4.56 Window material	The windows for this building are proposed as wood, as required by the GL.	Support
4.57 Fenestration pattern	Met	Support
4.58 Groupings of 2 or more windows	All new two pack of windows must show a minimum of 3.5" of trim and cannot be mulled (west windows and new dormer window appear to only have 3")	8/18 DRC: Add 3.5" of trim.
4.59 Window and door trim	The window and door trim is noted as 2x4 trim on all. Support.	Support
4.60 Window Wells	Window wells are not shown on elevations, but likely will be needed for egress.	8/18: Add information to plans.

k. Doors: Refer to GL 4.64-4.69.

GL	Staff Analysis	DRC Recommendation
4.64 Primary door	The primary door will be maintained, which is accessed from the east.	Support
4.66/3.58 Secondary doors	There is a second $\frac{1}{2}$ lite door on the east side. Support. There is a two panel French door on the east mid-way through the elevation.	8/18 DRC: Four panel doors are not consistent with GL. 11/3: Board encouraged to discuss. This has not been updated by applicant.



	There is a two panel French on the east. French doors are supported. Material and colors are needed.	
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1. **Lighting:** Refer to GL 2.37-2.40.

GL	Staff Analysis	DRC Recommendation
2.37 Exterior lighting	Lighting has not been noted but must be.	8/18 and 11/3 DRC: Lighting must be noted.

m. **Materials:** Refer to GL 4.75-4.83.

All colors must be confirmed.

Standing seam roof is proposed for this building.

The existing aluminum siding will be removed from the historic portion of the building. Existing historic material beneath should be rehabilitated and used. 6" horizontal wood siding is proposed for new additions.

There is a small shed addition on the east, which proposes an 8" vertical wood siding.

There is existing plaster at 12" base of foundation, which is to be improved and remain.

Trim will be 2"x4" for windows and doors, fascia will be 2"x8" wood and corner boards will be 2"x4" wood at horizontal siding only to match siding.

Windows are proposed as wood simulated, divided lite for new windows.

The existing front door will be rehabilitated. There is a second 1/2 lite door on the east side.

There is a two panel French door mid-way through the elevation on the east.

There is a two panel French door on the east.

The current 4" x 4" posts on the front porch are proposed to be removed and replaced. The proposed replacement posts are 6" by 6".

Existing chimney proposed to be removed from the front elevation. The existing rear chimney is unclear for if it will be maintained.

GL	Staff Analysis	DRC Recommendation
3.22 b	As stated earlier, Staff requests at the site visit prior to permitting that	

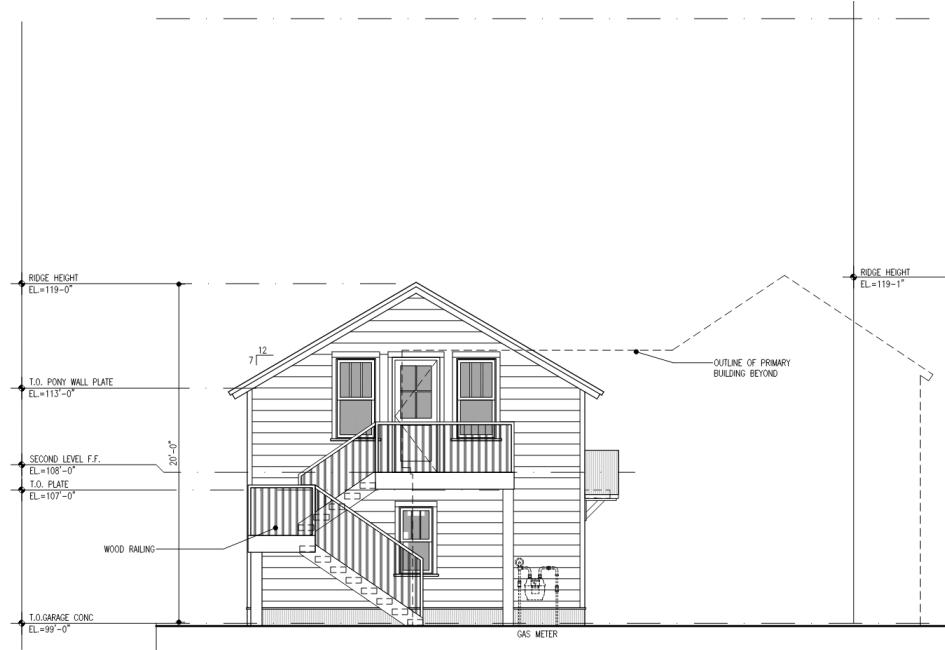


	materials will be confirmed as to what must be rehabilitated.	
4.72 Eaves/overhangs	Met	
4.75 Exterior materials	<p>Siding for the new addition will need to show definition of the addition as compared to the historic building.</p> <p>The addition is proposed as a mostly horizontal board on board. The existing building also has horizontal siding. The existing horizontal aluminum siding will be removed and it will be important to then assess the condition of the siding beneath. If the siding beneath is in good condition, it would need to be rehabilitated and used.</p>	
4.79 Paint/stain	The siding and trim must be painted or stained which is required by the GL.	
4.82 Roofing materials	The roofing material was replaced in the 1990s. The proposed standing seam metal is supported.	

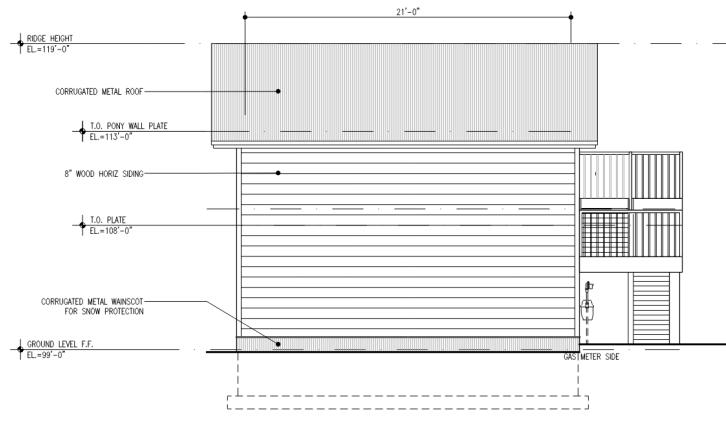
n. Existing historic accessory building:

Elevations and additional information about rehabilitation/stabilization is required. It will be a requirement of this application for this building to be stabilized as part of the permit, if approved by the Board.

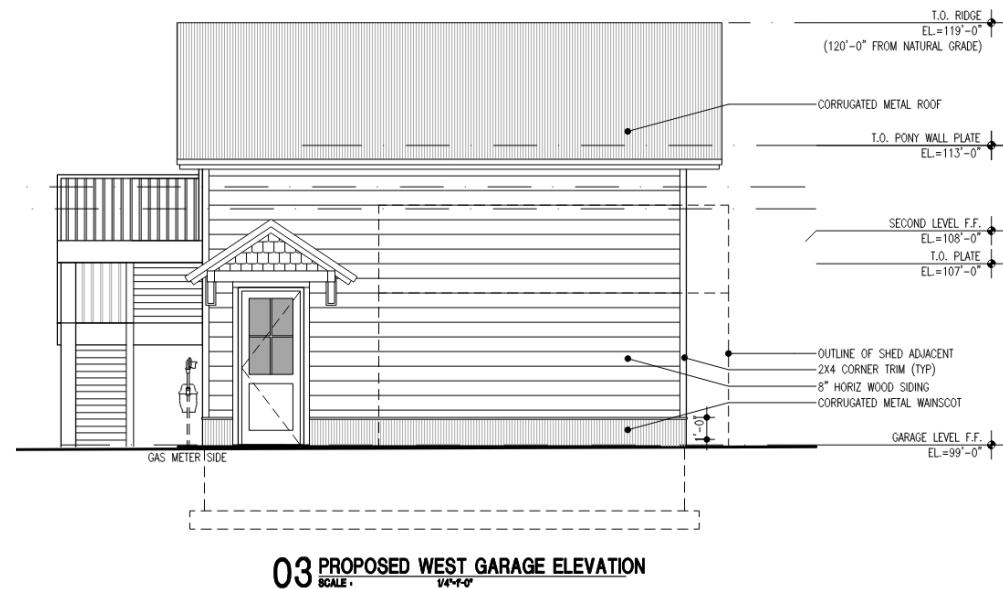
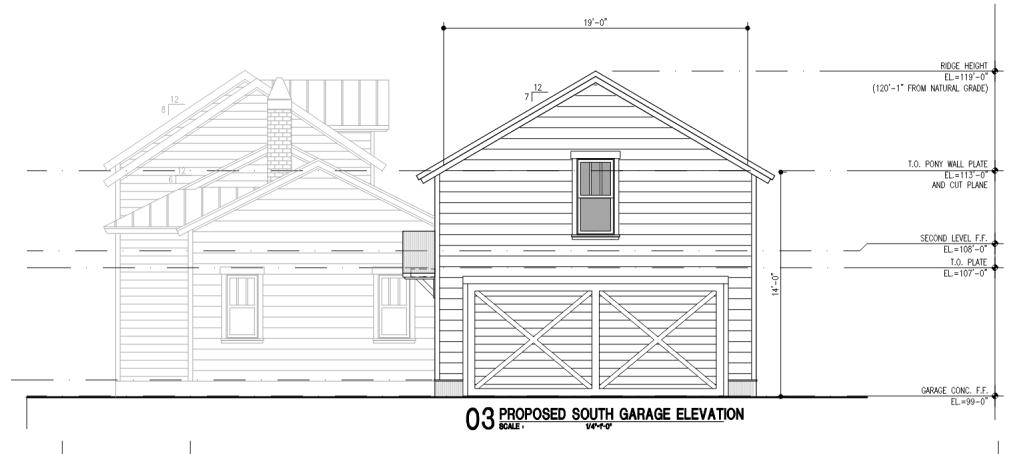
o. Accessory dwelling mass/scale/form and placement: Refer to GL 4.84-4.88. The new accessory dwelling is a simple 8:12 gable structure. The building proposes a 20' height.



03 PROPOSED NORTH ADU ELEVATION



03 PROPOSED EAST GARAGE ELEVATION



IF FORM TO BE
D REBUILT NEW

GL	Staff Analysis	DRC Recommendation
4.84 Smaller in size	This building scale appears large in relation to the existing historic structure. The height has been reduced to match that of the existing historic primary building.	Support
4.85 Rear of the site	The building is located on the rear of the lot. Support.	Support
4.86 Vary appearance	This accessory building is simple	Support



	and will be of varied appearance to other existing accessory buildings along the alley. Support.	
4.87 Height and width ratio	Met	Support
4.88 ADU	This building is a simple building, however, discussion is encouraged about the height.	Support

p. Accessory dwelling windows: Refer to GL4.53-4.63, 4.89;

GL	Staff Analysis	DRC Recommendation
4.53; 4.89 AB fenestration	The GL (4.88 b) ask for a greater solid to void ratio than the primary building. There are only two windows on the south elevation. There is a two pack on the first floor and two single windows on the second floor.	Support
4.54 Vertical emphasis	Windows are noted as three over one double hung windows.	Support
4.56 Window material	Windows material are noted as aluminum clad, which is supported by the GL.	Support
4.59 Trim	2"x4" trim is shown on the plans. Support.	Support

q. Accessory dwelling doors: Refer to GL -4.64-4.66, 4.68-4.69 4.90;

GL	Staff Analysis	DRC Recommendation
4.66 Secondary Doors	There is a person door on the north deck. However, material and glazing must be confirmed.	Support
4.69, 4.90 Garage doors	There is a garage door proposed on the south. This will be one large door.	Support

r. Accessory dwelling materials: Refer to GL 4.82, 4.89

The building proposes a standing seam metal roof.

The siding is a 8" horizontal wood siding (blue). An 18" foundation cover in corrugated metal (charcoal) is proposed.

Trim will be 2"x4" for windows and doors, fascia will be 2"x8" wood (charcoal) and corner boards will be 2"x4" wood (blue) at horizontal siding only to match siding.

There is a half-light person door with on the north, which is supported. However, material must be confirmed. There is a garage door proposed on the south.

The windows are three over one aluminum clad double hung windows, color must be confirmed.



Decking, balusters, posts and railing sizes are called out as wood.

GL	Staff Analysis	DRC Recommendation
4.82 Roofing	Support	Support
4.88 c Simple design and details	Met	Support
4.75 e/4.80 Foundation cover	There is a foundation cover of less than 18", which meets the intents of the GL.	Support
4.88 d Decks	A deck is proposed. The ADU is at the rear of the site, however, it is visible from the street.	Support

IV. DRC:

- Review and make a recommendation based upon the revised site plan.
- Review and make a recommendation for the revisions to mass/scale/form pertaining to the primary building.
- Review and make a recommendation for the revisions to architectural approval.
 - Full Board discussion regarding:
 - Step down in roof
 - Revisions to windows

Town of Crested Butte
Board of Zoning and Architectural Review
November 18, 2025

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

With a quorum present, Nauman called the meeting to order at 7:01 pm.

Members present were: Nauman, Alvarez Marti, Schmidt, and Spann Labato (via Zoom).

Staff members present were: Earley, Archambault, Fillmore, Yemma and MacDonald.

Nauman made a motion to approve the agenda for the November 18, 2025 BOZAR meeting.

Schmidt seconded the motion. The motion passed unanimously in support.

Nauman made a motion to approve the minutes from the October 28, 2025 BOZAR meeting.

Alvarez Marti seconded the motion. The motion passed unanimously in support.

Item No. 1

Consideration of the application of RMBL 365, LLC to propose a use change at the existing building located at 615 Teocalli Avenue, Lots 22, 23, 24 and 25, Block 56 in the T zone.

Staff Presentation: Earley explained that RMBL has submitted an application to change the use of the existing hostel building. The north five hostel rooms on the second floor would be converted for portions of the year to offices, when Gothic is inaccessible. Then, the remainder of the rooms would either be used as congregate housing or the existing hostel use. Congregate housing has a workforce housing/affordable housing component. This will be solidified prior to permitting with the Town Attorney, Housing Director and RMBL staff and recorded in a Restrictive Covenant Agreement.

There will not be a change to parking. The change to office use is less impactful than the existing hostel use. The only change would be that there will be snow storage noted on the site plan. Jennison has noted that the northwest corner has been the area used by the current snow removal contractor, which has done this for many years for the previous owners. Proper public notice has been given.

