



Staff Report

To: BOZAR
From: Jessie Earley, Town Planner III
Meeting Date: BOZAR, February 25, 2025
RE: Liebl (226 Sopris Avenue), Final Review

PROJECT TITLE: Liebl (226 Sopris Avenue)

SUMMARY: Consideration of the application of **Denise Liebl and Todd Liebl** to site an addition at the existing contributing historic primary building and accessory building and to site a new cold accessory building to be located at 226 Sopris Avenue, the west 75 feet of lots 1 to 5, both inclusive, except the west 12.5 feet thereof, Block 33 in the R1C zone. (Jose)

- Architectural approval is required.

LEGAL DESCRIPTION: the west 75 feet of lots 1 to 5, both inclusive, except the west 12.5 feet thereof, Block 33

ADDRESS: 226 Sopris Avenue

ZONE DISTRICT: R1C

OWNER: Denise Liebl and Todd Liebl

APPLICANT: Anna Rhees and Jim Jose, SHM Architects

DRC MEMBERS: Alvarez Marti and Anderson – 1/21/2025 DRC; Davol and Staab (2/10/2025)

STAFF MEMBER: Jessie Earley, Planner III

ATTACHMENTS:

1. Plans
2. Photos
3. DRC notes 1/21/2025 and 2/10/2025
4. GIS Map
5. Materials lists
6. Materials narrative
7. Rehabilitation narrative
8. Letter from adjacent property owner
9. Historic building survey
10. Section 16-4-460 – 16-4-520 (R1C)

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

PROJECT DESCRIPTION

1. Site an addition to the southeast corner of the existing historic single-family residence.
2. Lift and place the existing historic accessory building on a new foundation.
3. Site an addition to the existing historic accessory building.
4. Site a new cold accessory building



PUBLIC NOTICE

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

-
- I. Background/Overview:** Anna Rhees and Jim Jose of SHM Architects submitted an application on behalf of the Liebl's for siting an addition to the existing contributing historic primary building, lifting and shifting the existing accessory building to the north, siting an addition on the existing historic accessory building and siting a new cold accessory building. The two existing buildings are classified as contributing to the National Historic District.



II. Status: The applicants met with the DRC at the 1/21 meeting. Notes are attached for more detailed information.

The following revisions have been made to the plans since that meeting:

- 18” metal foundation cover added to the addition on the existing accessory building
- 18” metal foundation cover added to the new accessory building
- Slight variation in color to addition on the existing accessory and new accessory building
- Added to site plan:
 - Walkways/patios
 - Parking substrate
 - Revegetation for disturbed areas
 - Drainage arrows
- Existing and proposed lighting added to plans.
- 3D rendering provided for proposed addition to primary building.
- Window removed from south elevation of new accessory building.
- Elevations updated on new accessory building.
- Details added garage doors.

The applicants met with the DRC at the 2/10 meeting onsite and notes are attached. The following revisions have been made to the plans since that meeting:

- Revised materials board
- Revised materials lists

III. Context: Refer to guidelines 4.25-4.26. The two-story, rectangular frame dwelling with hipped roof with widely overhanging eaves is situated in the historic RIC zone with the RIC zone



across the street to the north. Across the alley to the south, the R2C zone is located. The neighborhood contains a mix of small 1 ½ story and two-story homes, many of which are historic with either contributing or non-contributing status. Historically, these areas were primarily residential and still remain this way today.

The Board will need to determine whether the additions 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	<p>Discussion is encouraged to determine if the proposed additions are acceptable or if they will appear excessively dissimilar.</p> <p>Staff encourages discussion about the materials as proposed for the addition to the existing accessory building and the new accessory building, as they do not properly cleave the difference between the existing historic structure and new addition.</p> <p>Staff finds that the windows, as proposed for the existing accessory building are dissimilar due to the window to wall ratio, as proposed on the west.</p> <p>Staff finds that the rehabilitation plan may not be consistent with National Park Service standards and should be walked through to ensure that all historic materials will remain.</p>	<p>Support</p> <p>1/21 DRC: Members voiced that a small distinction would be good, but it should not be too different, as the nature of the buildings are simplicity. A slight differentiation has been provided.</p> <p>2/10 DRC: Members voiced support for the revised materials details.</p> <p>Full Board discussion.</p> <p>Discuss onsite and with full Board.</p>



NOTE: RENDERINGS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

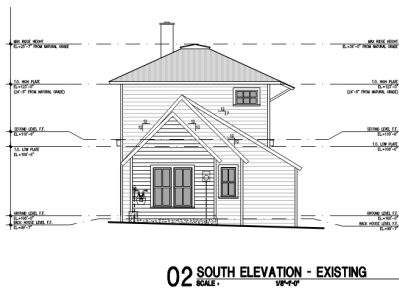
1/21/2025 DRC rendering from South



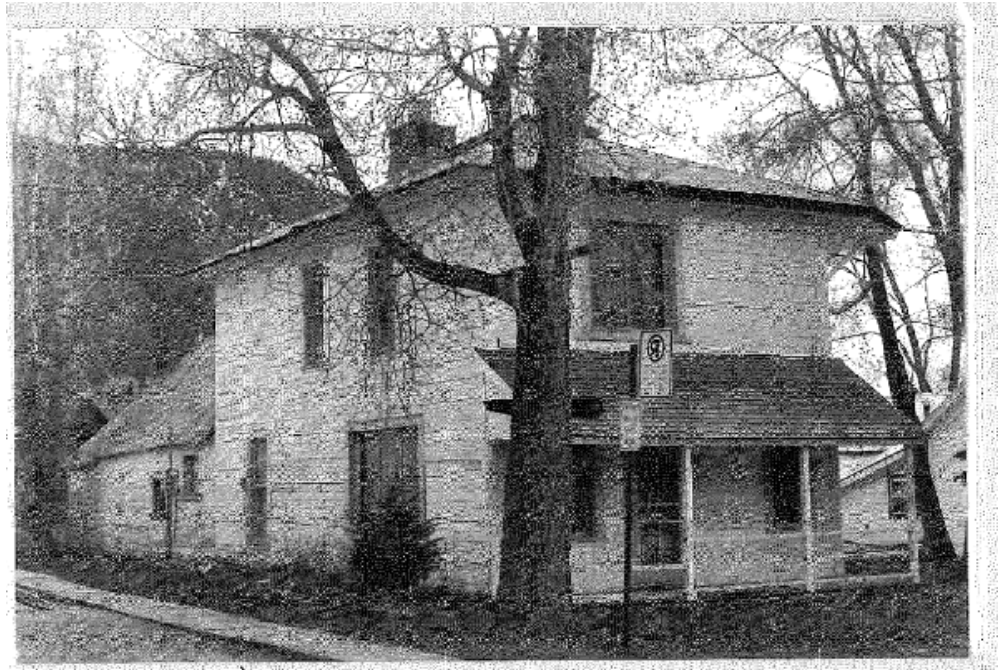
2/10/2025 DRC and 2/25/2025 BOZAR: revised south rendering

III. Historic Background:

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



As built drawings from the application



North elevation from HBS



Historic photo of north side of home



North elevation existing



North elevation post remodel



Southeast elevation from HBS



Southeast elevation existing



Primary Building: This house was built in 1883. This is a two-story rectangular frame dwelling with a hipped roof with widely overhanging eaves and rear gabled extensions. The building has corrugated metal roofing. The eaves on the east have braces beneath. There is a concrete block chimney with clay flue cap on the west roof slope and a concrete foundation. The walls are clad with beadboard applied horizontally. The upper story front had two square engaged pilasters at corners, as seen in the photos above. These were revised when the remodel was done. There is now a door and a window. There are large, two light windows on the upper story with wood surrounds with sills that extend beyond jambs. There was a full length shed roof porch in photos above that were converted to a second story deck due to photographic evidence of the building historically with the feature. There are square post supports and a horizontal board balustrade. There is a slightly off-center entrance with paneled and glazed door. There are two over two light double hung sash windows with plain wood surrounds for the flank door. The east side has two, two over two light windows on each story. The west side has two, two over two light windows on the upper story and one large three light window and single two over two light windows on the lower. There are two gabled projections on the rear. The middle section has a brick chimney and shed projection on the east with a door with two rounded arched lights on the north and band of six light windows on the east.

The extent of alterations on this home were:

- **2003:** Reconstruct front of house per 1920's photo
- Addition of 6' on south portion of building
- Window addition on east side
- Two skylights on east elevation

This home is associated with the Martin Verzuh family. Martin came from Austria-Croatia and married Frances Spehar in 1897. Martin operated a saloon and opened a general mercantile in Crested Butte in 1905. The couple had eight children who were educated in Crested Butte schools during 1924-1936.

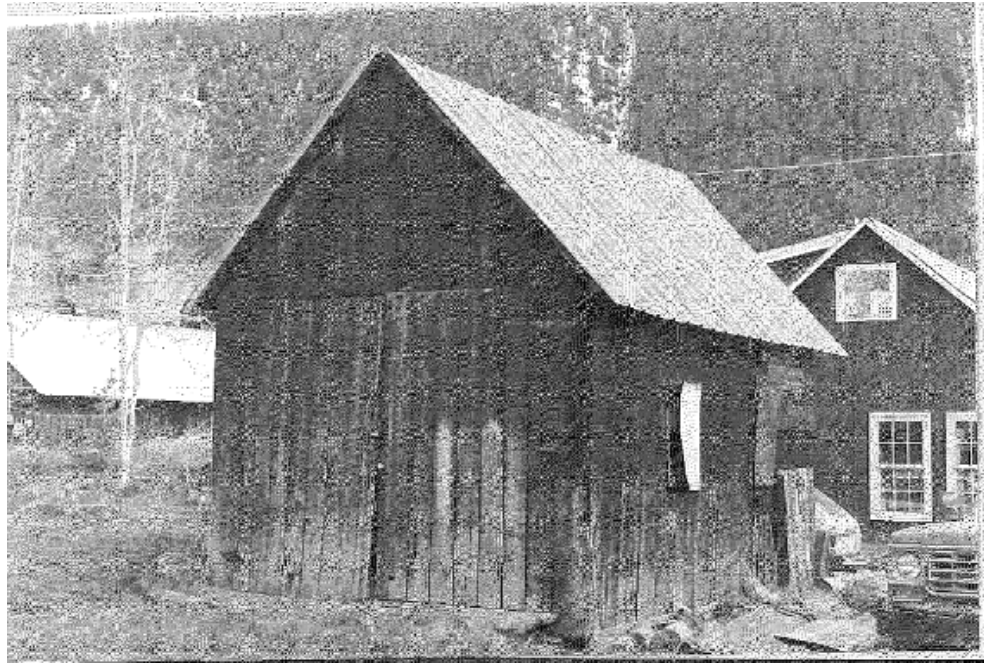
This house is representative of the dwellings erected in Crested Butte during the late nineteenth century. Notable features include the hipped roof, frame construction, pilasters at the second story, double hung sash windows and paneled and glazed doors.

Accessory Building: This building was built in the 1890's. It is a one story, rectangular (12'x18') frame shed with front gable roof and overhanging eaves. The building has metal roofing. The walls are clad with vertical board siding. On the north are double hinged vertical board doors. The windows have been covered with plywood.

The extent of alterations on this building are:

- Windows were covered with plywood.
- Wall patched with horizontal boards on the east.

This building is representative of the outbuildings erected in Crested Butte. Features include the gable roof, frame construction and vertical board siding.



South elevation of accessory building from HBS



South elevation of accessory building from HBS



North elevation of accessory building – existing

I. Land Use Code Review:

a. Historic Residential Zone (R1C) (Sec. 16-4-460 – 16-4-520)

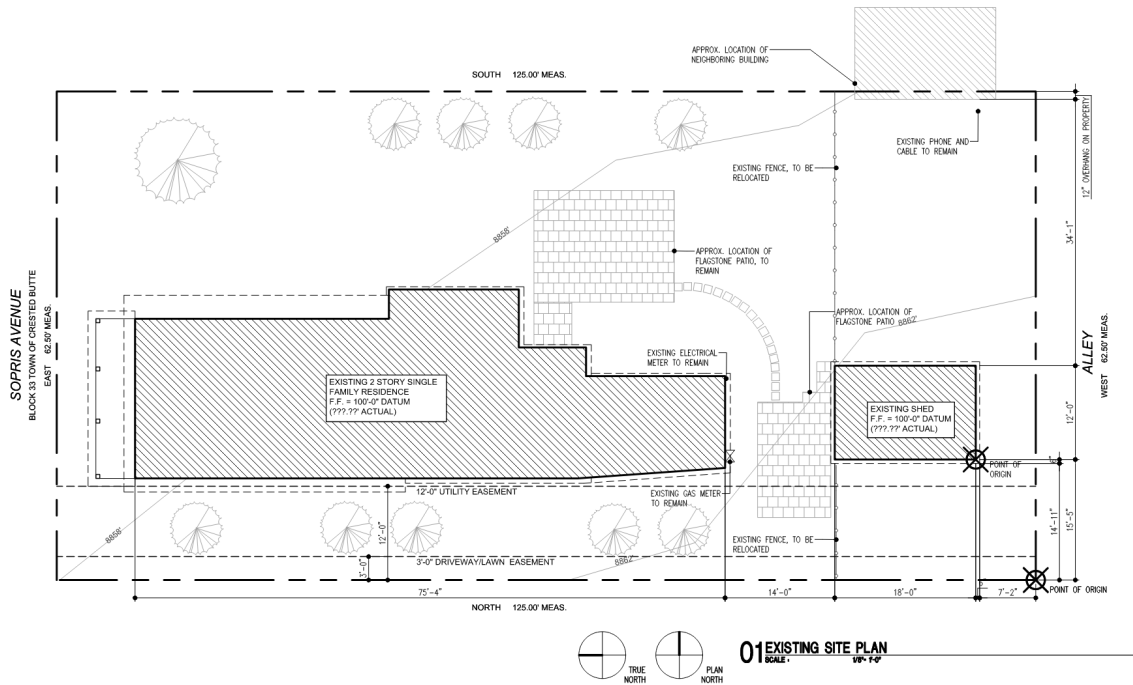
Dimensional Limitations	Required by Chapter 16	Proposed	Compliant
Minimum Lot Width:	25'	50'	Yes
Maximum Lot Area:	9375 sf	7812.5 sf	Yes
Minimum Lot Area:	3750 sf	7812.5 sf0	Yes
# Dwellings:		1	Yes
Minimum Setbacks:			
Principal: Front:	20'	4' (existing, no change)	Yes
Principal: Side Yard (West):	Seven and one-half (7½) feet for single-story and flat-roofed buildings, and as much as eleven and one-half (11½) feet for sloped-roofed buildings, dependent upon snow storage guidelines.	11'3" (existing) 7'6" (addition to existing AB)	Yes