DRC: NA

Applicant Presentation: Steve Jennison, Facilities Director, was present and explained that they have to move their offices into town when the roads are closed in the winter. They have been looking for an office space and the hostel was on the market. They want to add additional use to the property to enable visiting scientists and more temporary employees housing. They would likely still keep the hostel use for downtimes.

Public Comment: Jim Jose voiced that he is a neighbor to the property and supports the proposal.

Close Public Comment

Board Questions and Deliberation: Board members asked if someone comes and works for a month or two, would that be considered hostel or workforce housing. Members asked why it has to come through BOZAR and Earley explained that it is a different use. Spann Labato was happy they are still keeping the laundromat.

*The Board finds that the application of RMBL 365, LLC to propose a use change at the existing building located at 615 Teocalli Avenue, Lots 22, 23, 24 and 25, Block 56 in the T zone **will not create** significant adverse impacts to either*

town rights of way or the adjacent property owners in the neighborhood.

The existing laundromat use will remain onsite, as outlined in Restrictive Covenant Agreement bearing the reception number 480530 and recording date December 18, 1997.

*The conditional use for the office use for the four rooms on the north side of the buildings for part of the year within the T zone **can be supported**, or per Code Section 16-8-30, provided this use is maintained as defined in code section 16-1-20 of the Crested Butte Municipal Code, with the following conditions:*

*The conditional use for congregate housing for the second floor units within the T zone **can be supported**, per Code Section 16-8-30, provided this use is maintained as defined in code section 16-1-20 of the Crested Butte Municipal Code, with the following conditions:*

- *Signage will be posted on the front (North) and rear (South) of the building pertaining to accessibility for the building and the accessible space on the south.*
- *A Restrictive Covenant Agreement will be recorded requiring the units, when not in use as hostel units to be used as workforce housing, for a percentage of all nights annually based on the calendar year to be agreed upon prior to permitting by the Housing Director, Town Attorney and property owner.*
- *Applicant shall provide a report to the Town on or before February 1st of each year detailing the use of the nine units subject to this conditional use permit. In the event of two consecutive noncompliant years this Conditional Use Permit shall automatically terminate.*

Nauman made a motion to approve the application of RMBL 365, LLC to propose a use change at the existing building located at 615 Teocalli Avenue, Lots 22, 23, 24 and 25, Block 56 in the T zone based upon Code Section 16-8-30. If this project is approved, it may result in the granting of a vested property right.

Alvarez Marti seconded the motion. The vote passed unanimously in support.

Item No. 2

*Consideration of the application of **Robert Harper** to rehabilitate and site an addition to the contributing historic building, rehabilitate existing historic accessory building and site a new accessory dwelling to be located at 322 Maroon Avenue, Tract 3, Block 22 Minor Subdivision, According to the Plat thereof Recorded September 29, 2004 Under Reception No. 546671 in the R1C zone.*

Staff Presentation: Earley explained that Jim Jose submitted plans on behalf of Rob Harper for the rehab and addition to the historic SFR located at 322 Maroon Ave. The historic accessory building will also be stabilized. Then a new ADU is proposed for the southeast corner of the lot. Both buildings are contributing historic buildings. A more detailed rehabilitation plan is needed for both buildings. Jose has included sheets with areas ghosted in as proposed for demolition (portion of gabled area and hipped addition in the rear). The conditional use permit for the ADU is governed by Section 16-8-30 and will be discussed with the full Board this evening. The front (north) and west side yard setbacks are lesser than required by code, but this is permitted by the conditional waiver section of the code 16-19-80 to 16-19-90. Setbacks are now met for buildings. The FAR for the primary building and the site as a whole is now conforming. The following information must be included on the site plan: existing and proposed utilities, ground cover for disturbed areas, walkways/driveways and substrate. Parking and snow storage have been added to the site plan. The primary building is proposed to be lifted and shifted to the east by five feet. This is to enable the placement of the basement and also meet fire code requirements. GL 3.17-3.19 and 3.36-3.37 are specific to additions on historic buildings and would suggest the use of a connector. The revised addition is more successful than the previously proposed addition. Discussion is encouraged regarding the proposed. Roof forms are compliant. The proposed dormer meets all requirements. Existing windows are to be rehabilitated. Operation of proposed windows is requested. New windows in new openings are proposed to be wood with wood trim. Window wells are noted on the floor plan but must also be on the elevations. Two packs of windows (dormer windows) must be separated with 3.5" of trim and cannot be mulled. Primary door is to be rehabilitated. The

proposed two fixed doors and French doors together on the east are not supported by GL 4.66 and must be separated by siding to be considered. Exterior lighting is required on the plans. Roofing was replaced in the 1990's, so the standing seam is supported. All materials must be called out on the plans.

A north elevation of the ADU has been provided. Discussion is needed regarding the ADU and its proposed height, which exceeds that of the primary building. This appears to conflict with GL asking for decreased scale for accessory buildings. The location at the rear of the site is supported. The building itself is simple. There are minimal openings. Discussion is encouraged regarding the deck stair on the north of the ADU, regarding material and placement. Proper public notice has been given.

DRC: Davol and Spann Labato were members at the August 18th DRC and explained that they were not in support of the French doors, as proposed on the east. There was discussion about the historic siding and the applicants are unsure what the material is beneath, if it is consistent around the building and what the condition is.

Anderson was present at the November 3rd DRC meeting but was absent from the meeting.

Applicant Presentation: Property owner Rob Harper and architect, Jim Jose were present and explained that they worked hard to keep the street facing historic structure the same. They will need to take off the existing aluminum siding to see what is underneath. The integrity of the main house is important. The two doors on the east are actually a French door and windows, which are currently floor to ceiling. The chimney was discussed as whether it should be kept due to it being historic or not because it was added later

Public Comment: NA

Close Public Comment

Board Questions and Deliberation: It was confirmed that the rear chimney will stay.

There was a lot of discussion regarding the front elevation concerning the chimney, which was a later addition and the proposed picture window. A straw pull vote found Nauman, Schmidt, Spann Labato and Alvarez Marti against the proposal, as drawn. The next steps would be to try to document the north chimney and windows if at all possible.

Nauman asked for better materials callouts on the plans for both new materials and also rehabilitated materials. Second floor window on north is to be rehabilitated.

The large tree in the rear yard will be removed, as it is where the addition will be placed. There will be two new spruce. Nauman asked for a callout for patio. The site plan now includes: snow storage, two parking spaces inside the garage. There are other items listed in the finding that must be added prior to permitting.

On the east elevation, Board members asked for the trim detail to be unified.

The floor to ceiling windows were not supported.

On the south elevation, they discussed that the removal of the hipped piece and portion of the gable roof make this addition possible. A straw pull vote for this proposal found Alvarez Marti, Nauman, Spann Labato and Schmit in support.

The existing two pack of windows on the west was asked to remain, if historic. If the window is not historic, the window could be new, but would need to be in the same opening. During construction, if additional openings are found, the Chair could help to review at that time.

The Board said that they could support the horizontal window if it remains the same, but the GL do not support increasing the size, as it is non-conforming.

Materials are proposed as vertical siding with no corner boards. Colors will need to be called out at permitting. The post sizes will be increased to 6"x6".

Board members discussed the ADU and mentioned that the building, as proposed might not have the same architectural language as the primary building. After discussion, it was determined that the building was supported.

The metal materials were not supported for the deck and stair on the north side of the ADU. This will be revised.

There is a window on the west elevation of the ADU, which is not reflected on the elevations. This must be updated.

The garage door would be a door with wood lamination.

The Board then circled back to the existing roof on the primary and its removal on the rear. It was asked that the applicant drop the roof to lower than the existing to pay homage to the existing historic building. This could not be remedied at tonight's meeting. So, the recommendation was to continue the hearing to January 27th BOZAR.

Nauman made a motion to continue the application of Robert Harper to rehabilitate and site an addition to the contributing historic building, rehabilitate existing historic accessory building and site a new accessory dwelling to be located at the aforementioned address in the R1C zone to the January 27th, 2026 BOZAR meeting and based upon the findings, and per the plans and material list.

Alvarez Marti seconded the motion. The vote passed unanimously in support.

Item No. 3

Consideration of the application of Clay H. Calhoon and Hannah W. Calhoon to site additions to the primary building and demolish an existing shed located at 623 Teocalli Avenue, the East 2.5 Feet of Lot 27 and All of Lot 28 and the West 20 Feet of Lot 29, Block 56 in the R4 zone.

Staff Presentation: Earley explained that Andrew Hadley and Chris Penfield submitted plans on behalf of the Calhoon's for a remodel of the existing building located at 623 Teocalli Ave. A demolition plan is needed to ensure that the proposal is below the 25% threshold set forth in 16-14-190 of the code. Topography line call outs are needed to verify lines on the elevations/sections for the purposes of height and FAR. All zoning requirements have been met. The sliding gate proposed on the rear (north) should be removed, as it obscures parking. Mass, scale, form are supported. Design and style is supported. Roof forms are supported. The west dormer appears to conflict with GL4.47. There is a window that breaks the floor plane on the dormer on the west, discussion is encouraged. Otherwise support for windows as proposed. The french door as proposed on the south is not supported by GL for doors 4.64-4.66. Support for porches and decks. Discussion encouraged regarding rusty metal as proposed. Confirm details for deck. Otherwise support for materials. Proper public notice has been given.

DRC: Schmidt and Anderson were members at the October 20th DRC and explained that Earley explained the items that were discussed.

Applicant Presentation: Andrew Hadley was present and explained that there were minor changes in response to DRC comments. Parking has been moved, as there are only two spaces are required. The parking on the southeast changed to remove less trees. This is also a more direct route to the front door. Hadley noted that the two sets of French doors exist on the front of the building. The building is set back, which is atypical as it relates to other buildings in town, which gives them a great front yard. On the West elevation, the stair element was discussed. They designed it not to be a dormer. They are calling it a stair module instead.

Public Comment: NA

Close Public Comment

Board Questions and Deliberation: A Board member asked why there weren't dimensions on the rear parking space. Hadley confirmed that those would be added. The surfacing on the parking spaces is still gravel. The fence will be proposed as a six foot privacy fence. This site is fairly well established with existing trees and the landscaped plan is well developed.

Specific to the front (south) elevation French doors, they exist on what was there, but they are not allowed now because the wall is being extended back. Hadley brought an option B and members supported.

On the east elevation, there is a skylight proposed, which should be 2'x4', but this wasn't dimensioned properly on the plans.

The West elevation deck is to remain. This is where the shed/dormer/gable wall feature is proposed. Hadley changed the windows from what is on the plans.

A member questioned if there will be all new windows and they will all be new, in white.

It was confirmed that this building doesn't have a basement.

Spann Labato said that a window/door schedule is needed.

Materials will include a corrugated, charcoal gray roof. The foundation cover will match the roof material at a height of 18". The secondary doors and windows will be white.

*The Board finds that the application of Clay H. Calhoon and Hannah W. Calhoon to site additions to the primary building and demolish an existing shed located at 623 Teocalli Avenue, the East 2.5 Feet of Lot 27 and All of Lot 28 and the West 20 Feet of Lot 29, Block 56 in the R4 zone **will not appear** excessively dissimilar to structures of like use within the surrounding neighborhood.*

*The forms of the additions **are** consistent with additions in the R4 zone neighborhood.*

*The application **can be supported** by the application of Guidelines 4.25, 4.26 (context), 4.32-4.34 (massing/forms), 4.35-4.39 (design and style), 4.41-4.45 (roof forms), 4.49-4.50 (porches and decks), 4.53-4.60 (windows), 4.64-4.66 (doors), 4.74 (lighting), and 4.75, 4.80-4.83 (materials), with the following conditions:*

- *Final landscape plan should be provided to the building department for Chair review and sign off if changes are proposed during the construction phase.*
- *The following information must be added to the site plan prior to permitting:*
 - *Topography lines*
 - *Ground cover for disturbed areas*
 - *Clarification for parking and fence on northwest corner*
 - *Drainage*
- *Parking will be maintained and accessible on a year-round basis.*
- *Snow must be stored on the site or removed from the site. Snow may not be placed on the Town rights of way.*
- *The improvements will be constructed as per the approved plan on file at the Town offices.*

The west shed feature can be supported, as drawn, and is not seen as a dormer per the application of GL 4.25-4.26.

If approved by the Board, the approval is valid for one year from the approval date with a request for extension of up to three years administratively through Staff.

Nauman made a motion to approve architectural appropriateness for the application of Clay H. Calhoon and Hannah W. Calhoon to site additions to the primary building and demolish an existing shed located at the

aforementioned address in the R4 zone, provided that the French door on the south will be removed and revised to windows based upon the finding, and per the plans and materials list.

Alvarez Marti seconded the motion. The vote passed unanimously in support.

Item No. 4

Miscellaneous

- DRC for December 1 and 8: Alvarez Marti and Davol BOZAR is December 16th
- DRC for January 12 and 20 (Tuesday): Anderson and _____ BOZAR is January 27th
- DRC for February 9 and 17 (Tuesday): _____ BOZAR is February 24th
- DRC for March 16 and 23: _____ BOZAR is March 31st
- Reminders:
 - Code update webinars: The dates are:
 - November 20 at 12 pm: Residential Districts (R1s and R2s)
 - Saving Places Conference 2026: Denver February 11-13th
 - BOZAR Holiday appreciation dinner: pick a date!

Nauman adjourned the meeting at 10:31 p.m.

11-3-25 DRC

322 Maroon

Anderson

Jost/Harper

Jessie ran through overview of project: rehab and remodel of historic building, new accessory, shore up existing historic shed.

Jim says he moved height of ADU down to be lower than primary- all should be 19'1" (Jim to make sure that ghost line for ADU is updated on all pages)

Primary goal is to maintain front of historic home as well as to create DR ADU to be livable

Jim marked the garage as -200 sq ft for two spots, but this should only be -100sq ft

FAR: Jim states that his CAD is exact. Jessie explained that we go outside of wall- exterior face of stud. Jim needs to mark this on his plans. Jim got his to come in under the FAR, but we just need this to be marked on the plans where is he measuring.

Anderson: height in garage- Jim needs to update an elevation

Clarification of trees being removed and replaced

Materials for walkway and patio: paver patio, concrete walk- pay REMP if he wants to heat patio- Rob would want to head for pervious pavers but with new heating system that is pervious

Landscape- sod and irrigation system to replace disturbed area- call out on site plan

Shed has to be stabilized as part of the criteria but this is not part of the BOZAR design review

Dormer dropped as requested, ridge heights the same

Jim needs to break up the four doors on east elevation and have two sets of two packs, separated by 3"

Look at proposed roof change on east elevation- Halley is not sure if getting rid of the hipped roof takes away from historic feel/shape of roof. She is not necessarily against it, but she thinks that the applicant should be aware that this might be ripe for BOZAR discussion

Clarification of chimneys= front, north elevation chimney is not original- going away.
Maintaining rear, historical chimney

Existing window on rear of south elevation is aluminum, so does not appear to be historic.

If they find any existing window cutouts on west elevation, they will use them for sure. Can consider a skylight a in that west elevation- they are going to do it then.

West elevation high, small window will be slightly larger but it fits the change all around, so that works

What about other windows on west elevation- make sure that the new small window is drawn at the height that they want

Materials on addition will be different widths- might be a part of the BOZAR conversation- original is 4" or 6", new portion siding is 8"

8" on ADU in back, but different color siding

6"x6" on porch from 4"x4", but 8" by 8" on ADU

PRIMARY STRUCTURE

DESCRIPTION OF MATERIALS TO BE USED

NAME Rob Harper

LEGAL Tract 3 Block 22 ZONE R1

ADDRESS 322 Maroon

TYPE OF STRUCTURE

<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Accessory Building	<input type="checkbox"/> Commercial
<input type="checkbox"/> Multi Family	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Historic Rehab
<input type="checkbox"/> Accessory dwelling	<input type="checkbox"/> Other _____	

ROOFING TYPE

<input type="checkbox"/> Shake Shingle	<input type="checkbox"/> Pro Panel style	<input type="checkbox"/> Galvanized, Corrugated
<input type="checkbox"/> Milled Shingle	<input checked="" type="checkbox"/> Standing Seam	<input type="checkbox"/> Metal
<input type="checkbox"/> Other _____		<input type="checkbox"/> 5-V Crimp

EXTERIOR FINISH

Siding

TYPE	SIZE	LOCATION	COLOR
------	------	----------	-------

<input type="checkbox"/> Horizontal	<u>6" horizontal wood siding: historic match when documented under existing aluminum siding</u>		
<input type="checkbox"/> Vertical	<u>8" vertical wood siding at accent to delineate addition to rear of house</u>		
<input type="checkbox"/> Other			
<input type="checkbox"/> Stucco	<u>There is existing plaster at 12" base of foundation, to be improved and remain</u>		
<input type="checkbox"/> Trim	<u>2x4 trim at all windows</u>		

Fascia 2x8 wood fascia: color tbd

Corner Boards 2x4 wood corner board at all horizontal siding: stained to match siding

DOORS

MATERIAL

STYLE

FINISH

Primary door Wood, half-lite glass: color TBD

Secondary door Wood, half-lite glass: color TBD

WINDOWS

Type:

Casement

Casement, egress

Double hung

Awning

Fixed

Slide-by

Style:

Simulated, divided lite

True, divided lite (historic)

Decorative mullions

Other

Material:

Wood

Aluminum clad, wood

Other

Glazing:

Low E

Heat mirror

Tempered

Standard

Other

Describe locations if a mix is used Historic double-hung to be repaired and replaced.

New wood double hung to match on primary with exception of casements at bedrooms

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

existing wood railing and brick chimney to remain on primary (historic)

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

Rob Harper

DATE 07/31/2025

ACCESSORY STRUCTURE

DESCRIPTION OF MATERIALS TO BE USED

NAME Rob Harper

LEGAL Tract 3 Block 22 ZONE R1

ADDRESS 322 Maroon Ave

TYPE OF STRUCTURE

Accessory Building, heated and/or plumbed Accessory Building, cold
 Accessory Dwelling Addition Historic Rehab
 Other _____

ROOFING TYPE

Shake Shingle Pro Panel style Galvanized, Corrugated Metal
 Milled Shingle Standing Seam 5-V Crimp
 Other _____

EXTERIOR FINISH

Siding

TYPE SIZE LOCATION COLOR

Horizontal *8" horizontal wood siding; blue solid body stain TBD*

Vertical _____

Other *corrugated metal wainscot as indicated on plan: charcoal color*

Stucco _____

Trim *2x4 trim at windows and doors*

Fascia 2x8 wood fascia: solid body stain: charcoal TBD

Corner Boards 2x4 wood corner board: solid body stain: blue TBD

DOORS

MATERIAL

STYLE

FINISH

Primary door Wood, half-light door: stained TBD

Secondary door Wood, half-light door: stained TBD

WINDOWS

Type:

Casement

Casement, egress

Double hung

Awning

Fixed

Slide-by

Style:

Simulated, divided lite

True, divided lite (historic)

Decorative mullions

Other

Material:

Wood

Aluminum clad, wood

Other

Glazing:

Low E

Heat mirror

Tempered

Standard

Other

Describe locations if a mix is used ADU/Garage to have alum-clad wood. Color charcoal

Other Exterior Features (i.e. railings, chimneys, posts, etc.) new deck at ADU to have 4x4 metal mesh guardrail

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE Rob Harper

DATE 07/31/2025

COLORADO HISTORICAL SOCIETY
 Office of Archaeology and Historic Preservation
 1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date <u>362</u>	

PROJECT NAME: Crested Butte Historic Buildings Survey (SHF No. 98-01-113)			COUNTY: Gunnison	CITY: Crested Butte	STATE ID NO.: 5GN3186	
					TEMPORARY NO.: 22031	
ADDRESS: 322 MAROON AVE Crested Butte, CO 81224			OWNER: GUNNISON CNTY ELECTRIC & ERIC DAHLIN BOX 2227 CRESTED BUTTE CO 81224			
ASSOCIATED BUILDINGS SURVEYED: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No A. Shed			TOWNSHIP 14S RANGE 86W SECTION 3 NE 1/4 NE 1/4			
BUILDING Current: NAME: Historic: Jonas House, Glick House, REA House			U.S.G.S. QUAD NAME: Crested Butte, Colo YEAR: 1961 X 7.5' 15'			
DISTRICT NAME: Crested Butte			BLOCK: 22 LOT(S): 3-6 ADDITION: Original Town YR. OF ADDITION: 1881			
PHOTOGRAPHER: Sandra Cortner			PHOTOGRAPHIC REFERENCES: 19-23, NE; 19-26, SW (Roll/Frame and Camera Direction)			
LOCATION OF NEGATIVES: Town of Crested Butte						
SKETCH MAP: See attached map; resource is indicated with arrow.			DATE OF CONSTRUCTION: Estimate: 1880s Actual: Source: Sanborn Map, 1886			
EXTENT OF ALTERATIONS: Minor <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Major Describe: Nonhistoric siding; picture window; porch supports altered; chimney added to facade.			USE: Present: Residence Historic: Residence			
CONTINUED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			CONDITION: Excellent <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good Deteriorating			
STYLE: Vernacular Wood Frame			MATERIALS: Wood, Concrete			
ARCHITECTURAL DESCRIPTION: One-and-a-half-story gabled L plan frame dwelling with overhanging eaves, metal roofing, and full-height brick chimney with metal pipe top on facade. Walls clad with wide lap metal siding; concrete foundation. Shed roof porch at angle of intersection of gables has post supports and wood deck. Door is perpendicular to porch. 3/1-light double-hung sash window faces porch. Front gable end has 3/4-light window in upper story and picture window on lower story. Rear gabled projection with hipped section on rear. Paired 3/1-light windows in gable section, east wall. Paired 6-light windows on west wall of gable section. Paneled and glazed door in rear of hipped section, as well as square single-light window, both on east side. Large lawn between house and garage to east.			STORIES: 1 1/2 SQUARE FOOTAGE: ORIGINAL LOCATION STATUS: ORIGINAL SITE <input checked="" type="checkbox"/> MOVED DATE(S) OF MOVE: NATIONAL REGISTER ELIGIBILITY INDIVIDUAL: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> CONTRIBUTING TO DISTRICT: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO LOCAL LANDMARK DESIGNATION: No NAME: DATE:			
CONTINUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO						
ADDITIONAL PAGES: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>						

ARCHITECT: Unknown	BUILDER/CONTRACTOR: Unknown	STATE ID NO.: 5GN3186
SOURCE:	SOURCE:	ORIGINAL OWNER: Unknown
THEME(S): Coal Mining, 1870-1952		SOURCE:

CONSTRUCTION HISTORY (Description, names, dates, etc., relating to major alterations to the original structure):
This house appears on the 1886 Sanborn map as a two-story rectangular dwelling with a one-story rear section. The intersecting gabled wing to the east does not appear until the 1904 Sanborn map.

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
Crested Butte oldtimers note that this house was associated with August Jonas, the Glick family, and later became the REA house. Eva Villotti and Edith Byouk recall that Jonas, a miner, was noted for his playing of the concertina. George Sibley states that Herman and Louis Glick of Cleveland, Ohio, came to Colorado to find their fortunes at Leadville in 1879. Unable to find a suitable location for a business there, they moved on to Gothic. Gothic had passed its prime, so they decided to open a general merchandise store in Crested Butte. Herman Glick was able to convince C.S. Morey of the Morey Mercantile Co. in Denver to allow him to obtain supplies for the store on credit. The Glick brothers began operating in 1880 and were soon able to buy a two-story building at 3rd Street and Elk Avenue for their business. This building and its contents were destroyed in the fire of 1893. They rebuilt at the same location a one-story building later known as the Salt Lick tavern (demolished). Morris Glick, a younger brother, later opened a competing store. After almost 25 years in Crested Butte, the brothers decided to move back to Cleveland. In later years, the house was owned by the Gunnison County Rural Electric Association.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE:

- REPRESENTS THE WORK OF A MASTER
- POSSESSES HIGH ARTISTIC VALUES
- REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION

HISTORICAL SIGNIFICANCE:

- ASSOCIATED WITH SIGNIFICANT PERSONS
- ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS
- CONTRIBUTES TO AN HISTORIC DISTRICT

STATEMENT OF SIGNIFICANCE:

This house, although altered, represents dwelling construction in the 19th century in Crested Butte through its gabled roof with overhanging eaves, frame construction, prominent porch, and double-hung sash windows.

CONTINUED YES X NO

REFERENCES (BE SPECIFIC):

Gunnison County Assessor records; George Sibley, A Crested Butte Primer (Crested Butte: Crested Butte Society, 1982), 42-45; Sanborn Maps, 1886-1910; Crested Butte Oldtimers Meeting, 25 August 1998; Aerial Photograph of Crested Butte, 1951; Edith Byouk and Eva Villotti, Wheat Ridge, Colo., Interview by Tom and Laurie Simmons, February 1999.

CONTINUED YES X NO

SURVEYED BY: R.L. Simmons/T.H. Simmons

AFFILIATION: Front Range Research Associates, Inc.