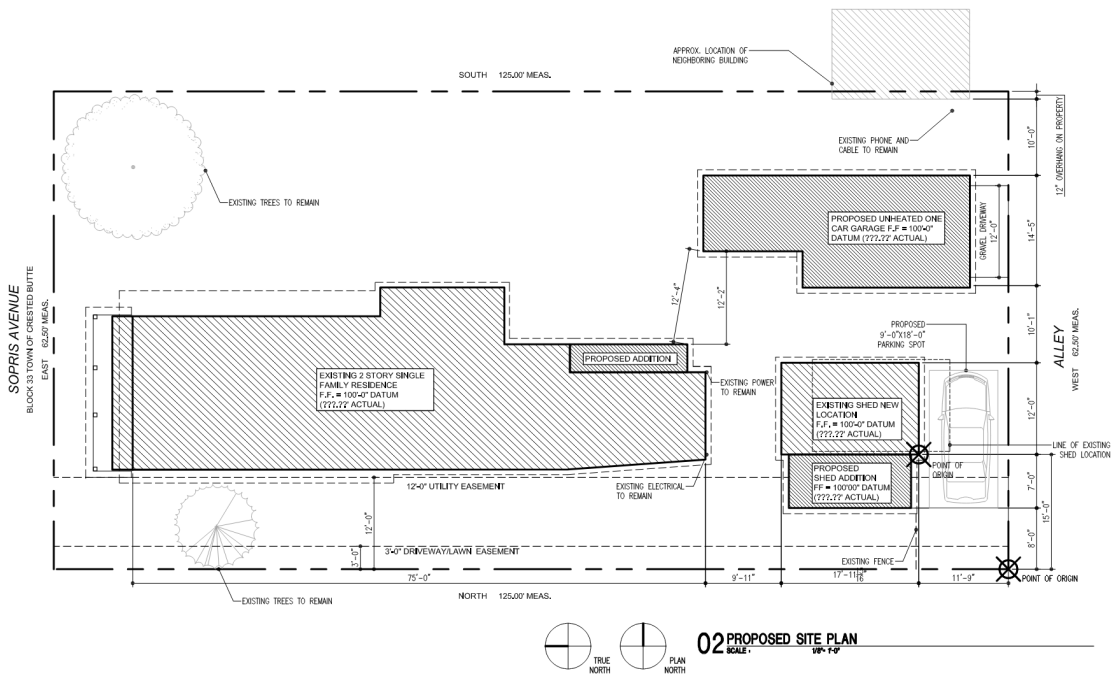
Principal: Side Yard (East):	Seven and one-half (7½) feet for single-story and flat-roofed buildings, and as much as eleven and one-half (11½) feet for sloped-roofed buildings, dependent upon snow storage guidelines.	24'11" (existing) 32'3" (proposed addition)	Yes
Principal: Rear Yard (South)	10' (Principal)	10'11" (existing AB)	Yes
Accessory Building (existing): Side Yard (West):	Seven and one-half (7½) feet for single-story and flat-roofed buildings, and as much as eleven and one-half (11½) feet for sloped-roofed buildings, dependent upon snow storage guidelines.	14'8" (existing) See above for proposed, due to inclusion with primary.	Yes
Accessory Building (existing): Side Yard (East):	Seven and one-half (7½) feet for single-story and flat-roofed buildings, and as much as eleven and one-half (11½) feet for sloped-roofed buildings, dependent upon snow storage guidelines.	34'4" (existing) See above for proposed, due to inclusion with primary.	Yes
Accessory Building (existing): Rear:	5' (Accessory) 10' (Principal)	6'11" (existing) See above for proposed, due to inclusion with primary.	Yes
Accessory Building (new): Side Yard (West):	Seven and one-half (7½) feet for single-story and flat-roofed buildings, and as much as eleven and one-half (11½) feet for sloped-roofed buildings, dependent upon snow storage guidelines.	10'	Yes
Accessory Building: Side Yard (East):	Seven and one-half (7½) feet for single-story and flat-roofed buildings, and as much as eleven and one-half (11½) feet for sloped-roofed buildings, dependent upon snow storage guidelines.	10'3" (proposed)	Yes
Accessory Building: Rear:	5' (Accessory) 10' (Principal)	5' (proposed)	Yes
Between buildings (wall to wall)	10'	The existing accessory will be shifted 5' to the north and will be closer than 10'. This building will be incorporated into the overall sf for the primary building for the sake of FAR. 12'4" (proposed AB to primary) 10' (proposed AB to existing AB)	Yes Yes Yes



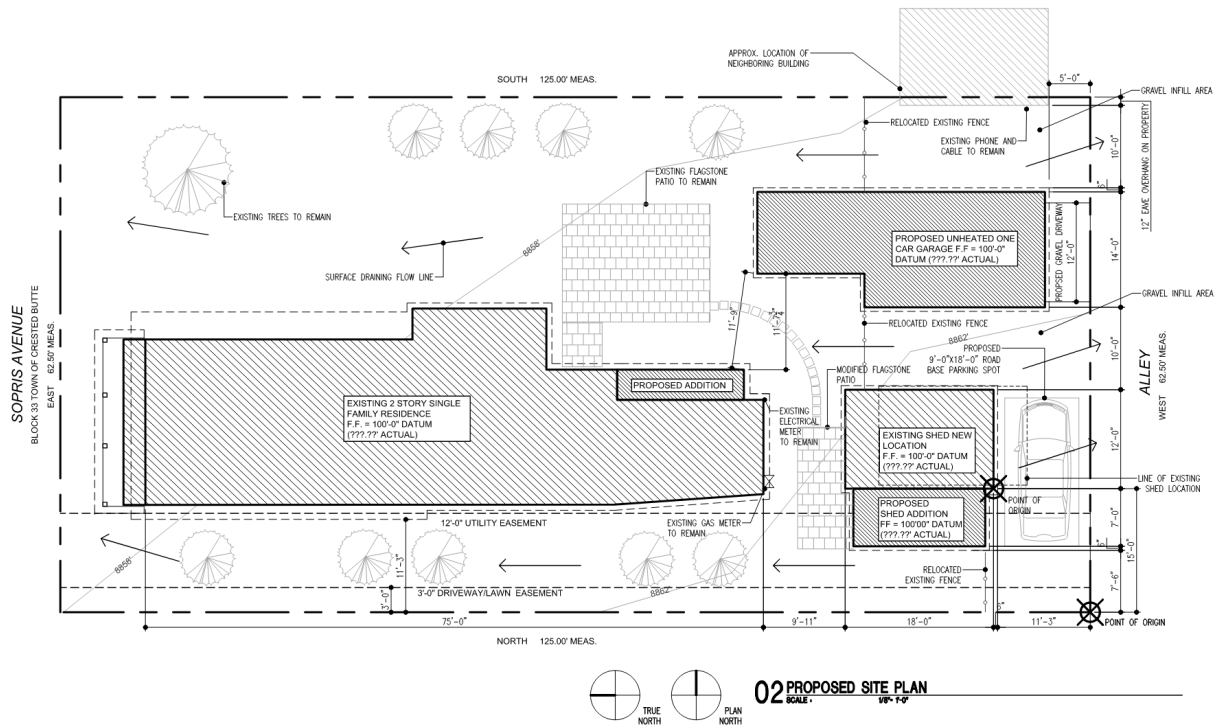
Max FAR – Primary building	0.3-0.32	0.3, (2273 primary +116 AB = 2389/7812.5 sf) - existing 0.318, (2487.2 sf/7812.5 sf)	Yes
Max FAR – All Buildings:	0.48	0.363, 2837.2 sf (2487.2 sf primary and existing AB + 350.08 sf accessory) - proposed	Yes
Height:	30'	25'3" (principal, existing/proposed) 15'9" (existing accessory, existing) 15'11" (existing accessory, proposed) 14'7" (new accessory, proposed)	Yes
Roof Pitch	Minimum 4:12	6:12 (principal, existing hipped roofs) 12:12 (gabled roofs rear, existing) 12:12 (proposed addition) 7:12 (pitch break on south, existing) 12:12 (existing accessory, existing gable) 4:12 (existing accessory, proposed shed roof pitch break) 8:12 (proposed accessory, gabled roofs)	Yes
Snow Storage	>33%	44.6%	Yes
Parking	2 spaces	2 spaces (1 interior, 1 exterior)	Yes
Open Space	50%	70.1 %	Yes



Existing Site Plan



1/21 DRC: Proposed Site Plan



2/10 DRC and 2/25 BOZAR: Revised Site Plan

II. Design GL Analysis

Purpose for the R1C District:

The purpose of the R1C district is to provide areas for more intensive residential development than allowed in the R1 District, along with customary accessory uses. It is imperative to carefully monitor such development so that it blends into its neighborhood context and the scale and fabric of the Town, paying particular attention to the characteristics, size and scale of existing historic buildings.

Design goals for the R1C district include:

- To encourage appropriate infill and changes to existing structures and preserve the historic residential character of the area.
- To place importance on the appropriate development of the entire property not just individual structures.

b. Site planning: Refer to GL: 2.16-2.40, 3.1-3.2.

GL	Staff Analysis	DRC Recommendation
Topography	Topography is not included, but should be. This information is not anticipated to impact FAR or height requirement.	Add information to the plans
2.8 Drainage	Drainage arrows have been shown and show drainage to the north and south to the alley.	Add information to the plans, which has been provided.



Easements	There area existing easements on the west portion of the lot, which includes a 3' driveway easement and 12' utility easement. There is a letter from the property owner to the east expressing support for the addition.	Support with neighbor support.
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 existing trees on the north portion of the lot, which are to remain and will not be impacted by the additions. The applicant has added the existing trees to the lot and no trees will be removed. At the 2/10 DRC, there was a suggestion to move the lilac by the electric meter on the south side of the home, as it will be required.	Confirm number of trees, which has been provided.
2.19 New trees	There are no new trees noted on the plans.	
2.16 a./ 2.20 Native plantings	Ground cover for disturbed areas has been noted as grass. Native plantings are encouraged by the GL.	Add information to plans, which has been provided.
2.16 e Pervious materials	The existing flagstone patios and walkways are to remain. Parking has been included on the proposed site plan as gravel.	Add information to plans, which has been provided.
2.28 e & f Parking substrate	Parking spaces are noted on the site plan. Substrate is called out as gravel.	Add information to plans, which has been provided.
(2.37-2.40)/ 16-17-40 Exterior Lighting	Existing and proposed lighting has been included. They appear to meet the intents of the requirements. If existing fixtures do not meet requirements, they will be required to be upgraded as part of the work to be done.	Add information to plans, which has been provided.
Solar	NA	NA
Utilities	Existing and proposed wet and dry utilities must be noted on the plan. Rights of way (alley and Sopris Avenue) must be shown to scale on the site plans.	Add information to the plans.
2.7 Snow Storage	Snow storage has been depicted on the plan and corresponds to the areas to be plowed.	Support
2.27 Fences	An existing fence is on the south. Confirmation is needed if there will be a new fence proposed.	



- c. **Rehabilitation Plan:** Refer to GL 3.2, 3.5-3.16. A narrative from the applicant has been provided to outline rehabilitation methods for the accessory building. The primary building will only have a small addition. The remainder of the building will remain the same. Certain details below appear to conflict with methods of preservation encouraged in Chapter 3 of the Design Standards and Guidelines. 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 from plans indicate:

- The accessory building will be lifted and shifted 15' to the east temporarily.
- Then, a new foundation will be installed 5' to the north of existing accessory location.
- Shift the building to the new foundation with a small addition to the west.
- All existing framing will remain in place and new framing will be added from the interior.
- Vertical board on board siding to remain.
- Existing two windows are proposed for replacement.
- Existing exposed rafter tails to remain.
- Existing corrugated metal roofing (non-historic) to be replaced with rusted standing seam roofing on primary building.
- Existing pro panel roofing (non-historic) on the existing accessory building to remain and be replaced.
- Existing trim details to remain.
- Existing barn style doors on north to remain and be rehabilitated.

GL	Staff Analysis	DRC Recommendation
3.2 Original footprint	<p>The accessory building does not currently have a foundation and must be sited on a foundation. The property owners would like to shift the building 5' back to accommodate a parking space. Support.</p> <p>The primary building is to remain. Support.</p>	Support
3.8 Historic materials	The applicants propose removal of the windows, as described above. All historic windows must remain and be rehabilitated per GL. These windows are unique because they look like windows that were salvaged to put into the openings and don't fit properly. Discussion is encouraged.	Full Board discussion.

- d. **Alterations to the historic building:** Refer to GL 3.12, 3.14, 3.22-3.24



As outlined above, there have been some alterations to this historic building.

GL	Staff Analysis	DRC Recommendation
3.22 b	This GL speaks to alterations to historic buildings. The alterations to this accessory building have been very minor.	Support with discussion about windows.

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

GL	Staff Analysis	DRC Recommendation
3.49 Historic windows	All historic windows must remain and be rehabilitated.	Discuss at site visit.
3.50 Position of historic windows	Windows on the historic portion of the building are to remain in existing openings. These windows are unique because they look like windows that were salvaged to put into the openings and don't fit properly. Discussion is encouraged.	Support

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

GL	Staff Analysis	DRC Recommendation
3.17 Additions to historic buildings	Primary: The addition to the primary building fills in a small area on the southeast corner. A 3D rendering showing the existing and proposed area would be helpful to show the change. The proposed renderings have been provided. Accessory: The addition to the accessory building steps down from the main ridge and also from the north and south. A change in material would be encouraged.	Support
3.18 a Stepping down additions	Primary: The addition will continue the roof pitch that is existing in the southwest corner of the building 12:12. Accessory: The addition on the west steps down 4'3" from the main ridge. Discussion is encouraged to determine if the addition is subordinate.	Support
3.18 b/ 3.36 Connector	This GL suggests a connector. In both the case of the accessory building and primary building Staff does not feel that a connector would be warranted.	Support without the connector.
3.18 c Mass	Primary: The size of the addition (110 sf) is much smaller than the size of the original structure (2273 sf) per GL 3.18 c. The mass of the addition will be	Support



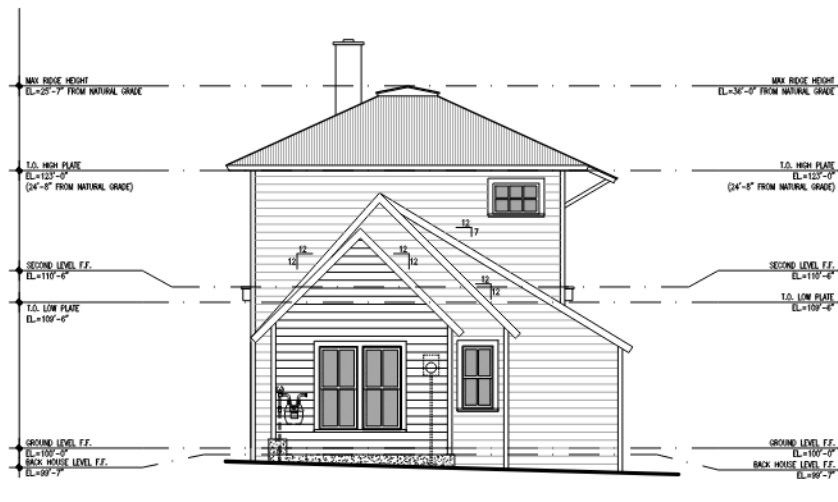
	<p>placed on the rear, but as noted a 3D model of the addition would be of help.</p> <p>Accessory: The existing AB is 216 sf and the addition is 111 sf, which is smaller in size.</p> <p>Staff feels that neither addition appears large in comparison with the existing structure and other structures in the surrounding RIC zone district and the proposed plans match scale of the surrounding buildings within the zone.</p>	
3.19/ 3.37 Additions as products of their own time	<p>Primary: The addition is proposed to match the existing primary building, which is appropriate given the size. Support.</p> <p>Accessory: The addition to the existing AB is proposed to match. The additions should have siding proposed that should be distinguishable from the existing historic building.</p>	<p>Support</p> <p>1/21 DRC: Members voiced that a small distinction would be good, but it should not be too different, as the nature of the buildings are simplicity.</p> <p>2/10 DRC: Members voiced support for the revised materials details.</p>
3.21 Traditional entrance pattern	The existing entry will remain.	Support