DATE: March 1999



30 0 30 60 Feet

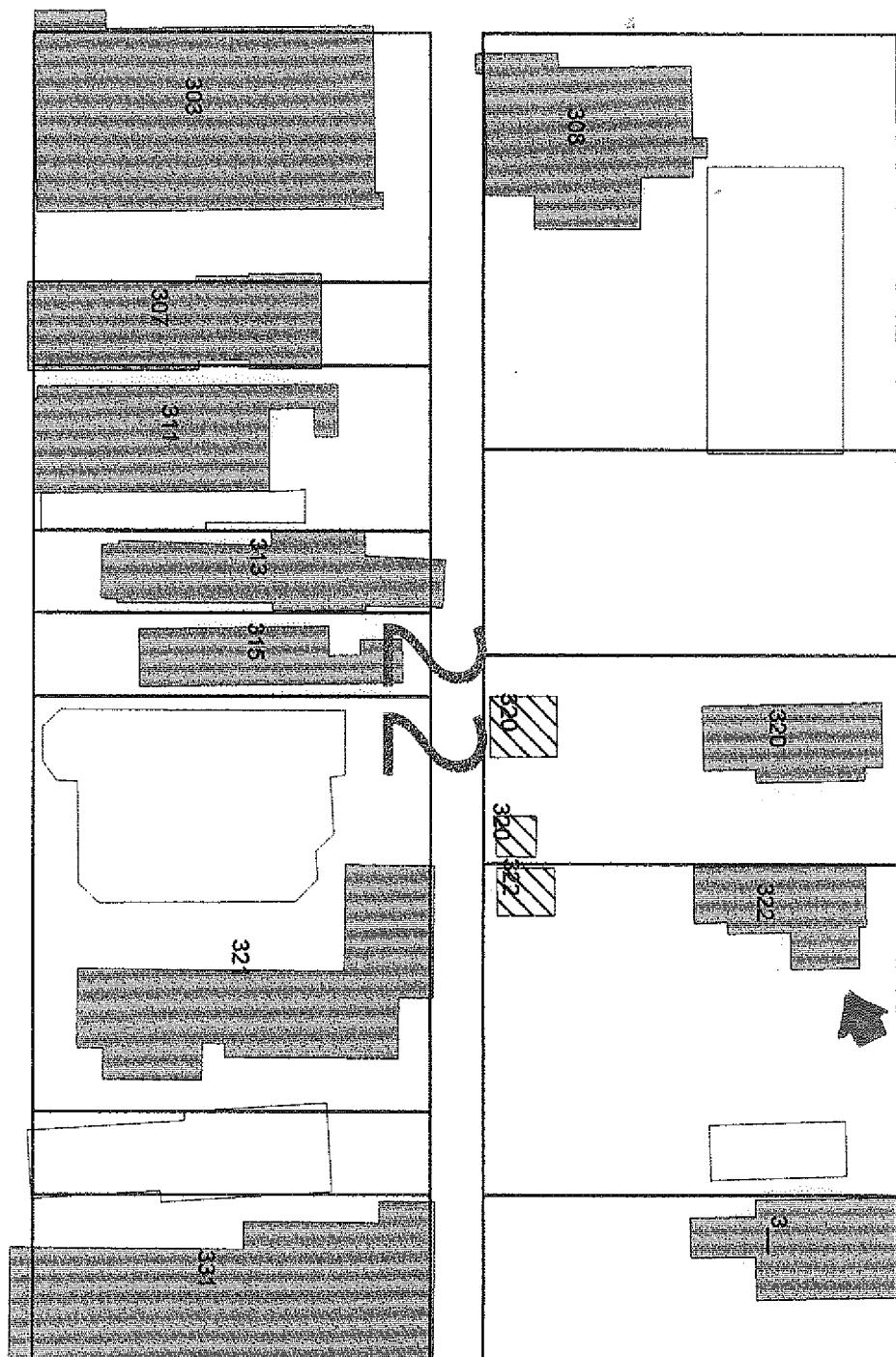
SURVEY SKETCH MAP

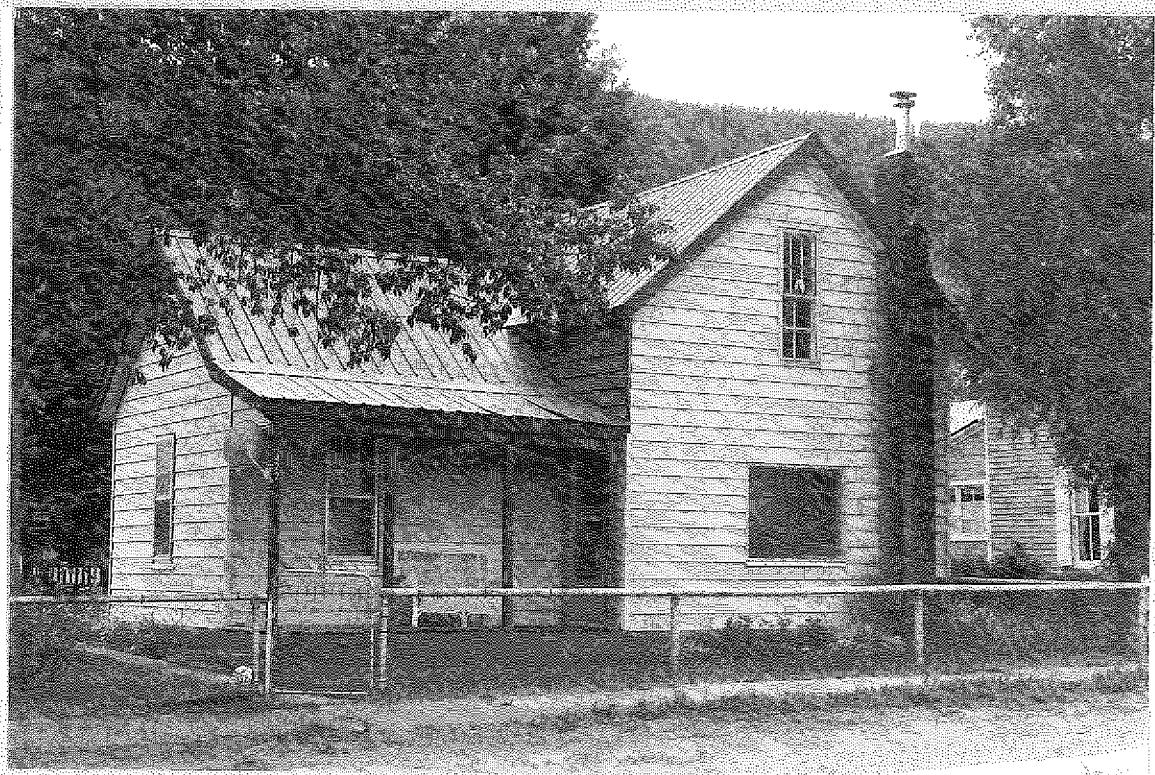
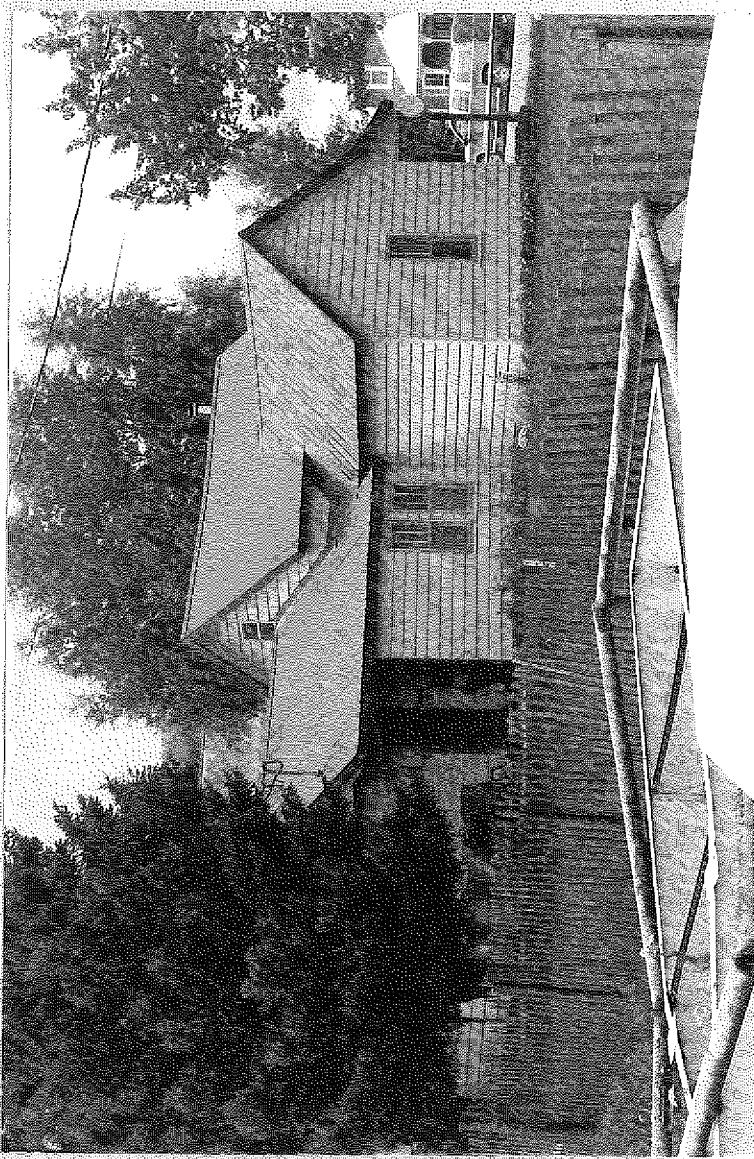
Elk Ave.

3rd St.

Maroon Ave.

4th St.





322 Maroon 362 NE

State ID Number: 5GN3186 SHF Grant No.: 98-01-113

Address: 322 MAROON AVE

City: Crested Butte County: Gunnison

Photographer: Sandra Corthner

Roll Number: 19 Frame Number: 23

Camera Direction: NE Date: July 1998

Location of Negatives: Town of Crested Butte

322 Maroon SW 362

State ID Number: 5GN3186 SHF Grant No.: 98-01-113

Address: 322 MAROON AVE

City: Crested Butte County: Gunnison

Photographer: Sandra Corthner

Roll Number: 19 Frame Number: 26

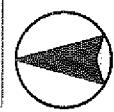
Camera Direction: SW Date: July 1998

Location of Negatives: Town of Crested Butte

NOT FOR FIELD USE	
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date 406	

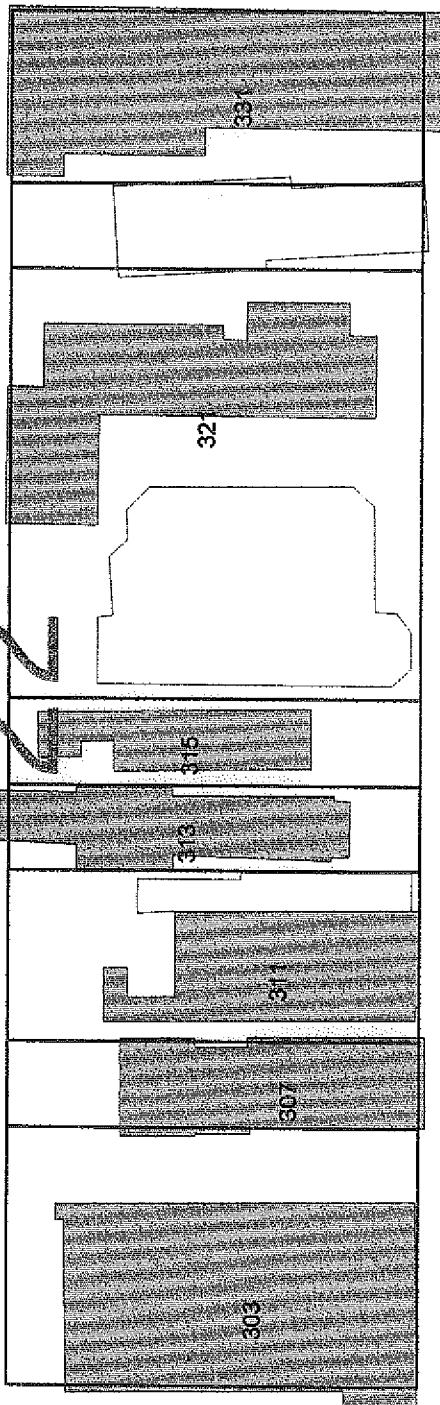
PROJECT NAME: Crested Butte Historic Buildings Survey (SHF No. 98-01-113)		COUNTY: Gunnison	CITY: Crested Butte	STATE ID NO.: 5GN3187 TEMPORARY NO.: 22031
ADDRESS: 322 MAROON AVE Crested Butte, CO 81224		TOWNSHIP 14S RANGE 86W SECTION 3 NE QTR OF THE NE QTR USGS QUAD. Crested Butte, Colo QUAD. YEAR: 1961		
ASSOCIATED State ID No.: 5GN3186 PRIMARY BUILDING: Type of Building: Residence		BLOCK: 22 LOT(S): 3-6 ADDITION: Original Town YR. OF ADDITION: 1881		
DISTRICT NAME: Crested Butte		PHOTOGRAPHIC REFERENCES: 16-16, NW; 16-18, NE (Roll/Frame Camera Dir.)		
DATE OF CONSTRUCTION: Estimate: Pre-1951 Actual: Source: Aerial photo 1951		PHOTOGRAPHER: Sandra Cortner		
USE: Present: Shed Historic: Shed		ORIGINAL SITE X MOVED DATE OF MOVE:		LOCAL LANDMARK DESIGNATION: No NAME: DATE:
ARCHITECTURAL DESCRIPTION: One-and-a-half-story front gable roof shed (14' X 19') located in southwest corner of property, facing south toward alley. Variety of wall materials: horizontal board and batten on south; vertical board on west; and horizontal boards on east. South wall features center vertical board door with pediment above, low, vertical board door to east with Z-bracing; a boarded up window to the west, and a vertical board loft door in the upper story with plain wood surround. The north wall has a central wood slab door. Flush eaves; corrugated metal roofing hangs beyond the wall of the building on the east and west.		EXTENT OF ALTERATIONS: Minor <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Major Describe: Possible changes to door openings and siding on south wall.		
		STATEMENT OF SIGNIFICANCE: This shed is representative of the variety of outbuildings constructed in Crested Butte during the twentieth century, as reflected in the rectangular plan, gable roof, and simple frame construction.		
HISTORICAL BACKGROUND: This shed is associated with the house at 322 Maroon Avenue, which housed the Jonas and Glick families and later was used by the Gunnison County Rural Electric Association. Other outbuildings are shown on Sanborn fire insurance maps of this location, including a carpenter shop in the southwest corner of the property. The latter does not seem to be the correct size or shape to be this building. The present shed is shown on the 1951 aerial photograph of Crested Butte. The building is now used for storage.		SIGNIFICANCE CATEGORIES: Represents the work of a master Possesses high artistic values X Represents a type, period, or method of construction Associated with signif. persons Associated with signif. events or patterns X Contributes to an historic dist.		
		NATIONAL REGISTER ELIGIBILITY INDIVIDUALLY ELIGIBLE: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> CONTRIBUTING TO DISTRICT: X YES NO		
SURVEYED BY: R.L. Simmons/Susan Medville		AFFILIATION: Front Range Research Associates, Inc.		DATE: March 1999

SURVEY SKETCH MAP

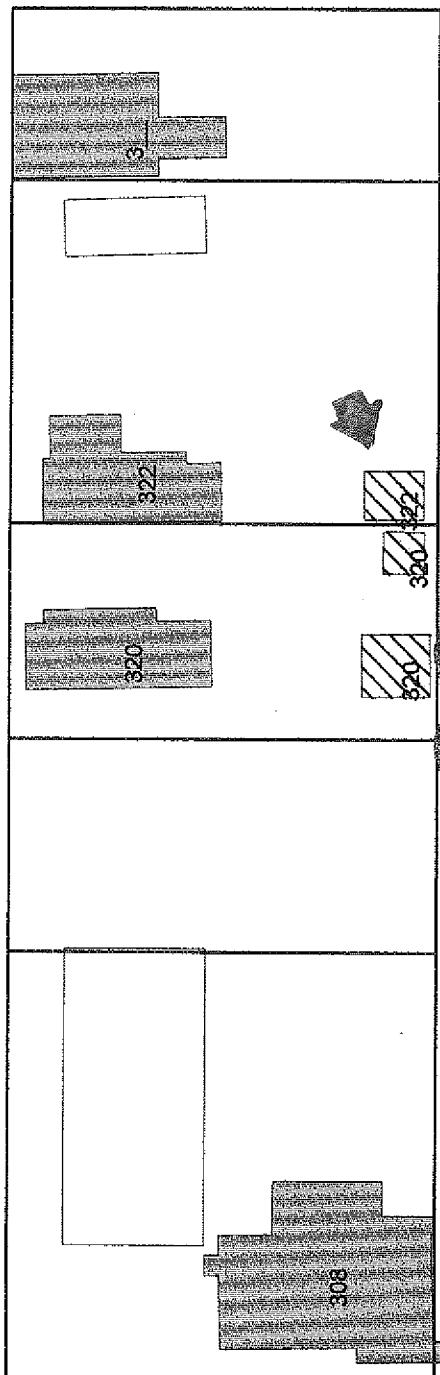


30 0 30 60 Feet

Elk Ave.