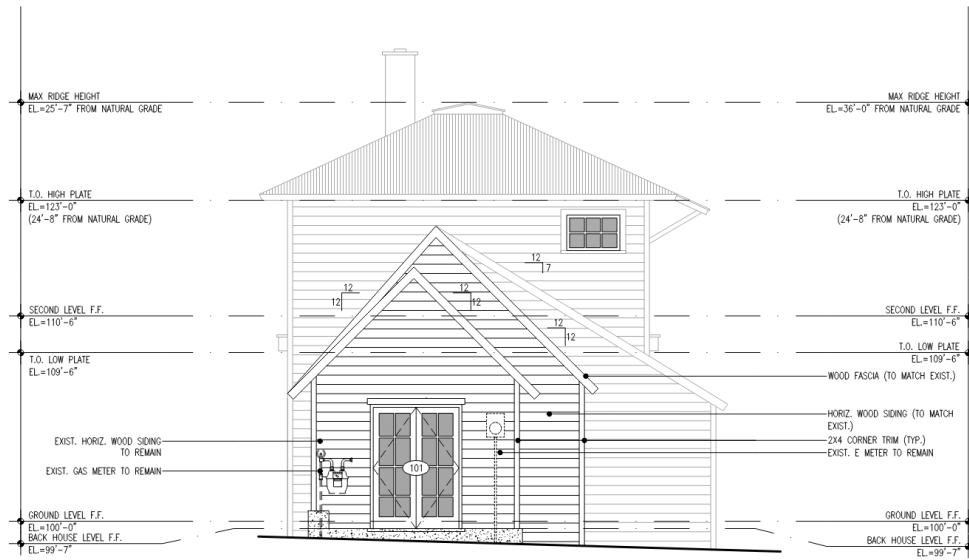
Plan view (east) - Primary Building - existing



Plan view (east)-Primary Building - proposed

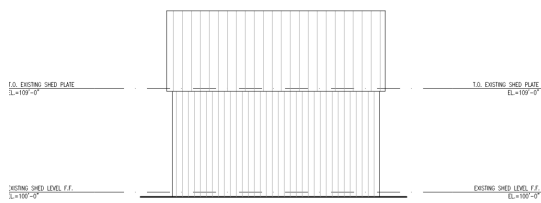


Plan view (south) - Primary Building - existing

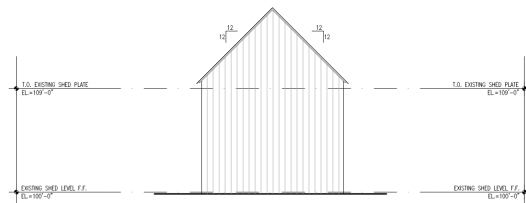


02 SOUTH ELEVATION - PROPOSED
SCALE: 1/8"=1'-0"

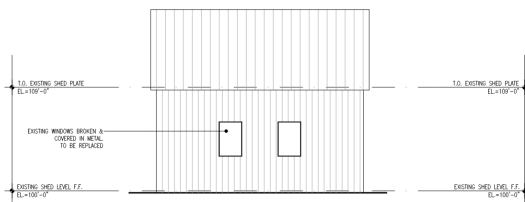
Plan view (south) - Primary Building - proposed



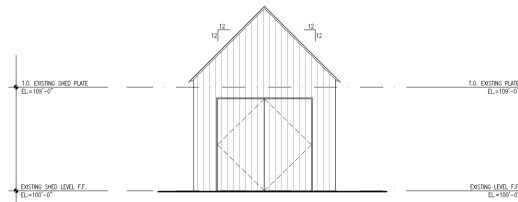
04 WEST ELEVATION - EXISTING
SCALE: 1/8"=1'-0"



02 SOUTH ELEVATION - EXISTING
SCALE: 1/8"=1'-0"



03 EAST ELEVATION - EXISTING
SCALE: 1/8"=1'-0"

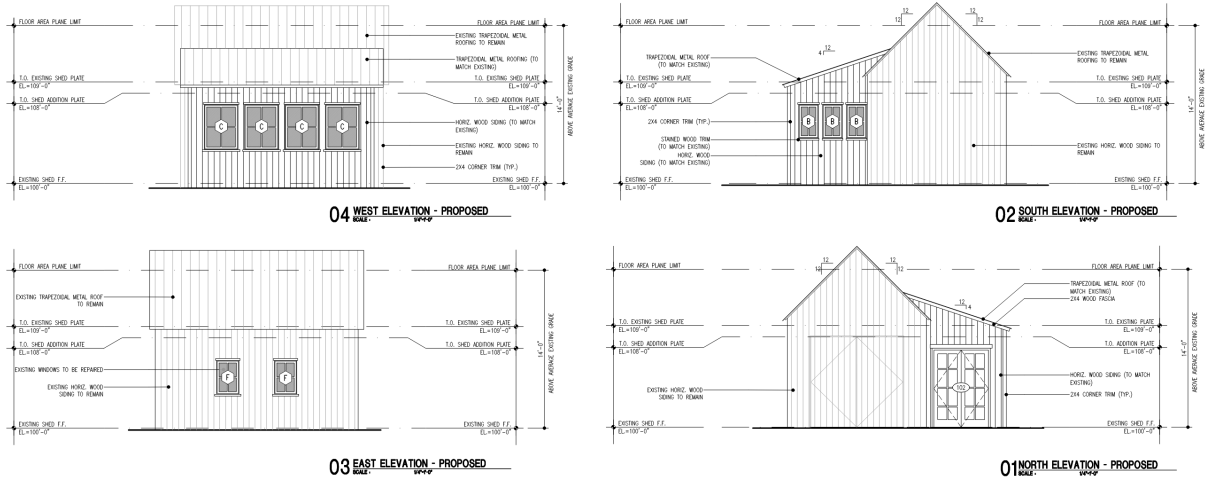


01 NORTH ELEVATION - EXISTING
SCALE: 1/8"=1'-0"

Plan view -Accessory Building - existing



REFER A3.00 FOR FINISH SCHEDULE



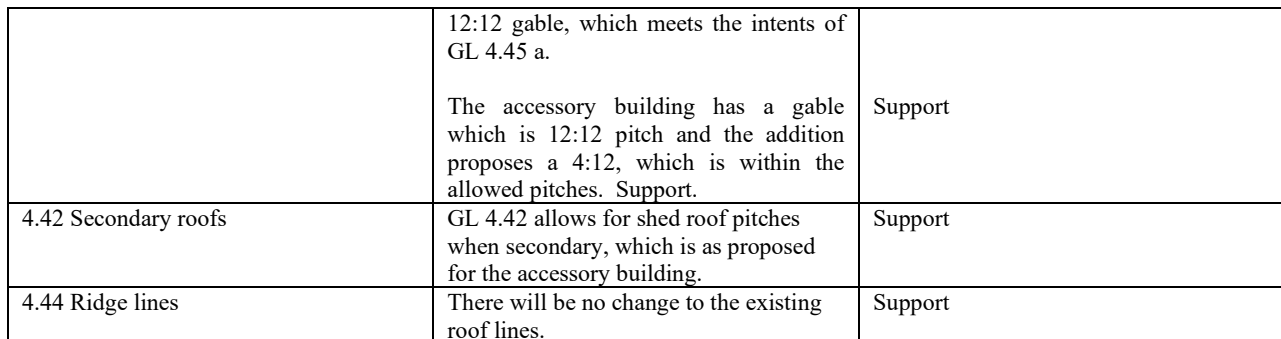
Plan view – Accessory Building - proposed

g. **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	<p>Primary: The existing roof is a hipped roof transitioning down to two gable and a shed on the side and the addition will continue the gable roof, which meets the intents of this GL.</p> <p>Staff does not feel that a connector module is warranted for the addition to the primary building.</p> <p>Accessory: The existing roof is gabled and this will add a shed roof to the west side, which steps back from the existing building, as seen from the alley on the south and north. Support.</p>	<p>Support</p> <p>Support</p>
4.32 – 4.34 Forms of additions	<p>Discussion is encouraged as to whether the design of the addition cleaves a relationship with the architectural style of the residence and accessory building and relates with the overall styles within the neighborhood or appears incongruent.</p>	<p>Support</p>

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

GL	Staff Analysis	DRC Recommendation
3.39/4.45 Roof forms	<p>The existing primary building has a 6:12 hipped roof pitch and 12:12 gables and the proposed addition will incorporate a</p>	<p>Support</p>



GL	Staff Analysis	DRC Recommendation
3.47 Preserve existing porches	The existing front deck and porch are to remain.	Support
3.48 Porch	NA	NA

GL	Staff Analysis	DRC Recommendation
3.40 Primary elevation	Existing windows on the primary elevation of the primary building are to remain.	Support
4.53 Window to wall ratio	Existing. Support.	
	<u>East (primary):</u> There is a three pack of horizontal windows and a door to remain. Currently there is one window on the rear module, which is proposed to be revised to a two pack. This two pack would be moved from the south elevation.	Support
	<u>South (primary):</u> There is an existing window on the south elevation on the secondary gable module that would be removed and a two pack of windows on the southernmost gable module that would be replaced with a full light French door.	Support
	<u>South (accessory):</u> There are no existing openings in the south elevation of the	Support



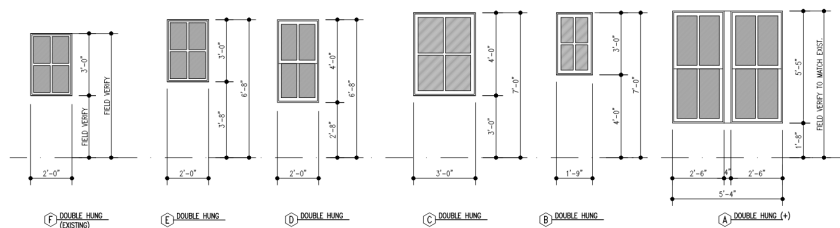
	<p>AB. Proposed are three single windows for the addition. This is a 7% window to wall ratio, which is relational. The interior window does crowd the inside corner.</p> <p><u>North (accessory):</u> There is an existing barn door on this elevation which will remain. On the addition, there is a full light French door proposed.</p> <p><u>East (accessory):</u> There are two existing historic windows on this elevation, which must remain and be rehabilitated.</p> <p><u>West (accessory):</u> There are no existing openings and four single windows are proposed. These four openings propose 48 sf of opening for 147 sf of wall space, which is 32% of window to wall. This is excessive. This is not a front façade, but it does not appear as it would have historically.</p>	<p>Support</p> <p>Discuss windows at site visit and with Full Board.</p> <p>1/21 DRC: Members thought that the window to wall as proposed exceeds ratios seen historically small simple accessory buildings.</p> <p>2/10 DRC: Full Board discussion was encouraged.</p>
4.54 Vertical emphasis	<p>Windows are shown as a two over two double hung style window to match existing windows.</p> <p>A window and door schedule has been provided.</p> <p>Casement windows are noted. Per GL 4.54, these windows are reserved on historic buildings for egress only. Non-egress windows should be double hung windows. All windows must provide simulated divided light for new windows.</p>	Support
4.56 Window material	<p>Aluminum clad windows are noted on the materials list, color confirmation needed.</p> <p><u>Primary:</u> If all windows exist as wood, they would need to remain as wood. Simulated divided lights are required, which are noted on the materials list.</p> <p><u>Accessory:</u> All windows exist as wood in the AB and any new windows must be wood.</p>	<p>Windows must be wood on the existing historic accessory building.</p> <p>The new accessory building can incorporate aluminum clad windows.</p>
4.57 Fenestration pattern	<p><u>Primary:</u> Support</p> <p><u>Accessory:</u> Met.</p>	Support
4.58 Groupings of 2 or more windows	Primary: Support	Support



	Accessory: There is trim provided between windows on the south and west. These windows cannot be mullied.	
4.59 Window and door trim	Trim is proposed as 2"x4". Support.	Support
4.60 Divided lights	Simulated divided lights are required.	Support

- WINDOW NOTES:
- 1) ALL DIMENSIONS PROVIDED ARE TO OUTSIDE OF FRAME, UNLESS NOTED OTHERWISE (U.N.O.)
 - 2) MANUFACTURER TO SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION
 - 3) UNITS MARKED WITH "X" INDICATE DIMENSIONS THAT NEED TO BE VERIFIED BY THE MANUFACTURER
 - 4) STEEL WINDOWS TO HAVE L6-3/4" INSULATED GLAZING WITH U VALUE OF .29 AND SHGC OF .04
 - 5) GLAZING TO HAVE U FACTOR .35 MAX / SHGC .04 PER ENERGY CODE
 - 6) ANY HORIZONTAL GLAZING LOCATIONS FOR ROOF CORE ROSSA SHALL BE TAPERED
 - 7) CASSETTE WINDOWS TO BE SIDE HUNG AND SWINGING OUT WITH INSECT SCREENS FOR ALL OPERATING VENTILATORS
 - 8) REFERENCE EXTERIOR ELEVATIONS FOR CASSETTE SWING DIRECTION
 - 9) FIELD VERIFY ALL CORNER UNITS
 - 10) INTERIOR FINISH TO BE COORDINATED WITH INTERIOR DESIGNER
 - 11) WINDOWS MAY REQUIRE OVER FRAMING TO ALLOW FOR DRYWALL RETURN AND/OR BASEBOARD RETURN AT JAMBS REFER AG FOR DETAILS.

WINDOW SCHEDULE														
WINDOW			SPECIFICATION				DIVIDED LITE		COLOR		REMARKS			
MARK	TYPE	(+EGRESS)	SIZE (W X H)	MANUFACTURER	MATERIAL	GLASS TYPE	SCREEN	JAMB	PROFILE	SIZE	EXTERIOR	INTERIOR	REMARKS	MARK
A	DOUBLE HUNG (+)		5'-4" x 5'-5"	EXISTING									EXISTING TO BE RE-USED	A
B	DOUBLE HUNG		1'-8" x 3'-0"	T.B.D.	METAL-CLAD WOOD	INSULATED		2"			MATCH EXIST.	MATCH EXIST.		B
C	DOUBLE HUNG		3'-0" x 4'-0"	T.B.D.	METAL-CLAD WOOD	INSULATED		2"			MATCH EXIST.	MATCH EXIST.		C
D	DOUBLE HUNG		2'-0" x 4'-0"	T.B.D.	METAL-CLAD WOOD	INSULATED		2"			MATCH EXIST.	MATCH EXIST.		D
E	DOUBLE HUNG		2'-0" x 3'-0"	T.B.D.	METAL-CLAD WOOD	INSULATED		2"			MATCH EXIST.	MATCH EXIST.		E
F	DOUBLE HUNG		2'-0" x 3'-0"	T.B.D.	METAL-CLAD WOOD	INSULATED		2"			MATCH EXIST.	MATCH EXIST.		F



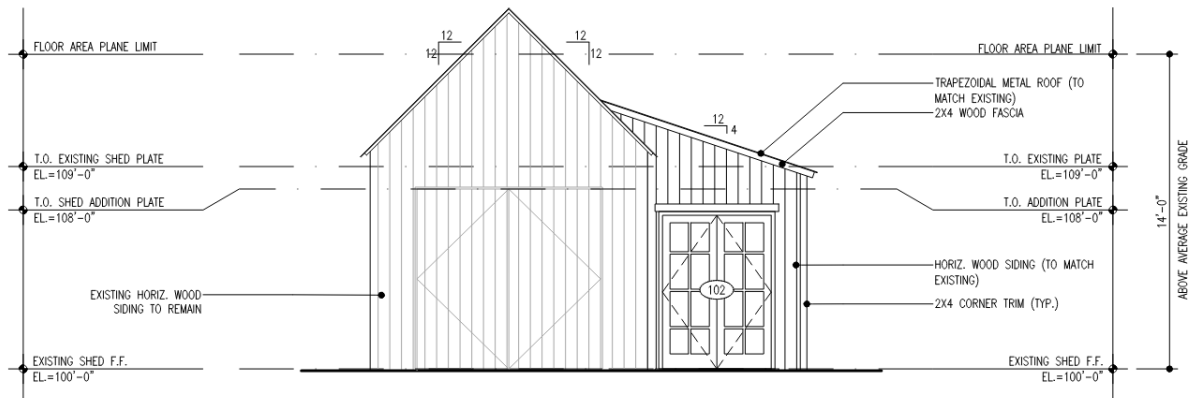
k. **Doors:** Refer to GL 4.64-4.69.

GL	Staff Analysis	DRC Recommendation
4.64 Primary door	The primary door will continue to face Sopris Avenue. Support.	Support
4.65 Primary door	Primary: This door is to remain. Support. Accessory: The primary barn style door on the north is to remain and be rehabilitated.	Support
4.66/3.58 Secondary doors	There are full light, aluminum clad French doors proposed on the south elevation of the primary building. This proposal appears to be consistent with GL 4.66 b. There is another set of full light, wood French doors proposed on the north elevation of the accessory building. This French door is not highly visible from the street but does appear tight on this small module. A single door might appear more in historic context.	Support



02 SOUTH ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"

South – proposed rear door (primary building)



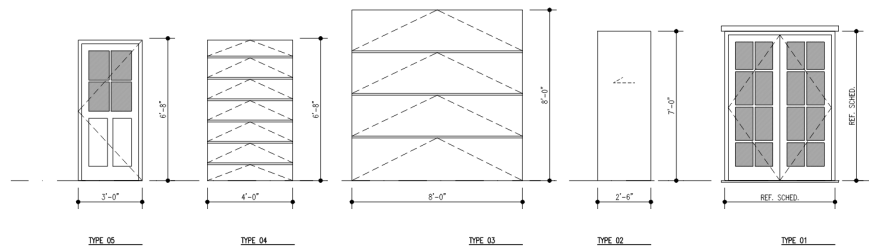
01 NORTH ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"



North – proposed French door (accessory building)

- DOOR NOTES:
- 1) MANUFACTURER TO SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION
 - 2) UNITS MARKED WITH "X" INDICATE DIMENSIONS THAT NEED TO BE VERIFIED BY THE MANUFACTURER
 - 3) STEEL DOORS TO HAVE U-FACTOR: 0.35 MAX / SHGC: 0.25 MAX PER ENERGY CODE
 - 4) GLAZING TO HAVE U-FACTOR: 0.35 MAX / SHGC: 0.25 MAX PER ENERGY CODE
 - 5) ALL DOORS BETWEEN AT SPACES AND NON-AT SPACES TO BE INSULATED AND WEATHER-STRIPPED
 - 6) ALL GARAGE DOORS TO BE INSULATED
 - 7) DOOR AND WINDOW UNITS OF SAME DIMENSION TO ALIGN
 - 8) ALL VERTICAL DIMENSIONS MEASURED FROM FLOOR FINISH
 - 9) INTERIOR FINISH TO BE COORDINATED WITH INTERIOR DECORATOR
 - 10) DOORS MAY REQUIRE OVER FRAMING TO ALLOW FOR DRYWALL RETURN AND/OR BACKBOARD RETURN AT JAMBS REFER TO FOR DETAILS
 - 11) PROVIDE SOFT-CLOSE HARDWARE AT ALL POCKET DOORS
 - 12)

DOOR SCHEDULE													
DOOR			THICKNESS	SPECIFICATION		DIVIDED LITE		COLOR		HARDWARE		REMARKS	
NO.	TYPE	SIZE (W x H)	(1 3/4" UNO)	MANUFACTURER	MATERIAL	GLASS TYPE	JAMB	PROFILE	SIZE	EXTERIOR	INTERIOR	COLOR	NO.
101	01	5'-0" x 7'-0"	2 1/4"		METAL-CLAD WOOD	INSULATED	4 1/2"			MATCH EXIST.	MATCH EXIST.	MATCH EXIST.	101
102	01	5'-0" x 7'-0"	2 1/4"		METAL-CLAD WOOD	INSULATED	4 1/2"			MATCH EXIST.	MATCH EXIST.	MATCH EXIST.	102
103	02	2'-0" x 7'-0"	2 1/4"		WOOD							POCKET	103
104A	03	8'-0" x 8'-0"			ALUMINUM								104A
104B	04	3'-0" x 6'-0"			ALUMINUM								104B
104C	05	3'-0" x 6'-0"	2 1/4"		METAL-CLAD WOOD	INSULATED							104C



1. Lighting: Refer to GL 2.37-2.40.

GL	Staff Analysis	DRC Recommendation
2.37 Exterior lighting	<p>Existing and proposed lighting has been included. They appear to meet the intents of the requirements.</p> <p>If existing fixtures do not meet requirements, they will be required to be upgraded as part of the work to be done.</p>	Add information to plans, which has been provided.

m. Materials: Refer to GL 4.75-4.83.

Primary:



Liebl Remodel materials list:

Addition to existing house:

Roof: Corrugated metal to match existing
Siding: Painted wood clapboards, dimensions and color to match existing
Trim: Painted wood trim, dimensions and color to match existing
Foundation coating: painted stucco to match existing

Addition to existing shed:

Roof: weathering steel standing seam (existing shed roof to also be replaced with same)
Siding: Vintage woods heat modified southern yellow pine in color 101- Double espresso (to match existing shed)
18" wainscot in recycled corrugated from main house roof to addition and also to base of existing shed in new location (to conceal new foundation)
Trim: to match siding

New garage:

Roof: weathering steel standing seam
Siding: Vintage woods heat modified southern yellow pine in color 101- Double espresso (to match existing shed)
18" wainscot in recycled corrugated from main house roof
Trim: to match siding



foundation coating
in painted stucco to
match existing



painted wood clapboards
dimensions and color to
match existing

painted wood trim,
dimensions and color to
match existing house

corrugated roofing in
weathering steel to match
existing

Roofing is proposed as standing seam in bonderized paint grip.

Siding is proposed as horizontal siding to match existing, sizing and color confirmation is needed.

Trim, fascia and corner boards are noted to match existing. Sizing and color confirmation are needed for all.

There will be no new windows. The window from the south will be reused on the east elevation.

There is a new wood French door with divided lights proposed on the south. The door plan states that this door will be a metal clad door. Confirmation of the door materials is needed.

The foundation cover will be a painted stucco to match existing.

Accessory Building:



existing shed



Proposed bonderized paint grip standing seam roofing



existing shed



Proposed bonderized paint grip standing seam



Proposed cedar siding by Hewn in "Farm Fleet" board and batten to shed addition, vertical ship-lap to new garage



Hewn cedar siding in "Farm Fleet" board and batten



Proposed Alley view

1/21 DRC: south



2/10 DRC and 2/25 BOZAR: revised south

Roofing is proposed as standing seam, bonderized paint grip.

Siding is proposed as vertical hewn cedar board and batten (FarmFleet).

Foundation cover 18” maximum is proposed as recycled corrugated metal from the primary building for the addition.

Trim, fascia and corner boards are noted to match existing. Sizing and color confirmation is needed.

The garage door (carriage style) existing will be rehabilitated (north). **There is a wood French door proposed on the north elevation with divided lights. The door plan states that this door will be aluminum clad (red), confirmation is needed.**

Full Board discussion is requested regarding the two existing windows. The other proposed windows are noted as aluminum clad.

GL	Staff Analysis	DRC Recommendation
3.6	As stated earlier, all historic materials need to remain and be rehabilitated. The onsite meeting will help to evaluate these materials and also talk through the methods for preservation.	Discuss onsite and with full Board.
4.72 Eaves/overhangs	Met.	Support
4.75 Exterior materials	Primary: Met	1/21 DRC: Members voiced that a small distinction would be good, but it should

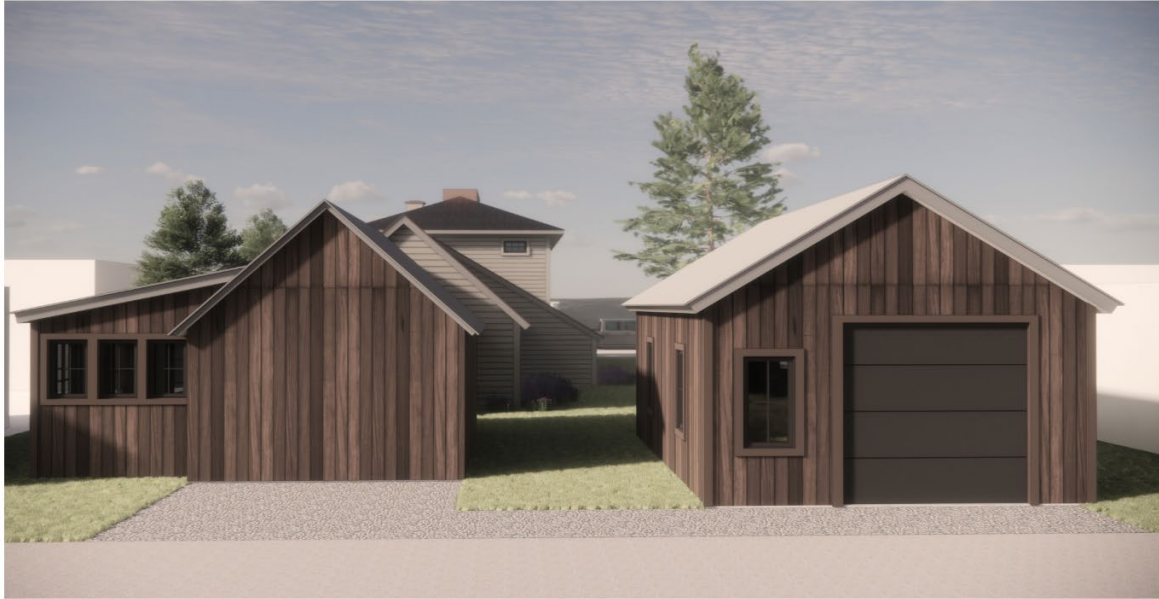


	Accessory: The proposed siding meets the intents of the GL. However, more definition is needed for the addition to the accessory to help define this historic portion versus the new portion.	not be too different, as the nature of the buildings are simplicity. A slight differentiation has been provided. 2/10 DRC: Members supported the revised materials for the addition.
4.79 Paint/stain	The siding and trim are painted which is consistent with the GL.	Support
4.81 Mixing materials	A mix of materials is not proposed at this time for either building.	Support
3.61 Roofing materials	The materials proposed are supported by the GL. Roofing material on both buildings has been replaced in the 1990's (primary) and 1970's (AB). So, new material can be supported on both. The material was revised from rusted to bondarized, which is more consistent.	Support 2/10 DRC: The materials are no longer historic on the roof of the primary or accessory building and can be supported for replacement.
4.80 a foundation treatment	The proposed 18" of metal is consistent with the GL.	1/21 DRC: Members felt that this proposal helped to show the old versus new construction.

n. Accessory building mass/scale/form and placement (garage): Refer to GL 4.84-4.86, 4.89;

The proposed south cold accessory building is an 22'5"x15'2" gabled building with a smaller gable module to the north 13'x10'5". The accessory has a 8:12 pitch. This must be a cold building due to the size, as proposed.

GL	Staff Analysis	DRC Recommendation
4.84 Smaller in size	The proposed building is smaller in scale than the primary building, as requested by the GL.	Support
4.85/5.94 Rear of the site	The proposed building is located at the rear (south) of the lot. Support.	Support
4.86 Vary appearance	As seen in the 3D models, this building is proposed to mimic the existing historic building to the west. The form of the building is simple and supported. However, the material should be varied from the building to the west.	Support 1/21 DRC: Members voiced that a small distinction would be good, but it should not be too different, as the nature of the buildings are simplicity. A slight differentiation has been provided. 2/10 DRC: Members supported the varied materials as proposed.
4.89 d. porches	NA	NA

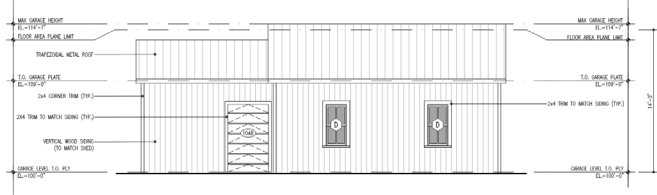


Proposed Alley view

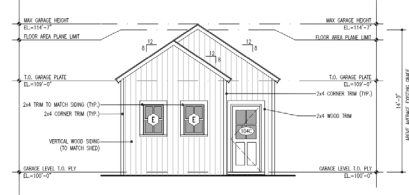
1/21 DRC: south rendering



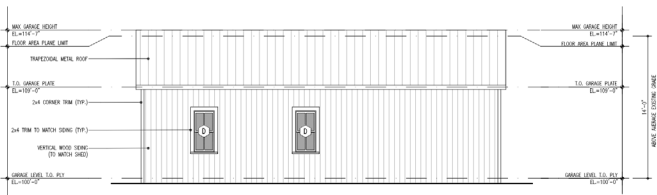
2/10 DRC and 2/25 BOZAR: revised south rendering