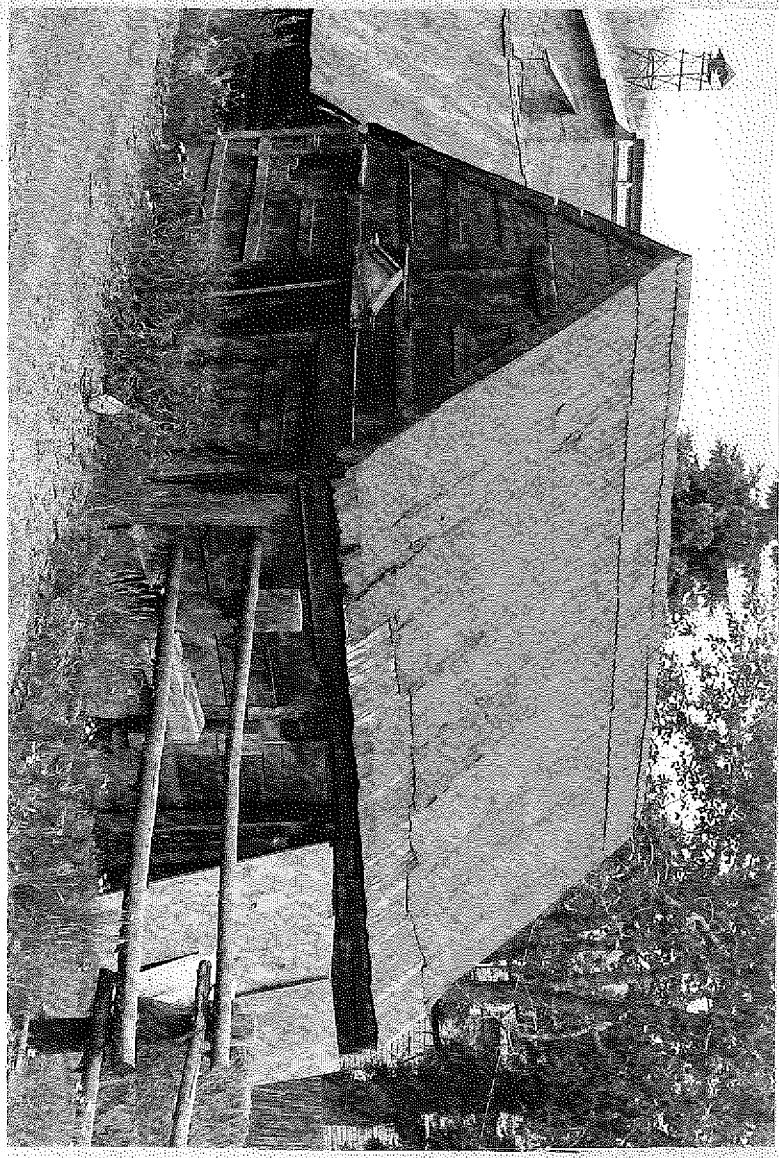
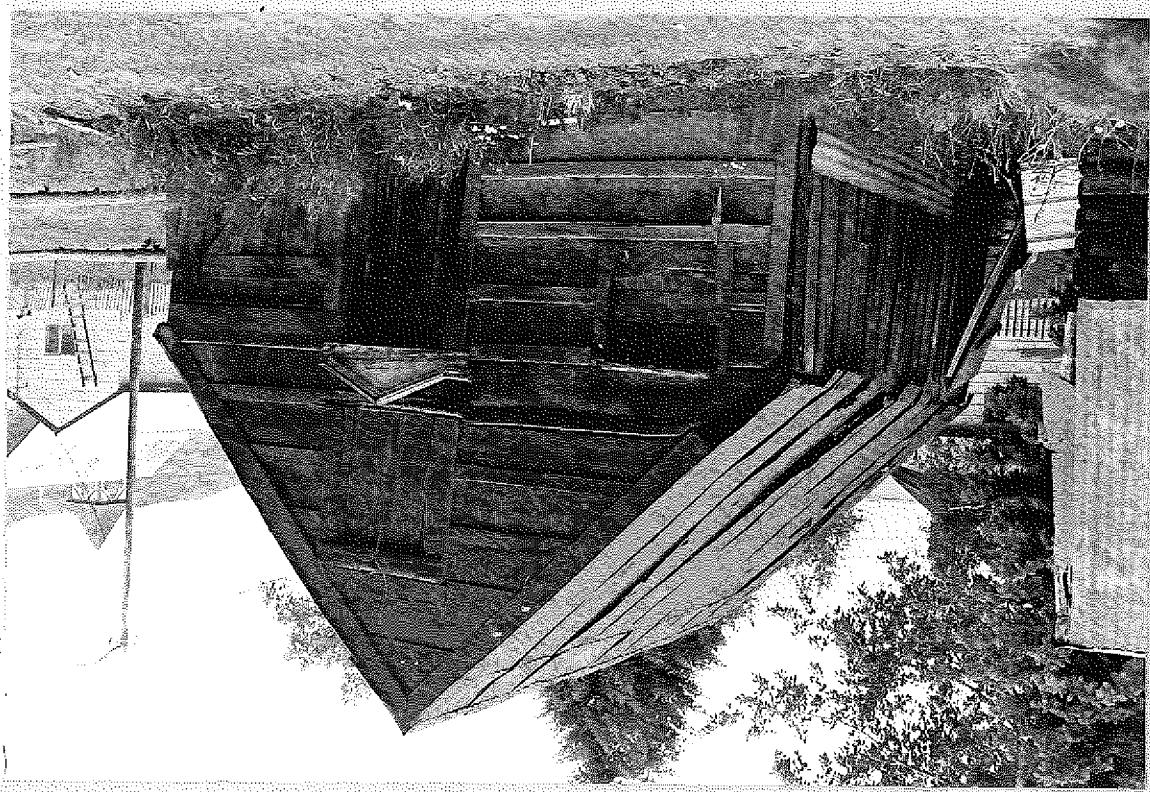


4th St.



Maroon Ave.

3rd St.



322 Maroon NE 406

R 16 F 15 A-16

State ID Number: 5GN3187 SHF Grant No.: 98-01-113
Address: 322 MAROON AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 16 Frame Number: 16
Camera Direction: NW Date: July 1998
Location of Negatives: Town of Crested Butte

322 Maroon NE 406

State ID Number: 5GN3187 SHF Grant No.: 98-01-113
Address: 322 MAROON AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 16 Frame Number: 18
Camera Direction: NE Date: July 1998
Location of Negatives: Town of Crested Butte

HISTORIC BUILDING INVENTORY RECORD -- OUTBUILDING

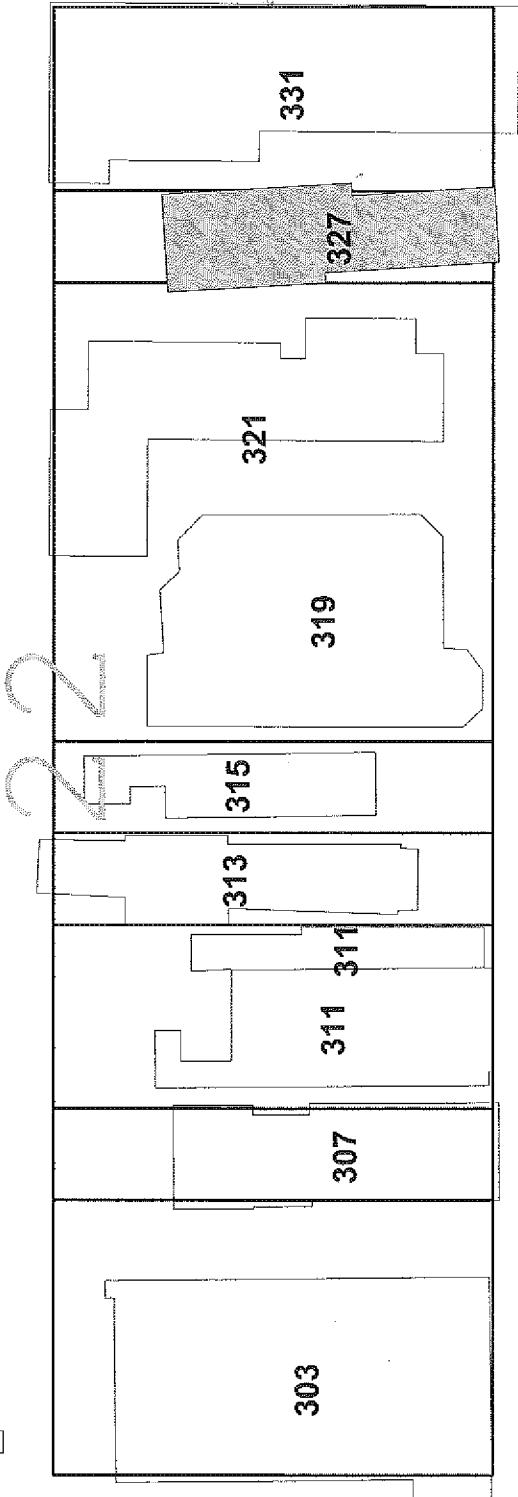
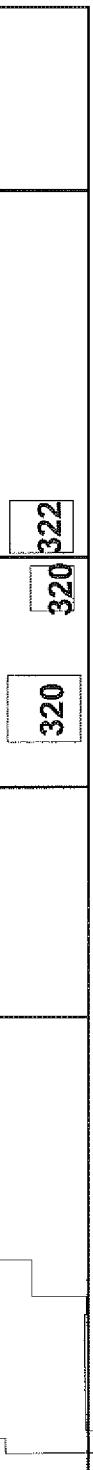
NOT FOR FIELD USE	
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____	

PROJECT NAME: Crested Butte Historic Buildings Survey, 2000		COUNTY: Gunnison	CITY: Crested Butte	STATE ID NO.: 5GN3548			
				TEMPORARY NO.: 22031			
ADDRESS: 322 MAROON AVE. Crested Butte, CO 81224		TOWNSHIP 14S RANGE 86W SECTION 3 NE QTR OF THE NE QTR					
ASSOCIATED State ID No.: 5GN3187		USGS QUAD. Crested Butte, Colo				QUAD. YEAR: 1961	
PRIMARY BUILDING: Type of Building: Residence		BLOCK: 22 LOT(S): 3-6 ADDITION: Original Town				YR. OF ADDITION: 1881	
DISTRICT NAME: Crested Butte		PHOTOGRAPHIC REFERENCES: 00-1: 2(SW), 3(E), 4(NW). (Roll/Frame Camera Dir.)					
DATE OF CONSTRUCTION: Estimate: Pre-1975 Actual: Source: Appraisal Card, 1975		PHOTOGRAPHER: Sandra Corthner					
USE: Present: Garage Historic: Garage		LOCATION OF NEGATIVES: Town of Crested Butte ORIGINAL SITE X MOVED DATE OF MOVE:				LOCAL LANDMARK DESIGNATION: No NAME: DATE:	
ARCHITECTURAL DESCRIPTION: One-story rectangular frame garage with gable roof with metal roofing and overhanging eaves. Walls clad with wide lap siding; concrete foundation. West wall has paneled and glazed door toward north end and sliding window toward south end. North wall has paneled overhead garage door. Sliding windows on east and south sides.		EXTENT OF ALTERATIONS: X Minor Moderate Major Describe:					
						STATEMENT OF SIGNIFICANCE: This building is representative of the garages constructed during the late twentieth century in Crested Butte. The building has not yet achieved historical significance.	
HISTORICAL BACKGROUND: This garage is associated with the property owned by the Gunnison County Rural Electric Association. Although the house was built in 1900, this building does not appear on Sanborn maps of 1886-1910. It does not seem to be on the 1951 aerial photograph of Crested Butte (although the view is inconclusive), but it does appear on a 1975 appraisal card kept by the Gunnison County Assessor. Dorothy Sporcich states that the house served as employee housing for the REA, and the garage was not used as official work space. She recalls that, in the 1950s, the house was occupied by August Jonas. Other Crested Butte oldtimers remembered that the Glicks once lived here.						SIGNIFICANCE CATEGORIES: Represents the work of a master Possesses high artistic values X Represents a type, period, or method of construction Associated with signif. persons Associated with signif. events or patterns Contributes to an historic dist.	
						NATIONAL REGISTER ELIGIBILITY INDIVIDUALLY ELIGIBLE: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
						CONTRIBUTING TO DISTRICT: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
SURVEYED BY: R.L. Simmons/T.H. Simmons		AFFILIATION: Front Range Research Associates, Inc.				DATE: October 2000	

Maroon Ave.



4th St.