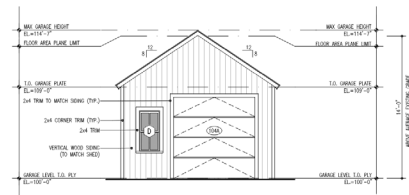
04 NORTH ELEVATION - GARAGE



02 EAST ELEVATION - GARAGE

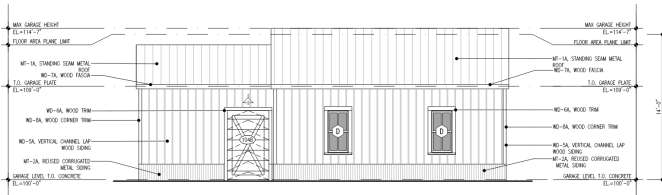


03 SOUTH ELEVATION - GARAGE

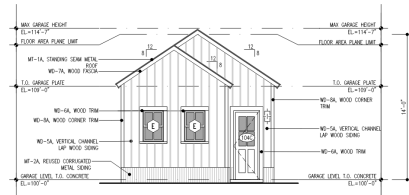


01 WEST ELEVATION - GARAGE

1/21 DRC: flat plan views



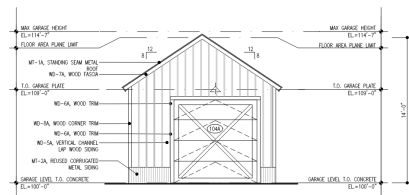
04 WEST ELEVATION - GARAGE



02 NORTH ELEVATION - GARAGE



03 EAST ELEVATION - GARAGE



01 SOUTH ELEVATION - GARAGE



2/10 DRC and 2/25 BOZAR: revised flat plan views

Addition to existing shed:

Roof: weathering steel standing seam (existing shed roof to also be replaced with same)

Siding: Vintage woods heat modified southern yellow pine in color 101-

Double espresso (to match existing shed)

18" wainscot in recycled corrugated from main house roof to addition and also to base of existing shed in new location (to conceal new foundation)

Trim: to match siding

o. Accessory building windows: Refer to GL4.53-4.63, 4.89;

GL	Staff Analysis	DRC Recommendation
4.53; 4.89 AB fenestration	There are two single windows on the north, east and west elevations. The south elevation has one window. There are fewer windows than the primary building. The window to wall ratio for the proposed north elevation is 17.6%. This percentage is more relational to primary building. Staff would suggest reduction in the glazing for this elevation.	Support
4.54 Vertical emphasis	Windows are proposed as two over two awnings with simulated divided lights.	Support
4.56 Window material	Windows are noted as aluminum clad, color confirmation needed. Support.	Support
4.59 Trim	Wood trim 2"x4" (stained brown) is noted. Support	Support

p. Accessory building 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 ½ light aluminum clad person door on the north, color must be confirmed. Support	Support
4.69, 4.90 Garage doors	There is a garage door proposed on the south elevation and a smaller garage door proposed on the west elevation. Wood veneer was referenced at the DRC meeting. There were traditional barn door details added to both doors.	Support



q. **Accessory building materials:** Refer to GL 4.82, 4.89

New garage:

Roof: weathering steel standing seam

Siding: Vintage woods heat modified southern yellow pine in color 101- Double espresso
(to match existing shed)

18" wainscot in recycled corrugated from main house roof

Trim: to match siding



Roofing is proposed as a bondarized paint grip standing seam.

Siding is proposed as a vertical ship lapped siding in hewn (FarmFleet). There is an 18" foundation cover in recycled corrugated metal from the primary residence.



Trim is noted as 2"x4" wood (dark espresso brown). Fascia size and color must be confirmed. Corner boards are noted as 2"x4" (dark espresso brown).

There is a ½ light aluminum clad person door on the north, color must be confirmed. There is a garage door proposed on the south elevation and a smaller garage door proposed on the west elevation. Both are noted as aluminum doors and were noted to be clad with wood.

Windows are proposed as aluminum clad double hung with simulated divided lights, color confirmation needed.

GL	Staff Analysis	DRC Recommendation
4.82 Roofing	Standing seam is supported. The rusted metal was revised to be bondarized, which is more consistent with historic context.	Support
4.89 c Simple design and details	The siding meets the intents of the GL. However, as stated above, the material should be varied from the building to the west.	Support 1/21 DRC: Members voiced that a small distinction would be good, but it should not be too different, as the nature of the buildings are simplicity. A slight differentiation has been provided. 2/10 DRC: Members voiced support for the revised materials.

II. Overall DRC findings:

- Overall support for the site plan specific to snow storage, parking, landscaping, hardscape.
- Overall support regarding architectural appropriateness, for both primary and existing accessory building.
 - Full Board discussion regarding historic windows in the existing accessory building.
 - Full Board discussion of the proposed fenestration for the addition to the existing accessory building.
- Overall support regarding the materials list for the proposed plans.
- Overall support regarding the new cold accessory building regarding architectural appropriateness.
- Overall support regarding materials list for the proposed plans.
- Recommendation of support to the full Board regarding the addition to the primary building regarding mass/scale and form
- Recommendation of support to the full Board regarding the addition to the existing accessory building regarding mass/scale and form.
- Recommendation of support to the full Board regarding the new cold accessory building regarding mass/scale and form.

III. Proposed Findings and Motions:



1. Finding (architecture)

The Board finds that the application of **Denise Liebl and Todd Liebl** to site an addition at the existing contributing historic primary building and accessory building and to site a new cold accessory building to be located at 226 Sopris Avenue, the west 75 feet of lots 1 to 5, both inclusive, except the west 12.5 feet thereof, Block 33 in the R1C zone and the additions **are or are not** small in scale with FAR of 0.318.

The Board finds that the proposal for the southeast addition to the historic primary building and the west elevation addition to the existing historic accessory building **do or do not** require separation by the discernable connector module because the additions **are or are not** successful in preserving the scale and form of the historic resource; and

The Board further finds that the size and scale of the additions **will or will not** be larger than the historic building and **can be supported or cannot be supported** by the application of the following standards and Guidelines: GL 3.17 (b) and (c), 3.18 (a-c).

The rehabilitation plan for the historic building(s) includes:

- The accessory building will be lifted and shifted 15' to the east temporarily.
- Then, a new foundation will be installed 5' to the north of existing accessory location.
- Shift the building to the new foundation with a small addition to the west.
- All existing framing will remain in place and new framing will be added from the interior.
- Vertical board on board siding to remain.
- Existing two windows are proposed for replacement.
- Existing exposed rafter tails to remain.
- Existing corrugated metal roofing (nonhistoric) to be replaced with rusted standing seam roofing on primary building.
- Existing pro panel roofing (nonhistoric) on the existing accessory building to remain and be replaced.
- Existing trim details to remain.
- Existing barn style doors on north to remain and be rehabilitated.

The proposal **can be supported or cannot be supported** per the application of GL 3.2 (original footprint), GL 3.8 (significant features); GL 3.22 (existing alterations), 3.39 (design and style), 3.17-3.17 (additions), 3.28 (replacement materials), 3.49-3.51, 4.53-4.59 (windows), 3.47, 4.52 (porches and decks); 3.58, 4.64, 4.66 (doors), 2.7-2.8, 2.16-2.19, 2.28, 2.37-2.40 (site plan, landscaping and lighting); and _____ contingent upon the following:

- A meeting with Building staff, BOZAR Chair or DRC, architect and contractor to discuss the method of preservation of the historic building prior to permitting is required.
- During construction, the architect, homeowner and/or contractor will notify the town of any proposed changes based upon discovery.
- The final landscape plan submitted to the Chair for approval if changes are proposed after permitting.
- 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 following information must be included on the site plan prior to permitting:
 - Topography, if required by the Building Official.
 - Existing utilities
- If existing exterior light fixtures do not meet requirements, they will be required to be upgraded as part of the work to be done per GL 2.37-2.40 and Sec. 16-17-40.

Existing AB windows for addition: The fenestration on the existing accessory building **can be supported** or is opposed by the application of GL 3.49-3.51, 4.53-4.59 (windows).

Accessory Building (cold garage): The form and style of the accessory building (garage) **will appear** or will not appear relational with historic placements and building forms per 4.25-4.26, (context) 4.84-4.86, 4.89-4.90, 4.83 (garage door) per and ____.

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.

Motion (Architecture):

Motion to **approve, approval with alterations** or deny the application for architectural appropriateness **Denise Liebl and Todd Liebl** to site an addition at the existing contributing historic primary building and accessory building and to site a new cold accessory building to be located at the aforementioned address in the R1C zone (with any changes specified _____) based upon the requirements in the finding, per the plans and material list.

DRC Notes:2/10/2025 TUESDAY DRC
Josh Staab and Donny Davol

1. (Liebl 226 Sopris); SITE VISIT: Jim Jose, Anna Rhees and Todd Liebl were onsite. It was confirmed that the roof on the primary building was replaced during the 1990/2000 remodel. The roofing on the existing accessory building had also been replaced with propanel likely in the 1970's.

Davol mentioned the lilac by the electrical panel would be required to be moved due to it's proximity.

The existing fence will shift to the south

Rhees showed materials samples for the addition to the existing AB and the new AB. The existing AB will have vertical board and batt. The new AB will have vertical ship/channel lapped.

Overall support for primary building. Overall support for addition to existing AB. Overall support for new AB. Full Board discussion regarding fenestration, as proposed for the addition to the existing AB.

ACCESSORY STRUCTURE

DESCRIPTION OF MATERIALS TO BE USED

NAME Liebl Residence
LEGAL West 75 ft. of Lots 1-5 except ZONE R1C
the West 12.5 ft. of Block 33
ADDRESS 226 Sopris Ave., Crested Butte CO 81224

TYPE OF STRUCTURE

- ☒ remodel of existing shed
☒ Accessory Building, heated and/or plumbed
☐ Accessory Dwelling
☐ Addition
☐ Other _____
- ☒ new garage
☒ Accessory Building, cold
☐ Historic Rehab

ROOFING TYPE

- ☐ Shake Shingle
☐ Milled Shingle
☐ Other _____
- ☐ Pro Panel style
☒ Standing Seam
in bonderized paint grip
- ☐ Galvanized, Corrugated
Metal
☐ S-V Crimp

EXTERIOR FINISH

Siding

- | TYPE | SIZE | LOCATION | COLOR |
|--|---|----------|-------|
| <input type="checkbox"/> Horizontal | | | |
| <input checked="" type="checkbox"/> Vertical | Hewn "FarmFleet" cedar in board and batten to shed addition, vertical shiplap to new garage (updated 02-12-25 AR) | | |
| <input checked="" type="checkbox"/> Other | Wainscot in recycled corrugated from main house roof (18") | | |
| <input type="checkbox"/> Stucco | | | |
| <input checked="" type="checkbox"/> Trim | to match siding | | |

☒ Fascia to match siding

☐ Corner Boards

DOORS

	MATERIAL	STYLE	FINISH
<input checked="" type="checkbox"/> Primary door	garage door -	carriage style,	wood stained to match siding
	studio french doors -	SDL,	wood, painted red to match house door
<input checked="" type="checkbox"/> Secondary door	garage man door -	1/2 lite w/ SDL	to match residence painted red
	small yard garage door -	stained to match siding	

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

(AR 02-12-25)

wood windows to

Describe locations if a mix is used Aluminum clad wood to garage shed (SDL)
reuse true divided wood windows from existing south elevation @
new East elevation of main residence

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

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

Rina R. Plus (SHM Architects)

DATE 12-19-24

PRIMARY STRUCTURE

DESCRIPTION OF MATERIALS TO BE USED

NAME Liebl Residence
LEGAL West 75 ft. of lots 1-5 except
the west 12.5 ft. of block 33 ZONE R1C
ADDRESS 226 Sopris Ave., Crested Butte CO 81224

TYPE OF STRUCTURE

☒ Single Family ☐ Accessory Building ☐ Commercial
☐ Multi Family ☐ Addition ☐ Historic Rehab
☐ Accessory dwelling ☐ Other _____

ROOFING TYPE

☐ Shake Shingle ☐ Pro Panel style ☐ Galvanized, Corrugated
☐ Milled Shingle ☒ Standing Seam ☐ Metal
☐ Other _____ in bonderized paint grip (updated 02-12-25 AR)

EXTERIOR FINISH

Siding

TYPE	SIZE	LOCATION	COLOR
<input checked="" type="checkbox"/> Horizontal	<u>to match exist.</u>	<u>addition</u>	<u>painted to match exist.</u>
<input type="checkbox"/> Vertical	_____	_____	_____
<input type="checkbox"/> Other	_____	_____	_____
<input type="checkbox"/> Stucco	_____	_____	_____
<input checked="" type="checkbox"/> Trim	<u>to match existing,</u>	<u>painted to match existing</u>	_____

☒ Fascia to match existing, painted to match existing

☒ Corner Boards to match existing, painted to match existing

DOORS

MATERIAL

STYLE

FINISH

Primary door

☒ Secondary door wood patio door w/ simulated divided lites

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

reused from S elevation on E elevation
no new windows

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

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

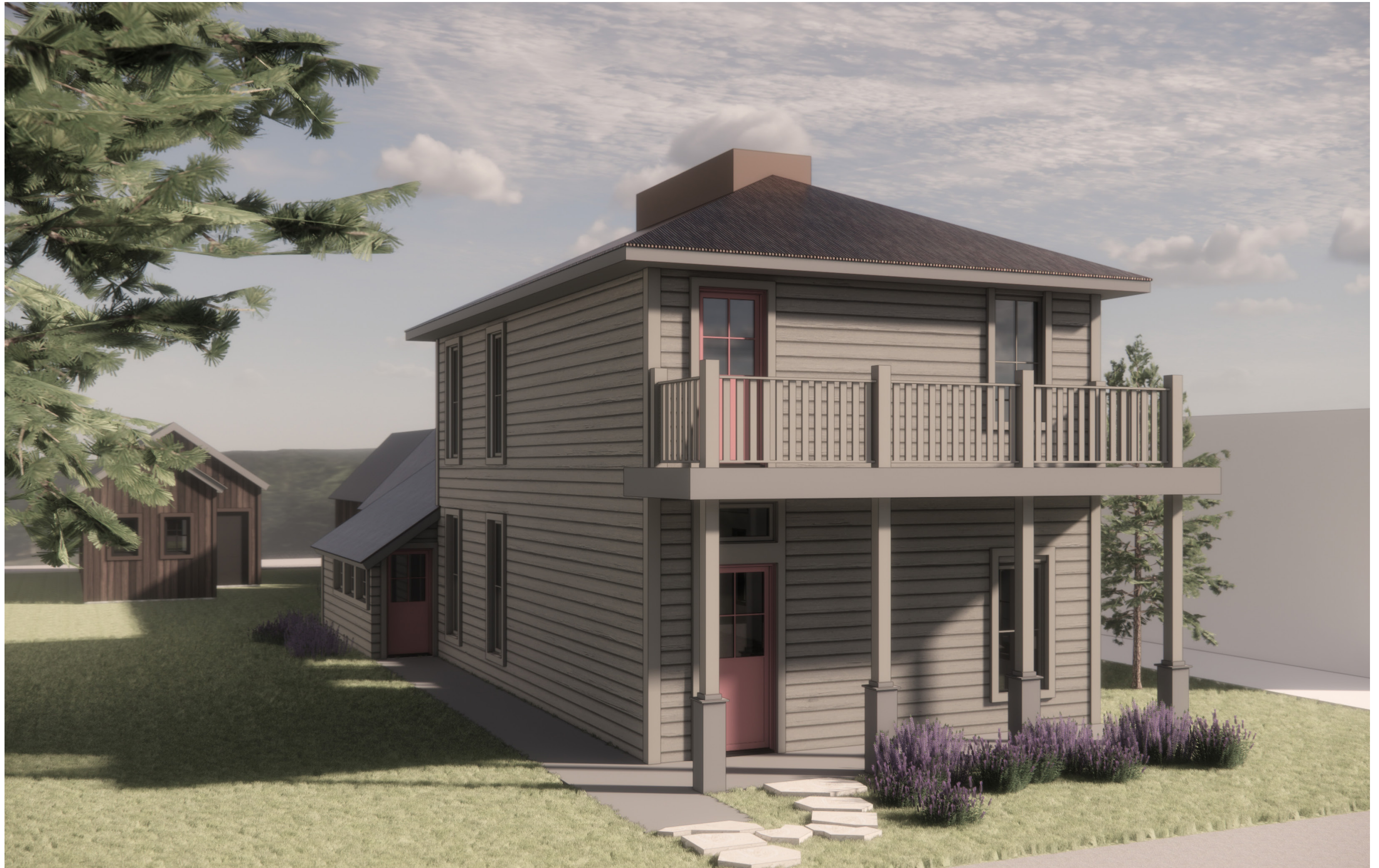
[Signature] (SHM Architects)

DATE 12-19-2024

Liebl Residence

Materials Storyboard

02/12/2025



Proposed View from Sopriss Ave.