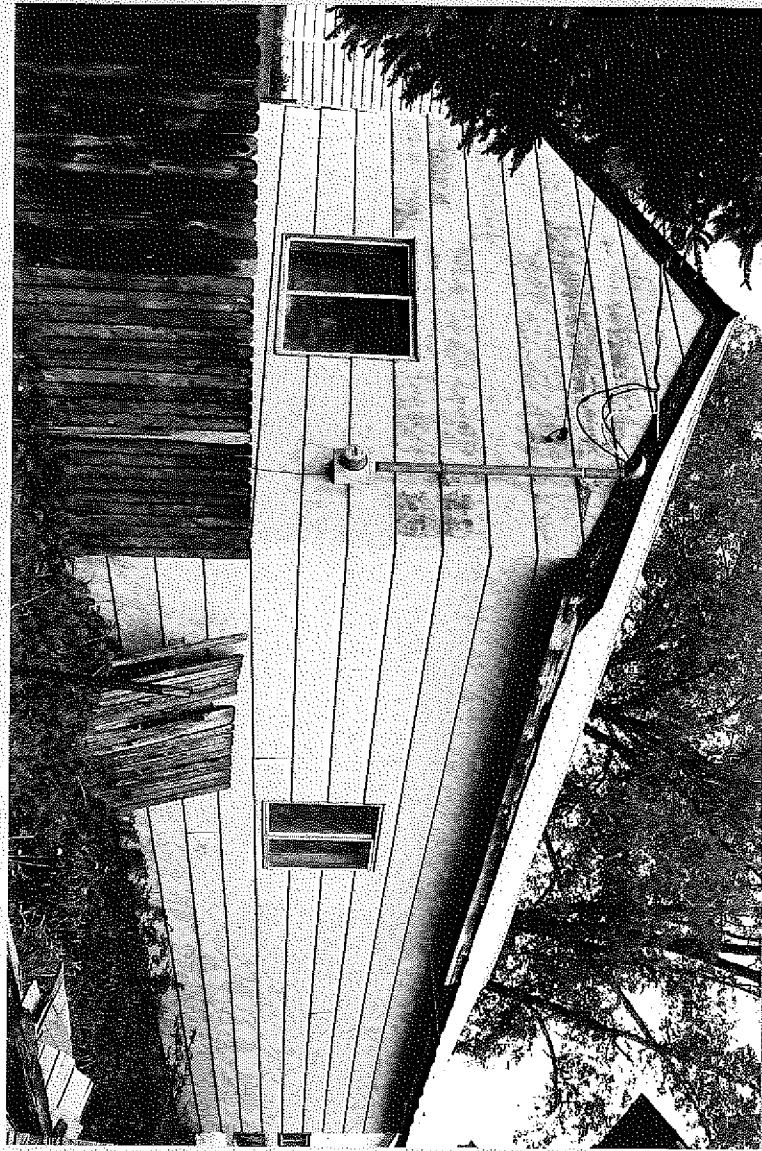
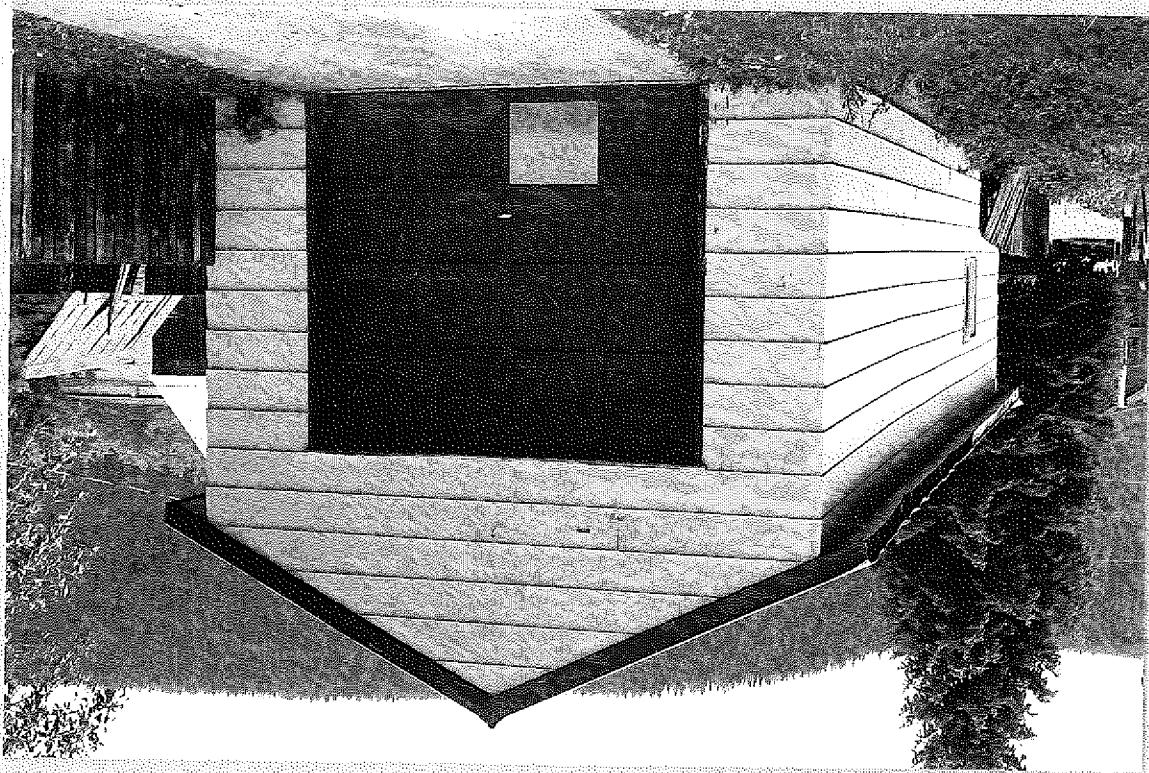


3rd St.



30 0 30 60 Feet

SURVEY SKETCH MAP



6/5/2000

322 MAROON

State ID #: 5GN3548

Address: 322 MAROON AVE.

County: Gunnison City: Crested Butte

Photographer: Sandra Cortner Date: June 2000

Roll: 00-1 Frame: 3 Cam. Dir.: E

Location of Negatives: Town of Crested Butte

6/5/2000
322 MAROON

State ID #: 5GN3548

Address: 322 MAROON AVE.

County: Gunnison City: Crested Butte

Photographer: Sandra Cortner Date: June 2000

Roll: 00-1 Frame: 4 Cam. Dir.: NW

Location of Negatives: Town of Crested Butte

6/5/2000

322 MAROON

State ID #: 5GN3548

Address: 322 MAROON AVE.

County: Gunnison City: Crested Butte

Photographer: Sandra Cortner Date: June 2000

Roll: 00-1 Frame: 2 Cam. Dir.: SW

Location of Negatives: Town of Crested Butte



DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE

APPLICANT/AGENT	MAILING ADDRESS	TELEPHONE	EMAIL
PROPERTY OWNER	MAILING ADDRESS	TELEPHONE	EMAIL
CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT	MAILING ADDRESS	TELEPHONE	EMAIL
ENGINEER	MAILING ADDRESS	TELEPHONE	EMAIL

BUILDING CLASSIFICATION:

SFR DUPLEX MULTIFAMILY COMMERCIAL ACC.DWELLING ACC.BUILDING HISTORIC

PROJECT TYPE:

NEW CONSTRUCTION ADDITION REMODEL PLUMBING/MECHANICAL OTHER

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
	MATERIALS _____
	LABOR _____
	TOTAL _____

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:		SETBACKS			
CONDITIONAL USE PERMIT		FRONT REAR SIDE() SIDE()			
CONDITIONAL WAIVER	<input type="checkbox"/> _____	Existing			
VARIANCE	<input type="checkbox"/> _____	Primary			
PUD	<input type="checkbox"/> _____	Accessory			
		Proposed			
		Primary			
		Accessory			

EXISTING BUILDING SIZE (SQ.FT.)		PROPOSED BUILDING SIZE (SQ.FT.)	
PRIMARY		PRIMARY	
ACCESSORY		ACCESSORY	
TOTAL		TOTAL	
EXISTING FAR	PROPOSED FAR	REQUIRED SUBMITTAL DOCUMENTS	
BUILDING WIDTH	BUILDING HEIGHT	<input type="checkbox"/> Limited Power of Attorney	
PARKING SPACES	% OPEN SPACE	<input type="checkbox"/> Recorded Conveyance Deed	
# OF LIVING UNITS	ZONE	<input type="checkbox"/> Materials Lists	
EXISTING EQR'S	PROPOSED EQR'S	<input type="checkbox"/> Plans (Full-Size & 11"x17")	
		<input type="checkbox"/> Publication Fee _____	

This Building Permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent

07/31/2025

Date

Signature of Owner/Authorized Agent

Date

ARTICLE 8 - Conditional Uses

Sec. 16-8-10. - Permit required.

Whenever a use has been designated a conditional use, a permit allowing such use shall be issued only upon approval by the Board in conformance with this Article and the requirements of Section 16-9-70 of this Chapter.

(Prior code 15-2-16)

Sec. 16-8-20. - Application for conditional use permit.

All applications for approval of a conditional use permit shall be processed by making a direct application to the Board. In the event approval for any change to the exterior of any structure is being requested in connection with the conditional use application, architectural approval by the Board of such change or alteration shall be a criterion for approval of the conditional use application. The Board shall then follow its standard procedures, as outlined in this Article for setting a public hearing. In making its decision, it shall follow the intent of this Article and the criteria listed below.

(Ord. 13 §1, 2006)

Sec. 16-8-30. - Criteria for decision.

(a) No conditional use shall be approved unless architectural approval for any exterior change associated with such use has also been approved, and the Board finds that the use complies with all of the criteria contained in this Section. If the use does not comply with all of such criteria, or if architectural approval for the exterior changes associated with such use has not been obtained, the use shall either be approved with conditions that ensure compliance with all such criteria and the requirements of the Board for architectural approval, be continued to a date certain or be denied by a motion of the Board. If a continued request is not rescheduled by the proponent for discussion to occur on or before the date to which the request is continued, the request is deemed to be denied without further action by the Board.

(b) The use must:

- (1) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:
 - a. Size.
 - b. Density of buildings.
 - c. Amount of open space.

- d. Scale.
- e. Snow storage.
- f. Snow removal.
- g. Landscaping.
- h. Similar land uses.

(2) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.

(3) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.

(4) Not create any significant noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems.

(5) Not create significant adverse effects to public facilities, rights-of-way or utilities.

(6) Not create significant adverse impacts on the uses of adjacent property.

(7) Allow for adequate parking for the use or make payment in lieu if allowed in the zone district.

(c) In addition, the net effect of any proposed use on the number of long-term housing units should be considered.

(Prior code 15-2-16; Ord. 13 §2, 1991; Ord. 13 §2, 2006; Ord. 4 §1, 2009)

Sec. 16-8-40. - Change in conditional use.

No approved conditional use may be modified, structurally enlarged or expanded in square footage unless such modification, enlargement or expansion receives the prior approval of the Board, which approval shall be obtained by repetition of the granting procedures herein provided.

(Prior code 15-2-16)

Sec. 16-8-50. - Conditional uses in "C" District.

- (a) Whenever a use in the "C" District is conditional because it may create unusual traffic hazards, noise, dust, fumes, odors, smoke, vapor, vibration, glare or industrial waste disposal problems, such use shall not be approved without the following limitations:
 - (1) All such uses shall be operated within an enclosed structure.
 - (2) Noise, dust, fumes, odors, smoke, vapor, vibration, glare or waste shall be confined to the lot on which the use is permitted.
 - (3) Outdoor storage, equipment and refuse areas shall be concealed from the view of abutting residential districts and public rights-of-way.
- (b) A commercial use shall be considered conditional under this Article when the Building Inspector or the Board determines that unusual problems, as stated above, exist.

(Prior code 15-2-16; Ord. 4 §1, 2009)

Sec. 16-8-60. - Conditional use of second accessory dwellings.

Whenever a conditional use is requested in the "R2C" District on lots of sizes greater than six thousand two hundred fifty (6,250) square feet, the Board shall make the following findings prior to granting approval of such use:

- (1) The mass of the proposed second accessory dwelling will be substantially screened from the street by historic structures and/or by landscaping.
- (2) The applicant has agreed to a deed restriction which will limit any addition to the historic primary structure to two-thirds ($\frac{2}{3}$) the size of the historic primary structure as it existed on April 3, 2000.
- (3) The applicant has agreed to a deed restriction that will require that the historic primary structure remain the historic primary structure.
- (4) The size of the accessory dwellings on the property shall be limited to two-thirds ($\frac{2}{3}$) the size of the historic primary structure as the historic primary structure existed on April 3, 2000.

(Prior code 15-2-16; Ord. 5 §9, 2000; Ord. 4 §1, 2009)

Sec. 16-8-70. - Conditional use of redesignation of historic primary dwelling.

Whenever the conditional use of redesignating a historic primary dwelling to accessory dwelling status in connection with an application for the proposed construction of a new primary dwelling is requested in the "R1C," "R2C" and "R3C" Districts, the Board shall make the following findings prior to granting approval of such use:

- (1) The existing historic primary dwelling has not been or will be altered to fit within the size restrictions of accessory dwellings, nor moved from its historic location on the lot after April 3, 2000.
- (2) The minimum distance between the historic primary dwelling on the site and the new primary structure on the site is twelve and one-half (12.5) feet adjacent to that portion of the new structure that does not shed snow towards the historic primary dwelling from the new structure. Otherwise, the minimum distance between the structures must be fifteen (15) feet.
- (3) The minimum distance between the historic and new buildings is maintained as a clear corridor, without structures, from the front lot line to the rear lot line.
- (4) The applicant has agreed to a deed restriction providing that the former historic primary dwelling shall continue to be treated as the primary structure for architectural review purposes.
- (5)

The height of the new, proposed primary structure does not exceed the average height of historic primary dwellings in the neighborhood, except that the module closest to the front street frontage may exceed this height by twenty percent (20%), so long as the average height of the entire structure does not exceed the average height of historic primary dwellings in the neighborhood. The Building Official shall determine the average height and compliance therewith by measuring the length of primary ridges on gable roofs, the length of the highest point of shed roofs and the average between the length of the highest point and eave lengths on conical or hip roofs.

- (6) The new, proposed primary dwelling fronts on a street or avenue and relates to the street in a manner consistent with other primary dwellings on the street.
- (7) The size of the new primary structure shall not exceed that permitted by matter-of-right on the parcel.

(Prior code 15-2-16; Ord. 5 §11, 2000; Ord. 4 §1, 2009)

Sec. 16-8-80. - Criteria for Board decisions relative to Timeshare Development Projects.

- (a) No conditional use shall be approved for a Timeshare Development Project unless the Board finds that the Project complies with the following criteria for a Timeshare Development Project. If the Project does not comply with all of the following criteria, the Project may be approved with conditions that ensure adequate compliance with all of such criteria or it shall be denied by motion of the Board. The Project shall:
 - (1) Be consistent with the purpose, intent, goals and objectives of Article 7 of this Chapter;
 - (2) Shall demonstrate that the negative impacts caused by the Project through the life thereof upon, without limitation, the Town's image as a historic residential community, infrastructure and other structures, revenue sources, transportation systems, amenities, programs and facilities, programs and facilities of special districts providing services to the Town will be satisfactorily mitigated; and
 - (3) Any other matter of consideration that the Board deems to be relevant in upholding the purposes, intents, goals and objectives of Article 7.
- (b) The conditional use approval for Timeshare Development shall meet the criteria established under Section 16-8-20 of this Article.
- (c) In granting the conditional use approval for Timesharing, the Board shall also consider the effect of the Project on the availability of short-term rentals available to the general public on a year-round basis.

(Ord. 8 §5, 2008; Ord. 4 §1, 2009)

Sec. 16-8-85. - Criteria for Board decision relative to marijuana establishments.