Liebl Remodel materials list:

Addition to existing house:

- Roof: Corrugated metal to match existing
- Siding: Painted wood clapboards, dimensions and color to match existing
- Trim: Painted wood trim, dimensions and color to match existing
- Foundation coating: painted stucco to match existing

Addition to existing shed:

- Roof: weathering steel standing seam (existing shed roof to also be replaced with same)
- Siding: Vintage woods heat modified southern yellow pine in color 101- Double espresso (to match existing shed)
- 18” wainscot in recycled corrugated from main house roof to addition and also to base of existing shed in new location (to conceal new foundation)
- Trim: to match siding

New garage:

- Roof: weathering steel standing seam
- Siding: Vintage woods heat modified southern yellow pine in color 101- Double espresso (to match existing shed)
- 18” wainscot in recycled corrugated from main house roof
- Trim: to match siding



foundation coating
in painted stucco to
match existing



painted wood clapboards
dimensions and color to
match existing

painted wood trim,
dimensions and color to
match existing house

new standing seam roof-
ing to all buildings in
bonderized paint grip



Proposed bonderized paint grip standing seam roofing



existing shed



Proposed bonderized paint grip standing seam



Proposed cedar siding by Hewn in “Farm Fleet” board and batten to shed addition, vertical ship-lap to new garage



Hewn cedar siding in “Farm Fleet” board and batten

shm
ARCHITECTS

DRC Notes: 1/21/2025 TUESDAY DRC
Roxana Alvarez Marti and Halley Anderson

1. (Liebl 226 Sopris); Earley overviewed that Anna Rhees and Jim Jose of SHM Architects submitted plans on behalf of the Liebl's for an addition to the existing contributing SFR at 226 Sopris Avenue within the R1C zone and to lift the existing historic accessory building and shift it to the north 5' to accommodate parking in the rear. Then, there is a proposal for a new cold AB on the east. There are some setbacks that need revisions and the applicant is aware of this. The AB and SFR have always been lumped together due to proximity and shifting the building closer will still have that condition. So, it is an accessory building but it is considered part of the primary building because there is less than 10'. So it doesn't meet the requirement for a heated building. There is a note that snow storage is not provided, but I missed the sheet with this inclusion. So, please disregard. There is an existing easement on the west and the adjacent owner has provided a letter of support for the addition onto the existing AB. Otherwise, zoning requirements have been met. There are a number of items needed to be included on the site plan, as outlined in the staff report. There is support for the addition. However a rendering of the southeast corner before and after would be helpful to ensure that the Board has context of what is proposed. Roof pitches are compliant. There is a proposal to switch the two pack of windows on the south to the east to accommodate a new French door on the south. Windows and doors for the primary building are supported.

The addition to the existing AB appears subordinate and a connector module wouldn't be needed. It steps in from the north and south and also steps down from the ridge. All historic materials must be kept on the existing historic building, including the windows. The new addition proposes materials to match, but it would seem that a change in materials would be more GL compliant to cleave the difference between old and new. There is a large amount of windows on the west that appears to conflict with window to wall GL. The windows/doors on the north and south comply, but do appear cramped within the addition. Discussion is encouraged to determine if this is dissimilar.

The new AB is set to the rear of the site and is simpler than the existing primary building, as the GL as for. The two gable modules mimic two small structures. Windows and doors appear compliant, as well as roof pitches. Again, materials are proposed to match the existing historic structure. GL suggest differing materials for this building to honor the original structure.

Rusted metal roofing has generally not be supported as a treatment in recent years. Naturally aged or reclaimed material is supported.

Lighting must be added to elevations to ensure compliance. Any fixtures that are not in compliance would need to be upgraded as part of this proposal.

Todd and Denise Liebl were present with Anna Rhees and Jim Jose. They referenced the sun room element on the west elevation of the AB. They asked if it was the horizontal or vertical nature or the size. They have provided a 3D model for the primary building southeast corner.

Site Plan: DRC in February will be a site visit. The setbacks have been fixed. Overall support from DRC.

Historic AB: members noted that the amount of fenestration is contemporary. Jose suggested reducing from four to three on the west. Anderson mentioned the GL relating to 2 to 1 ratio.

Siding would be removed from the west to help with replacement of siding in other areas that is in disrepair.

They asked if the material could be different with a finish, for instance with a lighter stain. Members said that the form helps to differentiate. They could support some contrast, but not too much.

New AB: Wood veneer was added to the garage door.

They will update elevations which were labeled incorrectly.

They removed the person door on the north.

They will add lighting.

It was encouraged to differ the material and add the foundation cover which also helps to show differentiation.

They removed the window on the south.

Overall support.

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		655

PROJECT NAME: Crested Butte Historic Buildings Survey (SHF No. 98-01-113)		COUNTY: Gunnison	CITY: Crested Butte	STATE ID NO.: 5GN3253
ADDRESS: 226 SOPRIS AVE Crested Butte, CO 81224		OWNER: VERZUH MARTIN		
ASSOCIATED BUILDINGS SURVEYED: X Yes No A. Shed		BOX 1 CRESTED BUTTE CO 81224		
BUILDING Current: NAME: Historic: Verzuh Residence		TOWNSHIP 14S RANGE 86W SECTION 3 SW 1/4 NE 1/4		
DISTRICT NAME: Crested Butte		U.S.G.S. QUAD NAME: Crested Butte, Colo YEAR: 1961 X 7.5' 15'		
PHOTOGRAPHER: Sandra Cortner		BLOCK: 33 LOT(S): E 62.5' OF W75' 1-5 ADDITION: Original Town YR. OF ADDITION: 1881		
LOCATION OF NEGATIVES: Town of Crested Butte		PHOTOGRAPHIC REFERENCES: 3-15, S; 3-16, SE; 3-17, SW; 3-18, WNW; 38-22A, S (Roll/Frame and Camera Direction)		
SKETCH MAP: See attached map; resource is indicated with arrow.		DATE OF CONSTRUCTION: Estimate: Actual: 1883 Source: Gunnison County Assessor		
EXTENT OF ALTERATIONS: X Minor Moderate Major Describe: Two-light window on upper story of facade.		USE: Present: Residence Historic: Residence		
CONTINUED Yes X No		CONDITION: Excellent Good X Fair Deteriorating		
STYLE: Vernacular Wood Frame (Foursquare)		MATERIALS: Wood		
ARCHITECTURAL DESCRIPTION: Two-story rectangular frame dwelling with hipped roof with widely overhanging eaves; rear gabled extensions; corrugated metal roofing. Eaves extended on east have braces underneath. Concrete block chimney with clay flue cap on west roof slope. Concrete foundation. Walls clad with beadboard applied horizontally. Upper story front has two square engaged pilasters at corners. Large two-light window on upper story with wood surround with sills which extend beyond jambs. Full-width, shed roof porch with wood shingle roofing; square post supports; horizontal board balustrade; wood deck. Slightly off-center entrance with paneled and glazed door. 2/2-light double-hung sash windows with plain wood surrounds flank door. East side has two 2/2-light windows on each story. West side has two 2/2-light windows on upper story and one large three-light window and single 2/2-light window on lower. Two gabled projections on rear; middle section has brick chimney and shed projection on east with door with two round arched lights on north and band of six-light windows on east.				STORIES: 2
				SQUARE FOOTAGE:
				ORIGINAL LOCATION STATUS: ORIGINAL SITE X MOVED DATE(S) OF MOVE:
				NATIONAL REGISTER ELIGIBILITY INDIVIDUAL: YES X NO CONTRIBUTING TO DISTRICT: X YES NO
				LOCAL LANDMARK DESIGNATION: No NAME: DATE:
CONTINUED? YES X NO				
ADDITIONAL PAGES: YES X NO				

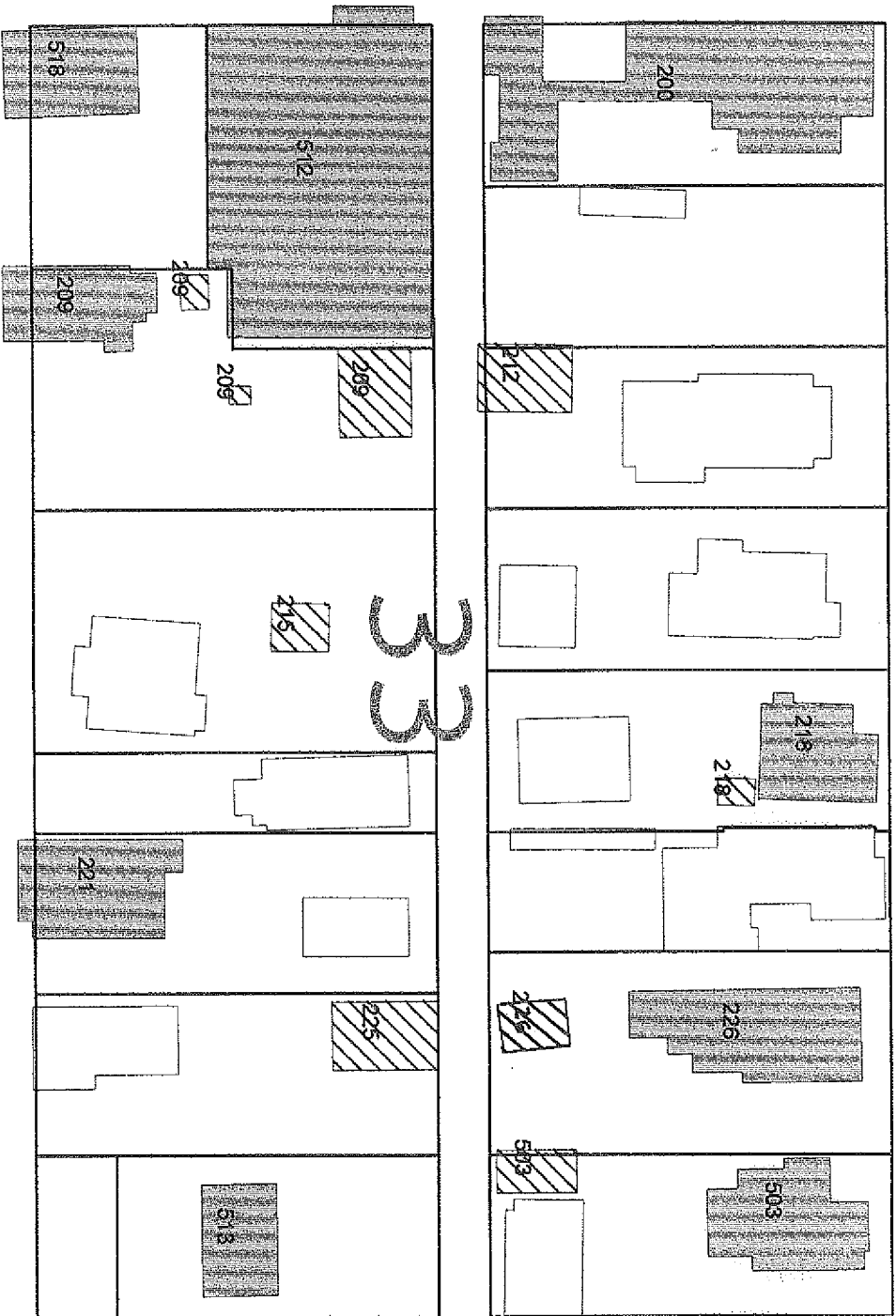
ARCHITECT: Unknown	BUILDER/CONTRACTOR: Unknown	STATE ID NO.: 5GN3253		
SOURCE:	SOURCE:	ORIGINAL OWNER: Unknown SOURCE:		
THEME(S): Coal Mining, 1870-1952				
CONSTRUCTION HISTORY (Description, names, dates, etc., relating to major alterations to the original structure): The rear extensions appear on the 1890 Sanborn map, which also shows a wrap-around porch on the first rear extension on the east wall.				
CONTINUED YES X NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): This home is associated with the Martin Verzuh family. Martin Verzuh came from Austria-Croatia to the United States. He married Frances Spehar in 1897. She was also from Austria-Croatia and came to the U.S. in the late 1890s. Martin Verzuh operated a saloon and opened a general mercantile in Crested Butte in 1905. The 1910 U.S. Census provides the following information about the family: Martin Verzuh, aged 40, proprietor of general store; Fannie, wife, age 31; and children Fannie, Mary, Mike, Rose, Rudolph, Julia, Emma, and Martin. Martin Verzuh, Jr., was educated in Crested Butte schools during 1924-1936. He worked as a post office clerk for many years beginning in 1947, as a clerk at the Martin Verzuh store for 8 years, and as co-manager of the Princess Theater for 12 years. Rudolph Verzuh was educated in Crested Butte. His career included work as a clerk, butcher, and manager of the Martin Verzuh store (1924-1935); postmaster of Crested Butte (1935-1972); owner-operator of the Princess Theater (1940-1950); and real estate agent (1954-1973).				
CONTINUED YES X NO				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS X CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS X CONTRIBUTES TO AN HISTORIC DISTRICT
ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS X CONTRIBUTES TO AN HISTORIC DISTRICT			
STATEMENT OF SIGNIFICANCE: This house is representative of the dwellings erected in Crested Butte during the late nineteenth century. Notable features include the hipped roof, frame construction, pilasters at the second story, double-hung sash windows, and paneled and glazed doors. The house is associated with the Verzuh family, early residents of Crested Butte and operators of an early mercantile business.				
CONTINUED YES X NO				
REFERENCES (BE SPECIFIC): Gunnison County Assessor records; Sanborn Maps, 1886-1910; U.S. Census, 1910; Centennial Reunion Committee, National Directory of Crested Butteans (Crested Butte: Centennial Reunion Committee, 1980), 65, 67; Myrtle and Michele Veltri, A Crested Butte Melting Pot (Crested Butte: Myrtle & Michele Veltri, 1986), 47; Crested Butte Oldtimers Meeting, 25 August 1998; Sandra Cortner Photographic Collection, Photograph of 226 Sopris, 1995.				
CONTINUED YES X NO				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: March 1999		

Sopris Ave.