No conditional use permit for a marijuana establishment shall be given unless the following criteria are first met:

- (1) None of the following marijuana establishments shall be allowed except in accordance with the following location requirements and restrictions:
 - a. No marijuana establishment shall be located within five hundred (500) feet of any licensed child care facility at the time of establishment of such business.
 - b. No marijuana establishment shall be located within five hundred (500) feet of any school at the time of establishment of such business.
 - c. No marijuana establishment shall be located within one hundred seventy-five (175) feet of any public park or playground at the time of establishment of such business.
 - d. No marijuana establishment shall be located adjacent, as defined in Section 6-5-40 of this Code, to a residential dwelling at the time of establishment of such business.
 - e. No marijuana establishment shall be located in a movable or mobile structure.
 - f. No marijuana establishment shall be located in a residential unit of any kind.
 - g. Marijuana establishments may not serve as home occupations as defined in Section 16-1-20 of this Chapter.
 - h. Marijuana establishments must have unique physical addresses.
 - i. Medical marijuana centers and retail marijuana stores must be accessible from public rights-of-way.
- (2) In addition to the conditional use criteria set forth in this Article, the Board shall consider whether the issuance of a conditional use permit for a marijuana establishment would result in or cause an undue concentration of such businesses within the Town.
- (3) A conditional use permit for a marijuana establishment may not be issued for premises used in conjunction with a conditional use for a restaurant or other use that serves and/or prepares foodstuffs.
- (4) A conditional use for any medical marijuana-infused product manufacturer or retail marijuana products manufacturer may be granted only where the production of such products is demonstrated to be in compliance with state requirements regarding the production of foodstuffs.
- (5) Before a conditional use permit for a marijuana establishment may be issued, the applicant therefor must demonstrate that electrical service satisfactory to the Building Official will be utilized at the premises and moisture, dust, vapors, fumes and odors being created at the premises will be adequately confined and mitigated to the satisfaction of the Building Official so that no nuisance could exist to nearby properties and the public.

- (6) Only five (5) conditional use permits total for the following uses shall be allowed at any given time:
 - a. Medical marijuana centers, retail marijuana stores and dual medical marijuana centers and retail marijuana stores; and
 - b. Medical marijuana-infused product manufacturers and retail marijuana product manufacturers.

Only two (2) conditional use permits for retail marijuana testing facilities shall be allowed at any given time. Dual uses for (i) medical marijuana centers and retail marijuana stores, and (ii) medical marijuana-infused product manufacturers and retail marijuana product manufacturers shall be allowed under one (1) conditional use permit.

- (7) Section 6-5-210 of this Code shall have been complied with prior to the issuance of the conditional use permit for a marijuana establishment.
- (8) It is contemplated that the applicant for a conditional use permit for a marijuana establishment may apply for such conditional use while the State Licensing Authority is processing the application for the subject marijuana establishment to the extent permitted under the Colorado Medical Marijuana Code and the Colorado Retail Marijuana Code, and the regulations thereunder.
- (9) The conditional use permit for a marijuana establishment shall at all times be conditioned upon the continued existence of the license for such marijuana establishment as described in Chapter 6, Article 5 of this Code. Where such license expires or is otherwise terminated or revoked, the corresponding conditional use permit shall similarly expire or otherwise be terminated or revoked without further action of the Town. For purposes hereof, the transfer and reissuance of a license for a marijuana establishment pursuant to Section 6-5-220 of this Code shall not be deemed to be a termination of said license and the related conditional use permit. Such condition and the requirements of Chapter 6, Article 5 shall be incorporated into the conditional use permit by reference.

(Ord. 19 §5, 2013)

Sec. 16-8-90. - Lapse of conditional use permit.

The granting of a conditional use permit becomes part of the building permit applied for, and said conditional use permit shall lapse when and if the building permit lapses under the terms of this Article. Whenever a nonresidential conditional use has been discontinued or abandoned for a period of one (1) year or more, or there has been an intervening different use, such conditional use shall not thereafter be reestablished without the prior approval of the Board, which approval shall be obtained by repetition of the granting procedures herein provided.

(Prior code 15-2-16; Ord. 11, 1995)

Sec. 16-8-100. - Conditional use to run with land.

- (a) Any conditional use granted shall run with the land, with the conditions placed upon the use being covenants granted by the owner for the benefit of the Town. Such conditional uses shall be recorded as required in Section 16-9-70 below.
- (b) Notwithstanding Subsection (a) above, a conditional use permit for a marijuana establishment shall automatically terminate upon the expiration, termination or revocation of the license for such business issued pursuant to Chapter 6, Article 5 of this Code. For purposes hereof, the transfer and reissuance of a license for a marijuana establishment pursuant to Section 6-5-220 of this Code shall not be deemed to be a termination of said license and the related conditional use permit. In the case of such a transfer, the license may be reissued in the name of the transferee and the related conditional use permit shall continue to remain in effect under the same conditions and requirements set forth therein, except where changes to the conditional use permit are necessitated under the Code, including, without limitation, on account of any physical change, modification or alteration to the licensed premises as described in Subsection 6-5-100(g) of this Code.

(Prior code 15-2-16; Ord. 15 §6, 2009; Ord. 20 §6, 2011; Ord. 19 §6, 2013)

Sec. 16-8-120. - Accessory dwelling units—Additional requirements.

- (a) The "Notice of Agreement for Land Use Conditions and Restrictive Covenants" described in Section 16-9-70 relative to conditional accessory dwelling units to be used for Rental, long-term uses shall include such additional terms relative to, without limitation, reporting, investigation and enforcement as shall be approved by the Town Attorney.
- (b) Penalties for non-compliance with the Agreement relative to conditional accessory dwelling units to be used for Rental, long-term uses shall be adopted annually by the Town Council pursuant to its fee schedule adoption process.
- (c) All amounts due and owing the Town in connection with any violation of the Agreement or this Chapter shall constitute a first priority lien on the subject property and may be collected by any means including by way of those matters addressed in Section 4-8-10 of the Code.

(Ord. 9, § 1, 2015)

Sec. 16-8-130. - Formula businesses—Additional requirements.

- (a) Intent. The purpose of these formula business requirements is to maintain and protect Crested Butte's authentic historic character and small town ambience; ensure the vitality and diversity of the Town's commercial districts; and enhance the quality of life of residents and visitors.

- (b) Applicability. These regulations shall apply to formula businesses.
- (c) Related definitions. For purposes of this section, the following definitions apply:
 - (1) *Color scheme* means the selection of colors used throughout the business, such as on the walls, furnishings, permanent fixtures or on the building façade.
 - (2) *Décor* means the interior design and furnishings that may include style of furnishings, shelving, display shelving/racks, wall coverings or other permanent fixtures.
 - (3) *Façade* means the principal exterior face or front of a building including awnings, overhangs, porte-cochères that is oriented towards a street, alley or open space.
 - (4) *Servicemark* means a word, phrase, symbol or design or a combination of words, phrases, symbols or designs that identifies and distinguishes the source of a service from one party from those of others.
 - (5) *Signage* means a sign as defined under Section 16-1-20.
 - (6) *Standardized array of merchandize* means fifty percent (50%) or more of the in-stock merchandise is from a single manufacturer or distributor bearing uniform markings.
 - (7) *Standardized array of services* means a substantially similar set of services or food and beverage menus that are priced, prepared and performed in a consistent manner.
 - (8) *Trademark* means a word, phrase, symbol or design, or a combination of words, phrases, symbols or designs legally registered or established by use that distinguishes the source of the product from one party from those of others.
 - (9) *Uniform apparel* means standardized items of clothing including but not limited to standardized aprons, pants, shirts, vests, smocks or dresses, hat and pins (other than name tags) with standardized colors and fabrics.
- (d) Exemptions. The following formula businesses are exempt from these formula business requirements:
 - (1) Lumberyards, hardware, automotive, gas stations, grocers, banks/ATMs, financial services, health care, insurance, real estate, medical marijuana centers and retail marijuana stores.
 - (2) Formula businesses for which a business license was issued prior to the effective date of these regulations.
 - (3) Construction work on a pre-existing, approved or exempt formula business that is required to comply with fire and/or life safety standards.
 - (4) Disability access improvements to a pre-existing, approved or exempt formula business.
- (e) Formula business location requirements.
 - (1) Formula motels and hotels, and formula restaurants may be permitted as conditional uses in the T-Tourist District.
 - (2) Formula retail businesses may be permitted as conditional uses in the C-Commercial District.

- (3) Formula businesses that are legally in existence as of February 6, 2019 [the effective date of these Regulations] may remain in their current location as a non-conforming use. The same or substantially similar type of use may be transferrable upon sale or transfer of the commercial space or ownership of the business and/or building.
- (4) Formula businesses that are legally in existence as of February 6, 2019 [the effective date of these Regulations] may be renovated and/or expanded up to fifteen percent (15%) of the existing gross floor area or a maximum of one thousand five hundred (1,500) square feet, whichever is less.
- (5) Formula business shall comply with all applicable standards of the underlying zone district and the applicable regulations of the Municipal Code including but not limited to Section 16-8-30 Criteria for decision and the Crested Butte Town Design Guidelines.
- (f) Formula business additional criteria. No conditional use permit for a formula business shall be approved unless the following criteria are met:
 - (1) The formula business complements existing businesses and promotes quality, diversity and variety to assure a balanced mix of commercial uses and range of local, regional and national goods and services for residents and visitors.
 - (2) The formula business has submitted plans, drawings, renderings, visual simulations or other examples that illustrate how it will be consistent with the historic and authentic character of Crested Butte including but not limited to exterior design treatments to appropriately minimize the appearance of "formula" architecture, signage and other treatments to enhance Crested Butte's authentic historic visual appearance and unique, small town shopping, dining and lodging experiences.
 - (3) The location and amenities of the formula business are compatible with the Town's pedestrian, bicycle and transit-oriented environment.
 - (4) The formula business does not include any drive-through facilities.

(Ord. No. 30, § 3, 1-7-2019)

Sec. 16-19-80. - Conditional waivers.

(a) The Board, in its discretion and based on the following criteria, may override Sections 16-19-30, 16-19-40, 16-19-50 and 16-19-60 of this Article. Conditional waivers to increase the size of buildings that have nonconforming aspects apply to the following:

- (1) Additions in the setback;
- (2) Additions on nonconforming parcels which are too small, too large, too narrow or too wide; and
- (3) Additions to structures that are too high or too wide and that will add more structure that is too high or too wide.

(b) No conditional waiver shall be granted which allows any fence or other structure to be erected within the largest rear yard setbacks on lots within Blocks 20, 21, 22, 27, 28 and 29. No conditional waiver shall be granted for an increase in floor area ratio beyond that which is allowed in the applicable zoning district. No conditional waiver shall be granted for a nonconforming aspect if such nonconforming aspect was created by the grant of a variance. No conditional waiver shall be granted to allow any further encroachment by a building or other structure into the twenty-foot or twelve-foot setback from the normal stream banks of Coal Creek as set forth in Subsection 16-11-50(b) of this Chapter.

(c) Any proposal to enlarge a nonconforming aspect or to enlarge a structure on a nonconforming lot must be reviewed under the criteria set forth in Section 16-19-90 below to ensure that the proposal does not exacerbate potential problems caused by the existing nonconforming aspect.

(Prior code 15-2-24; Ord. 13 §3, 1991; Ord. 17 §3, 1991; Ord. 11 §3, 1992; Ord. 2 §3, 1993; Ord. 4 §1, 2009)

Sec. 16-19-90. - Criteria for Board decision.

(a) A nonconforming aspect shall not be approved unless the Board finds that the proposal complies with all the criteria set forth below. If the proposal does not comply with all of said criteria, the proposal shall either be approved with conditions that ensure compliance with all such criteria, continued to a date certain or denied by motion of the Board. If a continued request is not rescheduled by the proponent for discussion to occur on or before the date to which the request is continued, the request is deemed to be denied without further action by the Board.

(b) The enlargement must:

- (1) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.
- (2) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:
 - a. Size;

- b. Density of buildings;
- c. Amount of open space;
- d. Scale;
- e. Maintenance of view corridors; and
- f. Provisions of similar or improved landscaping.

(3) Not create significant adverse impacts on adjacent property owners, including but not limited to the following:

- a. Snow storage;
- b. Snow shedding;
- c. Snow removal;
- d. Solar access;
- e. Other significant design features; and
- f. Fire access.

(4) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.

(c) Such waivers and the applicant's assertions shall be set forth in a written agreement as set forth in Section 16-9-70 of this Chapter.

(Prior code 15-2-24; Ord. 13 §3, 1991; Ord. 4 §1, 2009)

Sec. 16-14-190. - Demolition or relocation of historic and non-historic buildings or structures.

(1) Applicability.

- a. No person shall demolish or relocate any historic building or structure built within the Period of Significance (POS), 1880—1952, unless the Town deems it unsafe and/or dangerous in accordance with Subsection (3), Dangerous conditions.
- b. No person shall demolish or relocate any building or structure built outside the Period of Significance ("POS") unless:
 - (i) The Board has approved such demolition or relocation following proper notice and public hearing in accordance with this Section;
 - (ii) The Board has approved a redevelopment plan as defined in Section 16-1-20; and
 - (iii) The Building Inspector has issued building permits pursuant to Section 18-13-40 for such demolition or relocation and construction of the replacement building or structure.
- c. No person shall demolish or relocate any building or structure for the purpose of selling or conveying vacant lots for future development.

- (2) Ordinary maintenance and repair. Nothing in this Section shall be construed to prevent ordinary maintenance or repair of any historic building or structure. The Building Official may order any person in charge of or having control of the historic building or structure to perform maintenance when the Building Official in their reasonable judgment deems that such maintenance is necessary to prevent significant deterioration of the building or structure.
- (3) Dangerous conditions. A building or structure that is deemed by the Building Official to be unsafe or dangerous creating a substantial risk of injury or damage to property is a public nuisance and is subject to Chapter 7, Article 1, Administration and Abatement of Nuisances. Approval by the Board prior to compliance with an order issued by the Building Official to abate any nuisance is not required. As soon as practicable, the officer shall notify the Board of the proposed or actual issuance of any order.
- (4) Demolition by neglect. The Building Official may, at any time, order any person in charge of or having control and supervision of the property where a historic building or structure is located, to maintain and keep up a historic building or structure where it appears in the Building Official's reasonable judgement that without maintenance the building or structure will deteriorate to the point where demolition becomes the only option.
- (5) Exemptions. The following activities are exempt from the requirements of this Section, except that a building permit issued pursuant to Section 18-13-40 is required prior to commencing any of these activities:
 - a. Demolition of less than twenty-five percent (25%) of floor area of a non-historic building or structure.

- b. Minor demolition and/or relocation activities that include but are not limited to chimneys, decks, porches, steps, small accessory buildings or other similar design features.
- c. Removal of partial roof components to allow for vertical expansion such as dormers or skylights on structures.
- d. Demolition or relocation of mobile homes and mobile home accessory buildings in the M-Mobile Home district.