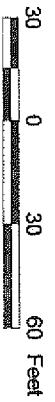
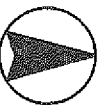


2nd St.

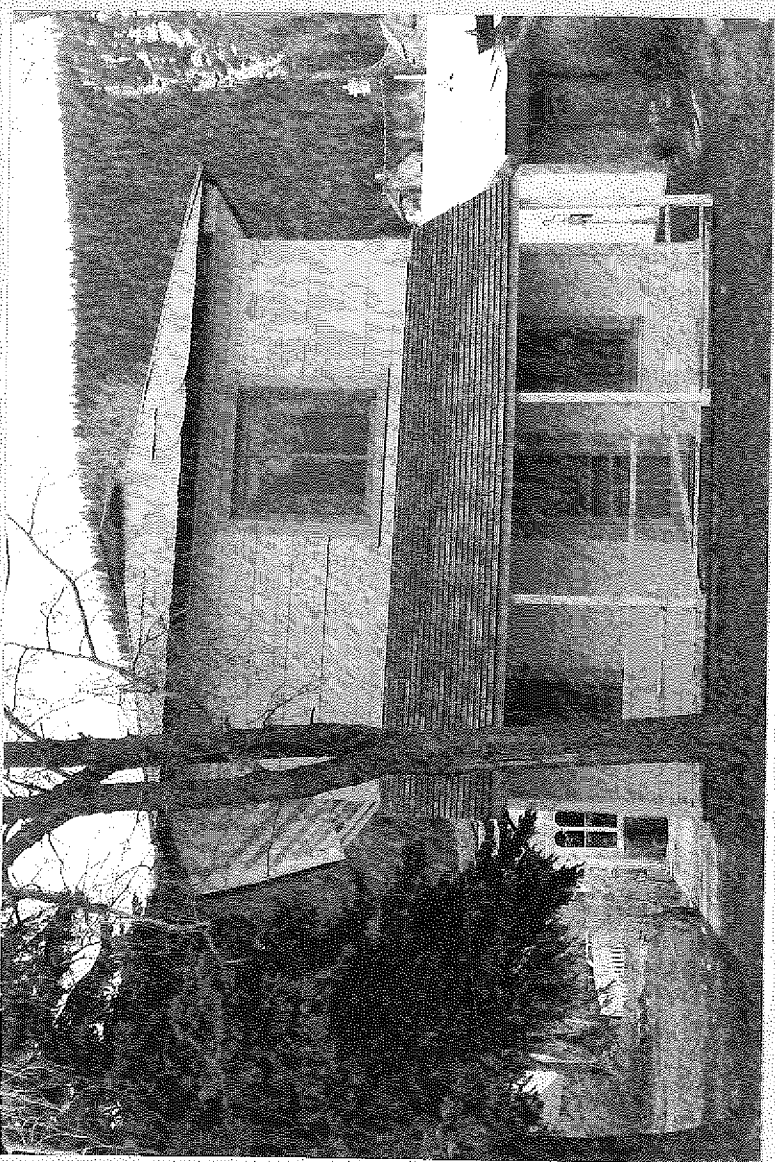
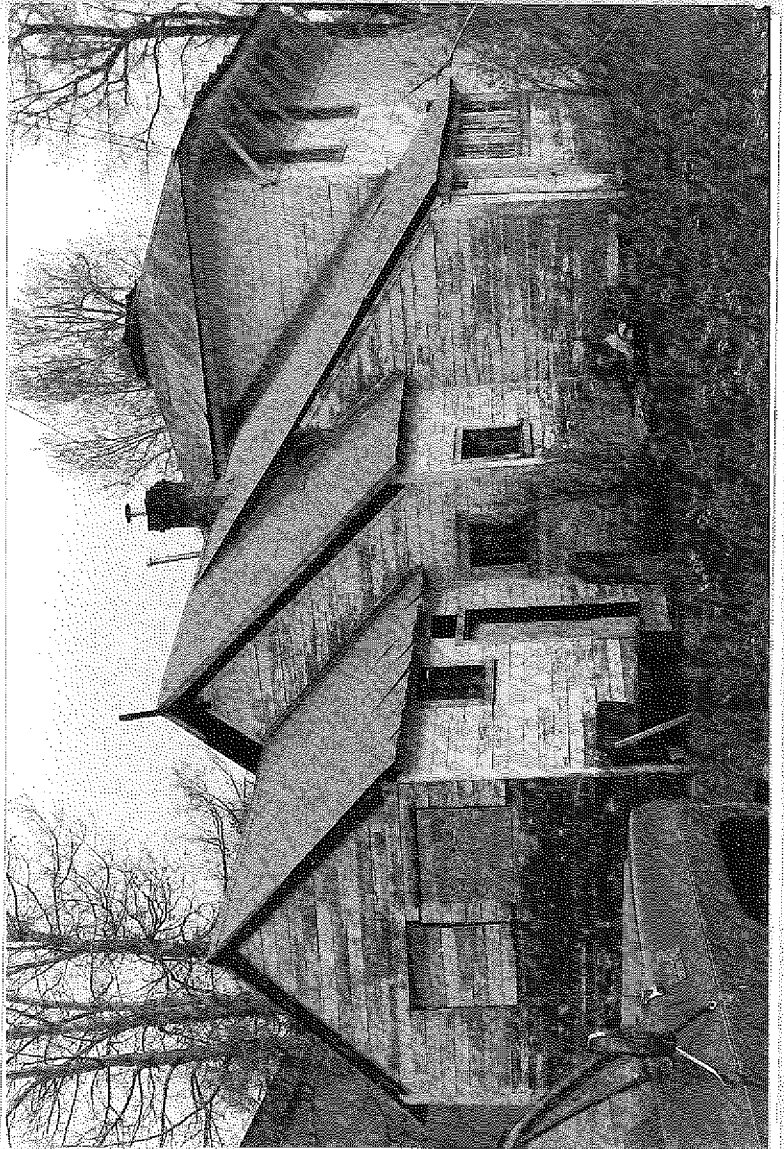
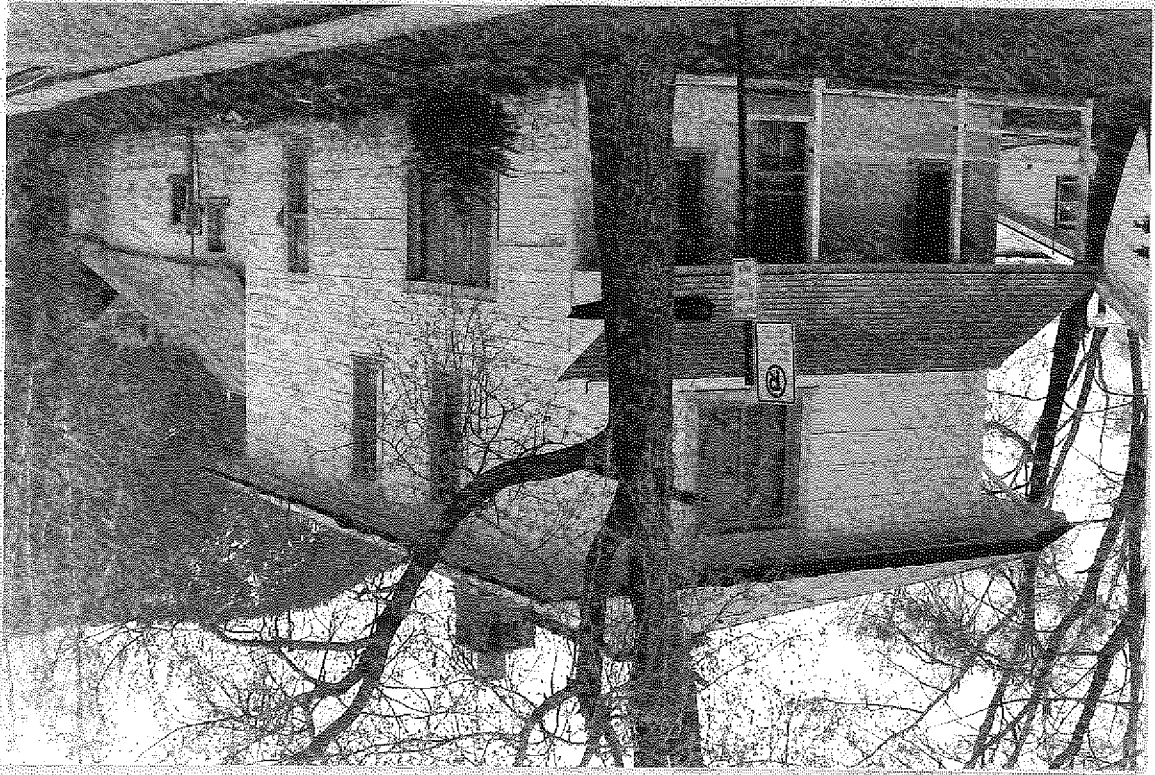
3rd St.



White Rock Ave.

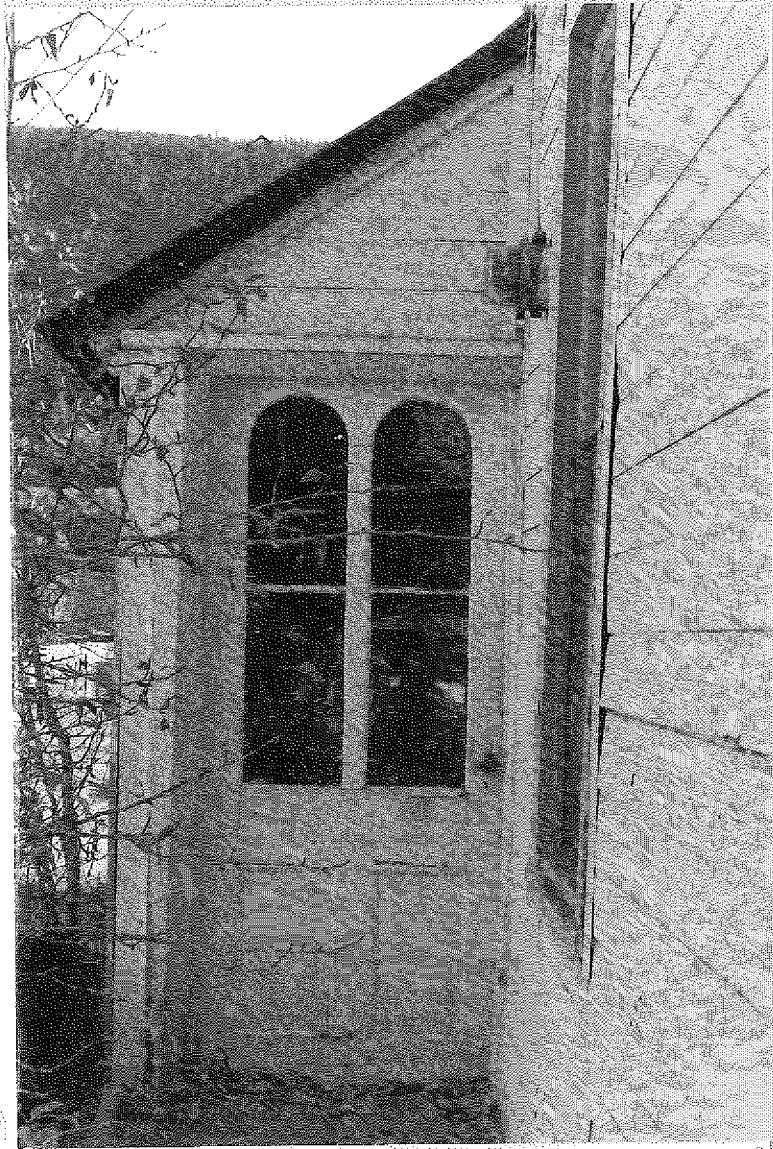
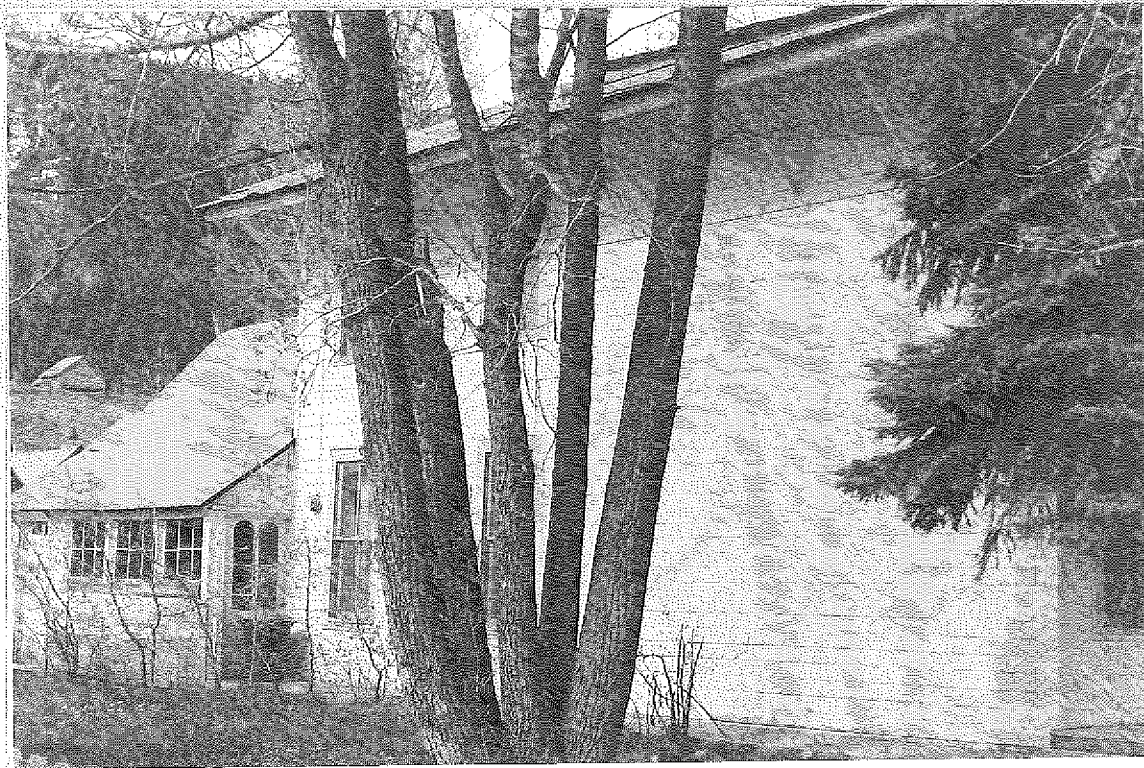


SURVEY SKETCH MAP



226 SOPRIS S 655

State ID Number: 5GN3255 SHF Grant No.: 98-01-113
Address: 226 SOPRIS AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 3 Frame Number: 15
Camera Direction: S Date: May 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		708	

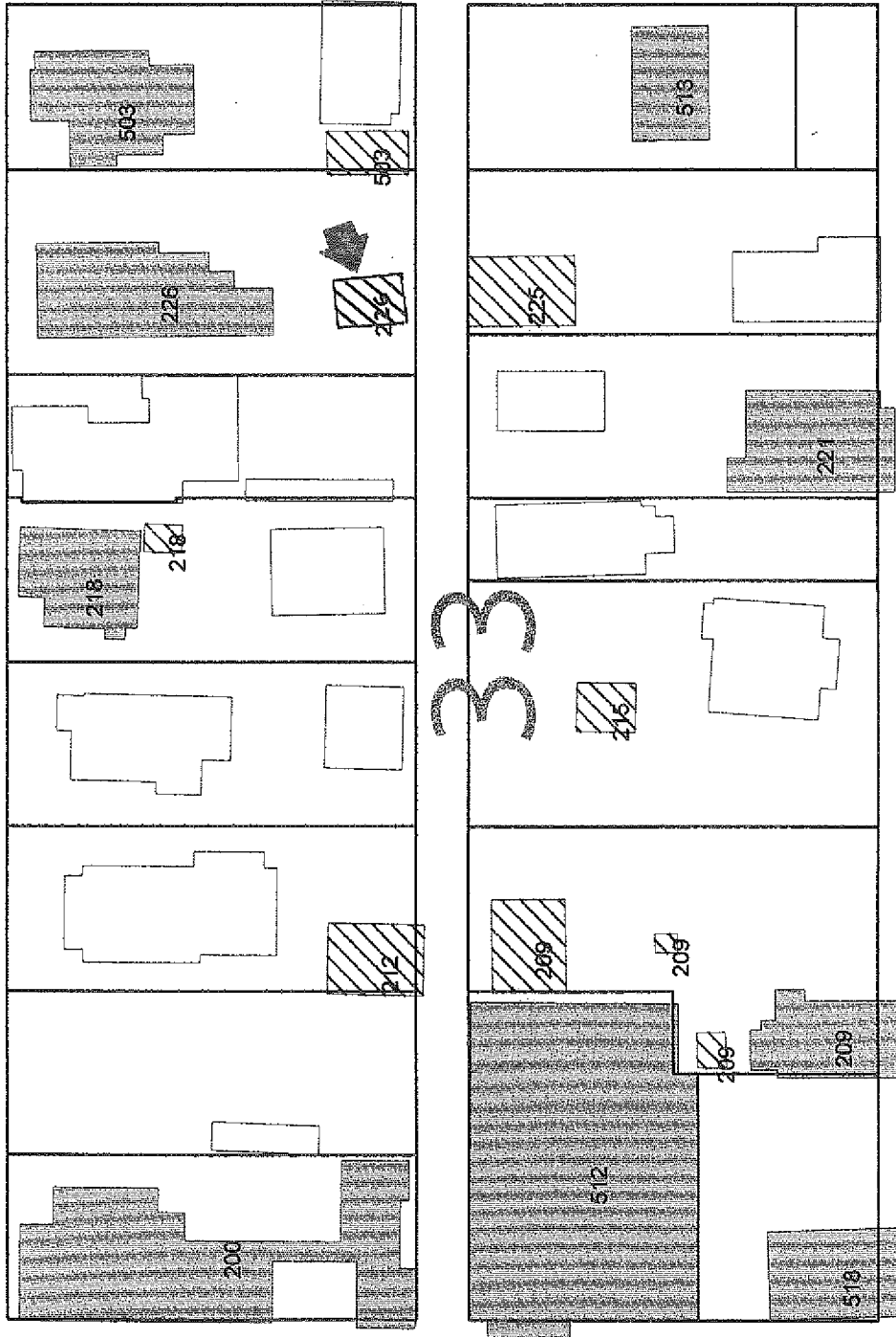
PROJECT NAME: Crested Butte Historic Buildings Survey (SHF No. 98-01-113)		COUNTY: Gunnison	CITY: Crested Butte	STATE ID NO.: 5GN3254
ADDRESS: 226 SOPRIS AVE Crested Butte, CO 81224		TOWNSHIP 14S RANGE 86W SECTION 3 SW QTR OF THE NE QTR		
ASSOCIATED State ID No.: PRIMARY BUILDING: Type of Building:		USGS QUAD. Crested Butte, Colo QUAD. YEAR: 1961		
DISTRICT NAME: Crested Butte		BLOCK: 33 LOT(S): E 62.5' OF W75' 1-5 ADDITION: Original Town YR. OF ADDITION: 1881		
DATE OF CONSTRUCTION: Estimate: 1890s Actual: Source: Sanborn Map, 1898		PHOTOGRAPHIC REFERENCES: 3-19, SW; 3-20, NW (Roll/Frame Camera Dir.)		
USE: Present: Shed Historic: Shed		PHOTOGRAPHER: Sandra Cortner		
		LOCATION OF NEGATIVES: Town of Crested Butte		
		ORIGINAL SITE X	MOVED	LOCAL LANDMARK DESIGNATION: No NAME: DATE:
		DATE OF MOVE:		
ARCHITECTURAL DESCRIPTION: One-story, rectangular (12' X 18') frame shed with front gable roof and overhanging eaves; metal roofing. Walls clad with vertical board siding. On north are double hinged vertical board doors. Windows covered with plywood.		EXTENT OF ALTERATIONS: X Minor Moderate Major Describe: Windows covered with plywood; wall patched with horizontal boards on east.		
		STATEMENT OF SIGNIFICANCE: This shed is representative of the variety of outbuildings erected in Crested Butte. Representative features include the gable roof, frame construction, and vertical board siding.		
HISTORICAL BACKGROUND: This shed is associated with the residence at 226 Sopris which was the home of the Martin Verzuh family.		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 X NO CONTRIBUTING TO DISTRICT: X YES NO		
SURVEYED BY: R.L. Simmons/T.H. Simmons		AFFILIATION: Front Range Research Associates, Inc.		DATE: March 1999

Sopris Ave.

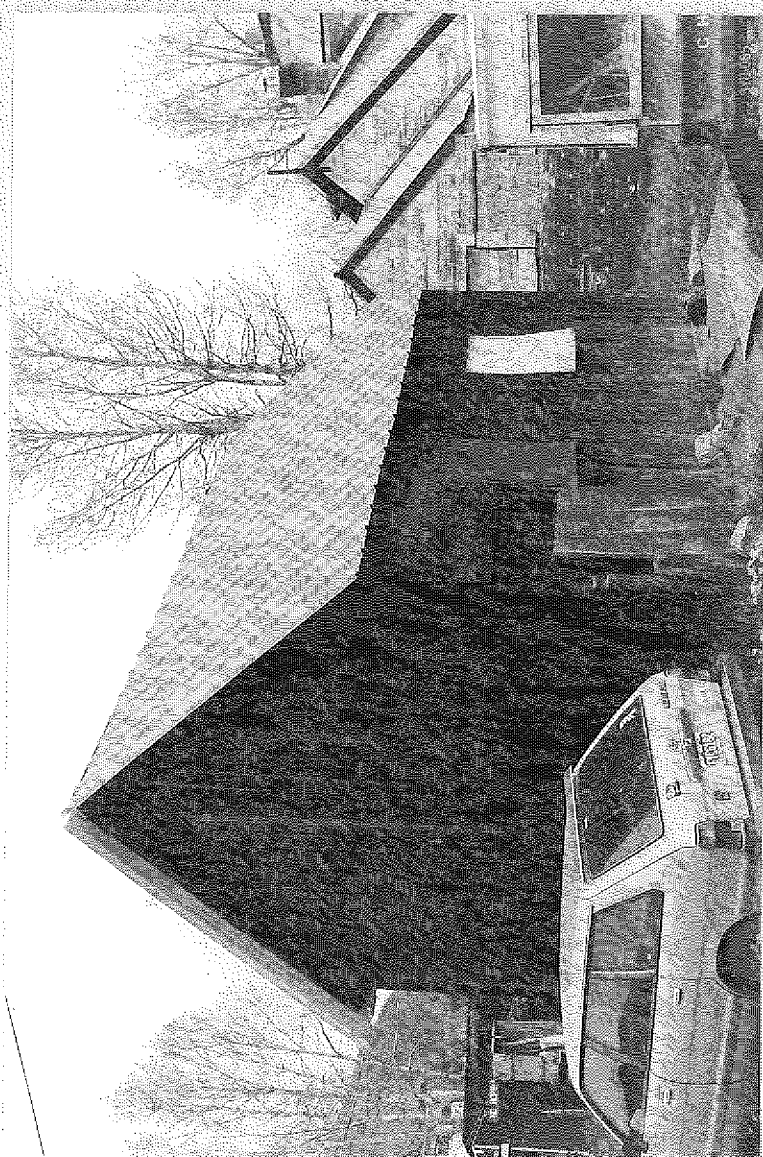
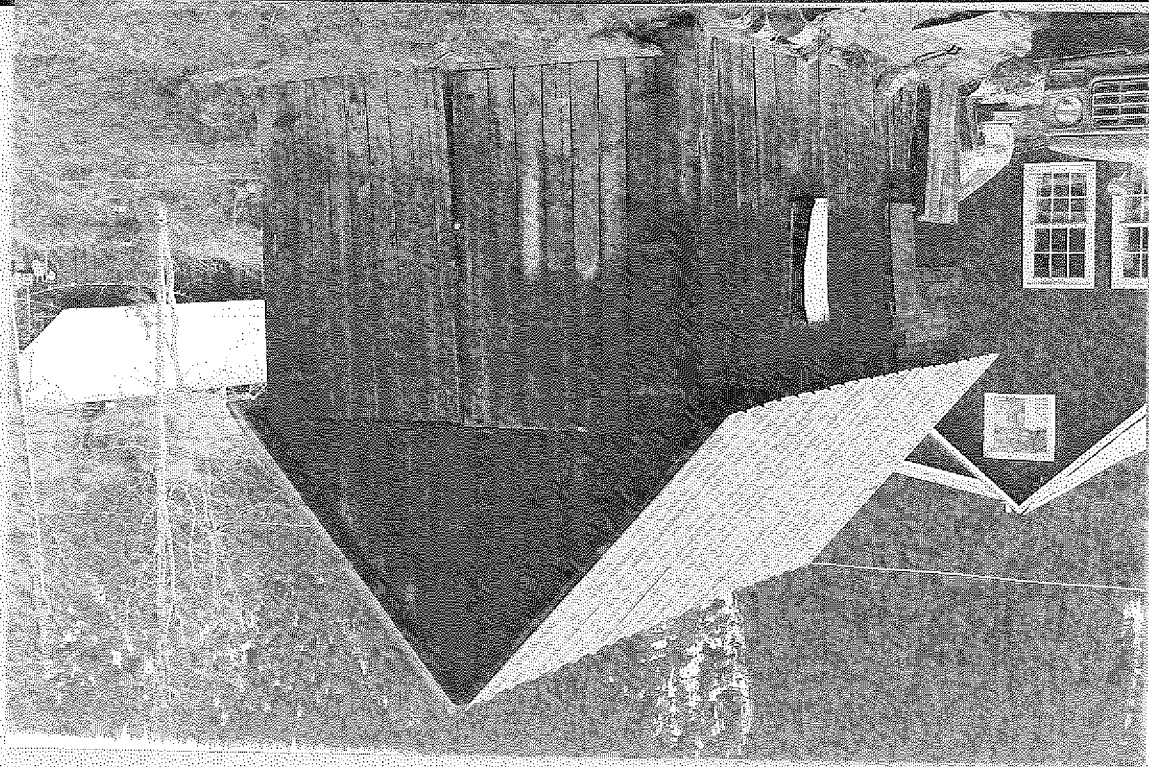
3rd St.

2nd St.

White Rock Ave.



SURVEY SKETCH MAP



3/19 226 SOPRIS SW 708

State ID Number: 5GN3254 SHF Grant No.: 98-01-113
Address: 226 SOPRIS AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 3 Frame Number: 19
Camera Direction: SW Date: May 1998
Location of Negatives: Town of Crested Butte

3/20 226 SOPRIS NW 708

State ID Number: 5GN3254 SHF Grant No.: 98-01-113
Address: 226 SOPRIS AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 3 Frame Number: 20
Camera Direction: NW Date: May 1998
Location of Negatives: Town of Crested Butte

Todd and Denise Liebl
226 Sopris Ave.
Crested Butte, CO 81224

Kyleena Falzone
PO Box 2471
Crested Butte, CO 81224

Kyleena,

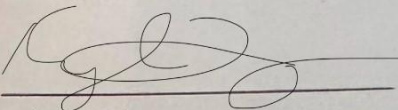
As we have discussed with you in prior texts, we are wanting to add on to the shed on our property (226 Sopris) so that we can convert the shed into an art studio for Denise. The addition to the shed would extend the shed's west wall to a maximum of 4.5' onto the existing 12' utility easement. That easement being the one set out in the Easement Agreement between us dated July 30, 2024 and recorded as document No. 697562 in Gunnison County.

In conversations with the Town about the addition to the shed, they would like for you to confirm that you have no objection too the addition as far as addition would be on the utility easement area.

The existing utilities serving your house located on the easement area are located west of the proposed addition so there would be no interference with those utility lines.

With your signature below you would be confirming that you have no objection to the shed addition as described.

We greatly appreciate your help.



12/16/2024

Kyleena Falzone

Liebl Shed

Narrative:

We propose to shift the existing shed to the east temporarily, install new foundations 5 ft north of the existing shed location, and shift the existing shed onto the new foundations with a small addition to the west side of the building. The existing shed is an unheated outbuilding with no power or plumbing. The shed in its new location will have an insulated envelope added to the interior and will have heating, plumbing, and electricity. It will be used as an art studio. See condition assessment report and relocation plan below.

Condition Assessment report:

Building Envelope:

The existing shed requires new foundations. The structure of the roof and walls are in reasonably good condition. A new foundation, floor structure, and new bottom plates will be installed as part of the relocation. The existing framing will be assessed by a structural engineer and any reinforcement required will not be visible from the exterior.

Mechanical systems:

The existing shed has no electrical, plumbing or heating/ventilation systems.

Building Components:

The interior of the existing shed has horizontal planks covering the studs, it has exposed rafters, no insulation, and vertical board siding to the exterior that allows daylight through. As part of the relocation, a weathertight insulated envelope is proposed to be added to the interior, maintaining the visual character of the exterior.

Existing interior wall lining:



Existing exposed roof framing:



The existing building has two windows on the east elevation that were broken at some point and covered with corrugated metal. We propose these windows be replaced and the corrugated metal be removed.

Existing windows as seen from the interior:



Evidence of disease causing organisms:

There is no visible evidence of disease-causing organisms or hazardous materials.

Regulatory compliance:

The existing building is compliant with height and setbacks for its zoning, but alley parking would be improved if it was moved 5 ft. to the north.

Relocation plan:

The existing shed will be lifted onto steel "I" beams by a historic relocation company and slid approximately 15 ft. to the East on site while a new foundation is installed. If the floor framing is found not to be in adequate condition to lift the building by, beams to lift by will be attached to the wall framing with lag bolts. Once the new foundations are ready, the shed will be slid back west onto the new foundations.