(6) Application requirements. An applicant seeking approval for demolition or relocation of a non-historic building or structure must submit a complete demolition or relocation permit application to the Community Development Department that includes the following contents:

- a. Payment of applicable fees and delivery of the following information: 1) a legal description of the property involved; 2) proof of ownership or a deed for the property establishing title; 3) signature of the owner of the property or some other authorized person with the written legal authority of the owner to make such application; and 4) a plot plan of the lot or parcel, drawn preferably at a one-eighth inch to one-foot scale, showing the dimensions of the lot or parcel and the size and location of the existing buildings or structures and other site improvements.
- b. A written narrative that describes: 1) the reason(s) for requesting demolition or relocation of the existing building or structure; 2) the architectural style/era and any distinguishing characteristics or features of the existing building or structure; and 3) whether there is an existing deed-restricted housing unit contained on the property.
- c. Existing floor plans, elevations, photographs and/or other materials that enable a thorough understanding of the existing building or structure and the character of the neighborhood context.
- d. A condition assessment report for the existing building or structure prepared by a licensed architect, building systems engineer, building contractor, building inspector or other qualified person that addresses the following:
 1. Site and grounds: the condition of the existing site and grounds including site drainage, pavement, walkways, patios, decks, walls, fencing/railings, landscaping and exterior amenities.
 2. Structural systems: the type and condition of the existing foundations and structural framing of walls, columns, intermediate floors and roofs; a summary of any cracks in the foundation and/or walls; and evidence of leakage or water damage. If relocation is proposed, a determination should be made as to whether the building or structure can withstand the physical impacts of being removed from its current location, transported and relocated upon a new foundation at a receiving site.
 - 3.

Building envelope: the type and condition of existing roofing systems, exterior finishes, insulation, stairs and steps, exterior doors and windows; and whether they need to be replaced.

4. Mechanical systems: the type of electrical, heating, ventilation, plumbing and conveyance systems, including the condition of each system, its estimated efficiency, and its estimated remaining lifespan.
5. Interior building components: the type of interior finishes, fireplaces/heating stoves, appliances and fixtures; their estimated efficiency, and their estimated remaining lifespan.
6. Environmental issues: any evidence of disease-causing organisms, mold, lead, asbestos, chemicals, biological substances and/or radioactive material, including the existence of any hazardous or dangerous conditions or materials.
7. Regulatory compliance: any issues or concerns regarding zoning (setbacks, height, floor area, parking, etc.), life safety, fire or other building code matters.
8. Final summary: a summary that recommends whether the structure should be demolished or relocated; or whether the estimated lifespan of the building's systems and elements can be reasonably upgraded, remodeled, renovated and/or expanded to be more functional, energy-efficient, livable and code compliant.

- e. If demolition is proposed, a written response that details how the applicant intends to comply with the requirements of Chapter 18, Article 15 Deconstruction and recycle plan, and an estimate of cubic yards of demolition material that will be permanently disposed.
- f. If relocation is proposed, a relocation plan that describes and/or shows the transport route, identifies any structural and/or physical constraints, identifies methods of resolving those constraints, and includes a proposed site plan with the subject building or structure located on the receiving site in conformance with the specific zoning requirements, easements and covenants or neighborhood context.
- g. A written response that describes how the applicant intends to satisfy the Replacement Housing requirements in Section 16-14-200.

(7) Review standards for demolition of non-historic buildings or structures. The Board may approve an application for demolition of any non-historic building or structure if the Board determines that all of the following standards have been met:

- a. The existing building or structure is not compatible with the POS; do not conform to the Town's Design Guidelines; and the massing, scale, form and materials do not substantially or materially contribute the character and quality of the neighborhood context.
- b. The existing building or structure cannot meet current zoning, building and energy code requirements, and/or health and safety standards by utilizing reasonable and economically viable construction methods in order to achieve a beneficial use of the property.

c.

If demolition is proposed, the deconstruction and recycle plan meets the requirements of Chapter 18, Article 15 of this Code.

- d. If relocation is proposed, the relocation plan meets the requirements set forth in Subsection 16-14-190(6)f.
- e. The redevelopment plan satisfies the Replacement Housing requirements in Section 16-14-200.

(8) Review standards for relocation of non-historic buildings or structures. The Board may approve an application for relocation of any non-historic building or structure if the Board determines that all of the following standards have been met:

- a. The building or structure can withstand the physical impacts of being removed from the current location, transported, and relocated upon a new foundation at a receiving site.
- b. The building or structure can be located on a receiving site in conformance with the zone district standards, easements and covenants, or neighborhood context.
- c. The relocated building or structure may or may not be in compliance with the Town Design Guidelines.

(9) Staff review and report. Prior to the Board public hearing, staff shall review the application and prepare a report summarizing the application, identifying whether the application appears to satisfy the standards in Section 16-14-190(5), and recommending conditions of approval that may be required to satisfy the standards.

(10) Board review and decision. The Board shall review the demolition or relocation application at the duly noticed public hearing pursuant to Section 16-22-110.

- a. If the Board approves the demolition or relocation application, the applicant shall, within two (2) years of date of approval, prepare and submit a Redevelopment Plan as defined in Section 16-1-20, otherwise the approval will expire.
- b. For relocation within the Town, if it is demonstrated that the existing building or structure conforms to the zone district standards, covenants, and site conditions of the receiving site, and the receiving site is currently available for development, the existing building or structure may be relocated to the receiving site prior to submittal and approval of the Redevelopment Plan.
- c. If the Board denies the demolition or relocation application, the applicant may prepare plans for the maintenance, renovation, modification or expansion of the existing building or structure in accordance with the zone district standards and Town Design Guidelines; or
- d. If the Board denies the demolition or relocation application, the applicant may appeal the decision to Town Council pursuant to Section 16-22-150, Appeal.
- e.

Approval of the demolition or relocation application does not constitute a site specific development plan under Chapter 16, Article 20.

- (11) Expiration of approval. The Board's approval of the demolition or relocation application shall expire within two (2) years of the Board's decision if a building permit has not been issued for the associated redevelopment plan.
- (12) Compliance or general penalty for violation. Any person in violation of this Section shall be subject to the provisions of Chapter 1, Article 4 and the following provisions:
 - a. Where a violation of this Section has occurred, the Building Official shall be authorized to impose any or all of the following penalties:
 1. Prohibit, revoke, or suspend, the issuance of any permit and/or certificate of occupancy in connection with the subject property, except as otherwise described in Subsection b. below.
 2. Revoke, or suspend, the Town of Crested Butte's Business License of the contractor responsible for the violation. This action would result in the revocation, or suspension, of the contractor's ability to work in Crested Butte, except as otherwise described in Subsection b. below.
 3. Revocation of development approvals, or entitlements for the subject property, through an administrative resolution, or public hearing with the Board.

The Building Official shall consider the following factors in deciding whether to impose such possible prohibitions, revocations, or suspensions:

1. The impact of the demolition or relocation of the building or structure upon the historical integrity and architectural character of the Town; and
2. The factual circumstances concerning the cause of the demolition or relocation of the building or structure, as may be identified after reasonable investigation by the Building Official; and
3. Whether the owner or contractor has previous violations for violating the Town's demolition ordinance.

- b. During the pendency of prosecution described in Subsection a. above, the Building Official may impose a temporary suspension of any permit and/or the issuance of a certificate of occupancy in connection with the subject property. In electing to impose such a temporary suspension, the Building Official shall consider the same factors as described in the Subsection above. Such temporary suspension shall remain in effect for the duration of the prosecution and any appeal therefrom.
- c.

Penalties imposed in Subsection a. above does not prevent the Building Official from issuing a building permit for rehabilitation or repair of any building or structure on the property that is the subject of the violation or any improvement, bracing or other construction activity intended to protect, keep up, save and/or maintain any such building or structure on the subject property.

- d. Demolition of remaining structure and site clearance. In the event, the unauthorized demolition renders the remaining structure in a state of disrepair, or threatens life safety, as determined by the Chief Building Official, the owner shall, within sixty (60) days of the occurrence, secure a demolition permit. The remaining structure shall be demolished, and the site shall be cleared of all debris within thirty (30) days of the issuance of said permit. Site clearance shall include the removal of all debris from the foundation and backfilling with clean inorganic fill. The owner of the lot shall plug air and watertight sewer laterals, house lines and any other sewer and plumbing connections.

(Ord. 6 § 1, 2010; Ord. No. 34, § 3, 9-16-2019; Ord. No. 5, § 2(Exh. A), 6-3-2024)

Division 6 - "R1C" Core Residential District

Sec. 16-4-460. - Intent.

The purpose for which this District is created is the provision of areas for low-density residential development along with customary accessory uses in the older residential areas of the Town, where particular attention to the characteristics, size and scale of existing historic buildings is required. Recreational and institutional uses customarily found in proximity to such residential uses are included as conditional uses. It is intended that no more than two (2) units, designed or used for dwelling by a family, shall be allowed on a site.

(Prior code 15-2-6.7; Ord. 11 §1, 1993; Ord. 3 §9, 1994)

Sec. 16-4-470. - Permitted uses.

The following uses shall be permitted in the "R1C" District:

- (1) One-family dwelling units.
- (2) Accessory building, nonresidential use, not heated or plumbed.
- (3) Home occupations.
- (4) Private garages as accessory buildings to the principal permitted uses.

(Prior code 15-2-6.7; Ord. 11 §1, 1993; Ord. 3 §9, 1994; Ord. 10, 2000; Ord. 4 §1, 2009)

Sec. 16-4-480. - Conditional uses.

The following uses shall be permitted as conditional uses in the "R1C" District:

- (1) Accessory dwellings.
- (2) Two-family dwelling units.
- (3) Historic primary dwelling redesignated as accessory dwelling, of a size not to exceed one thousand (1,000) square feet of floor area, under the conditions as are set forth in Section 16-8-70 of this Chapter.
- (4) Public playgrounds and public recreation areas.
- (5) Churches and church schools.
- (6) Nonprofit libraries and museums.
- (7) Farm and garden buildings.
- (8) Public and private schools.
- (9) Shop crafts.

- (10) Bed and breakfast establishments, provided that the granting of such conditional use shall be subject to the requirements for short-term rentals in the "R1" District as set forth in Subsection 16-14-90(c) of this Chapter.
- (11) Parking areas.
- (12) Accessory building, nonresidential use, heated.

(Prior code 15-2-6.7; Ord. 11 §1, 1993; Ord. 3 §3, 1994; Ord. 5 §10, 2000; Ord. 10, 2000; Ord. 21 §3, 2004; Ord. 4 §1, 2009; Ord. No. 2, § 3(Exh. A), 3-6-2023)

Sec. 16-4-490. - Lot measurements.

The following shall be lot measurements for property located in the "R1C" District:

- (1) Minimum lot area: three thousand seven hundred fifty (3,750) square feet.
- (2) Maximum lot area: nine thousand three hundred seventy-five (9,375) square feet.
- (3) Minimum lot width: thirty-one and one-quarter (31 $\frac{1}{4}$) feet.
- (4) Minimum front yard: twenty (20) feet.
- (5) Minimum side yard: seven and one-half (7 $\frac{1}{2}$) feet for single-story and flat-roofed buildings, and as much as eleven and one-half (11 $\frac{1}{2}$) feet for sloped-roofed buildings, dependent upon snow storage guidelines.
- (6) Minimum rear yard:
 - a. Principal building: ten (10) feet.
 - b. Accessory building: five (5) feet.

(Prior code 15-2-6.7; Ord. 11 §1, 1993; Ord. 3 §9, 1994; Ord. 5 §§1, 2, 2000; Ord. 4 §1, 2009)

Sec. 16-4-500. - Floor areas.

The following shall regulate measurements for floor areas located in the "R1C" District:

- (1) Minimum floor area: four hundred (400) square feet for each residential unit; provided, however, that the minimum floor area for an accessory structure built before July 1, 1942, which is being converted to a residential unit, historic accessory structure shall be two hundred twenty (220) square feet, plus a closet, a bathroom and one hundred (100) additional square feet for each occupant in excess of two (2), only if the following conditions are met:
 - a. The residential unit must be an accessory dwelling used exclusively as a long-term rental unit;
 - b. The occupants of the dwelling must have been residents of the County for three (3) consecutive years of the preceding seven (7) years;
 - c.

At least fifty-one percent (51%) of the occupants' income must be earned from work for an employer situated within the County or from work actually performed in the County; and

d. The above limitations for occupants and the limitation of the term of rental shall be recorded pursuant to Section 16-9-70 of this Chapter.

(2) Maximum floor area:

- a. Accessory building, including an accessory dwelling, if any: one thousand (1,000) square feet or two-thirds ($\frac{2}{3}$) of the floor area of the principal building, whichever is smaller.
- b. Accessory dwelling: one thousand (1,000) square feet of floor area or two-thirds ($\frac{2}{3}$) of the floor area of the principal building, whichever is smaller.

(3) Maximum floor area ratio:

- a. Principal building: 0.3 as a matter of right up to 0.32, depending on neighborhood context and lot size, provided that no principal building shall be larger than two thousand five hundred (2,500) square feet.
- b. All buildings: 0.48, provided that all buildings shall not be larger than three thousand five hundred (3,500) square feet in the aggregate.

(Prior code 15-2-6.7; Ord. 11 §1, 1993; Ord. 3 §3, 1994; Ord. 4 §1, 2009)

Sec. 16-4-510. - Building measurements.

The following shall regulate measurements for buildings located in the "R1C" District:

(1) Maximum building height:

- a. Principal building: twenty-eight (28) feet.
- b. Accessory building: twenty (20) feet or the height of the principal building, whichever is less.
- c. Accessory dwelling: twenty-four (24) feet or the height of the principal building, whichever is less.

(2) Maximum building width: thirty-five (35) feet.

(Prior code 15-2-6.7; Ord. 11 §1, 1993; Ord. 3 §§11, 32, 1994; Ord. 4 §1, 2009)

Sec. 16-4-520. - Additional provisions.

- (a) Open space required: fifty percent (50%) of the lot area shall be open, unencumbered and free of any building or structure.
- (b) Minimum exterior wall height shall be seven (7) feet.
- (c) Minimum vertical distance from eave line of roof to the finished grade level shall be six (6) feet.
- (d)

Slope of roof shall be a minimum of 4:12. A flat roof must contain a parapet on the side facing a street, and as otherwise required by the Board.

- (e) Stream margin review: all uses within twenty (20) feet of a designated water source shall meet the requirements of Section 16-11-10 of this Chapter.
- (f) Minimum lot street frontage shall be thirty-one and one-quarter (31 $\frac{1}{4}$) feet.

(Prior code 15-2-6.7; Ord. 11 §1, 1993; Ord. 3 §§10, 11, 32, 1994; Ord. 5 §3, 2000; Ord. 4 §1, 2009)