

**Town of Crested Butte
Board of Zoning and Architectural Review
May 27, 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 6:04 pm.

Members present were: Nauman (portion of the meeting), Davol, Anderson, Spann Labato (via Zoom), Schmidt (via Zoom), and Staab.

Staff members present were: Earley and Archambault.

Nauman made a motion to approve the agenda for the May 27, 2025 BOZAR meeting.

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

Nauman made a motion to approve the minutes from the April 29, 2025 BOZAR meeting.

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

Item No. 1

*Consideration of the application of **Franklin D. Guidone and Elizabeth A. Guidone** to site a single-family residence, one cold accessory building and one heated building to be located at 75 Pyramid Avenue, Lot T3, Slate River Subdivision in the R1F zone.*

Staff Presentation: Earley explained that Chris Penfield and Andrew Hadley have submitted revised plans for a new single family residence and two accessory buildings. The north accessory building will be a cold building and the southeast accessory building will be a heated structure, which meets the requirements of the code, as it is less than 250 sf. The rear setback has been revised and meets requirements. Snow storage has been included and meets the 33% requirement. Parking was revised and is now noted on the site plan. Existing/natural grade have been confirmed and the height requirements are met. The following information must be included on the site plan: drainage, 10' utility easement on the west, ground cover. Landscaping must be shifted away from the easement on the south and also out of the easement on the west. A landscape plan was included by the applicant and was broken up now noting 354 sf of flagstone, 822 sf of crushed stone, 253 sf of concrete, 944 sf of pervious pavers and 242 sf of wood patio on the northeast corner. A question arose in the DRC regarding if the owners of this lot could provide irrigation to the Town parcel due to the dead trees there by the boat put in/changing rooms. The Town is moving away from planting trees in areas without irrigation and rather planting native materials that can better sustain the climate. Although, Staff does appreciate the generous offer. Mass/scale and form appears compliant. Roof forms appear compliant. The front door does not face the street, as seen from Pyramid Avenue. However, it was the consensus of DRC that the corner of Pyramid and Augusta could be seen as the front and the front door is seen from this vantage point. The window to wall ratio on the front (south) is relational. I've included information on the east and north, if this is a discussion point. The transom windows now incorporate 2" of dividing trim between the transom and window/door below. This is a metal material for trim, discussion is encouraged to determine if this is appropriate versus wood. The front window well was shifted to the east to better comply with GL 4.63. Doors appear compliant. Lighting appears compliant. The chimney appears large and oversized as seen from the west per GL 4.71, but Penfield confirmed this is what is needed per code/installation requirements. The top measures 3'4" which steps up to 7'1". This will be hidden from the front, as it is under the rear porch and also from the side with the placement of the accessory building/garage, but discussion is encouraged. The applicant has noted that this is what is required by code. A comparison of two other approved projects have been provided in plan view by the applicant. They have also provided comparison photos that they will overview in their presentation. Foundation cover exceeds the 18" maximum and is encouraged to be reduced by the GL. The metal beam material was revised to wood. The AB north/garage was supported for placement and simplicity. Windows, doors, roof forms and

porches were supported. The material break in the gable was revised. The metal beam was revised on this building to be wood. The AB south/shed was supported for placement. The roof form, windows, doors are supported. Materials are supported. Proper public notice has been given.

DRC: Nauman and Schmidt were members of the April 21, 2025, DRC. Nauman recapped that they had a lot of discussion about the entryway to the house and the appropriateness of the front door placement, wainscotting discussion around the changing elevation being similar to Treasury Hill, as it pertains to the chimney. Nauman and Schmidt had some heartburn over the product code taking precedent over GL, also discussed mulling between transom windows and main windows, which may be worth discussion with the Board.

Anderson and Schmidt were members on May 12, 2025, DRC. Anderson brought up the double column on the front, steel was discussed but has been revised, lots of discussion about the placement of the front door and the roof over the window well, which has been revised. Anderson also pointed out the revision to the front walkway.

Applicant Presentation: Penfield explained that the new landscaping plan has a slightly different walkway, with this being the first home in Augusta Park, have changed the design slightly in response to the feedback they have gotten, many of the items have been addressed in the DRC recaps. Penfield sent a new landscaping plan with a slightly different approach to the front door from the corner of Pyramid Avenue and Augusta Drive. Penfield also addressed the chimney size and prepared photos from previously approved projects in Town for the Board to review. Nauman asked about measurements, Penfield does not have exact measurements from photos, but he does have plans for a few projects approved by BOZAR on Ninth Street that includes measurements. Guidone is 7'1" at the base. Bratton (508 Ninth Street) residence chimney is 6'+ wide at base and Tattersall residence (414 Ninth Street) 7' at the base, 4'6" at top. These are both comparable to what is being proposed for the Guidone residence. Penfield pointed out the drawing of the chimney as proposed with the garage and the direct view being obstructed.

Public Comment: Nauman opened up for public comment, no public comment, verbal or written.

Close Public Comment

Board Questions and Deliberation: Nauman suggested starting with a review of the SCJ site plan/landscaping plan, which is well-developed. Nauman reiterated that nature of the triangular lot playing into some of the leniencies. Staab asked about the drainage in the back of the site. Earley pointed out that the drainage will have to be addressed for final approval for building permit. Discussion of retaining wall. Hadley pointed out that walls are starting out at natural grade so it should not feel like there is a lot of the stone wall visible; lots of good drainage down the hill and drainage wells in pavers that drain off into river. Earley pointed out that daylighting is not allowed so this will have to be changed prior to permitting. Penfield pointed out slight sloping on patio to help with drainage. Nauman agreed that the drainage is likely outside of the BOZAR purview and that the Public Works and Building Department will make sure this meets code. Anderson asked about trees on the property- there are no existing trees on property.

Nauman moved on to discussion of elevations of the main house. Fenestration on South elevation is slightly heavy on the top, but general support from DRC. Davol reminded the Board that with this being the first house in the development will set precedent for future homes in this neighborhood. Hadley pointed out that there is one other lot in Augusta Park that has similar grade if the Board is talking setting precedent. There was discussion around Treasury Hill and prior wainscotting on elevations that may be similar.

Spann Labato brought up the double column and asked about the Board's thoughts on this. Double columns have been seen on new houses, specifically Eighth and Ninth Streets, as well as on Visitor's Center. Anderson liked moving the window well off the south elevation. Spann Lobato did not support the double column. Davol stated that he does not think it is out of line, especially since it is seen around town, Alvarez-Marti and Staab agreed.

Davol stated that the front door placement still somewhat bothers him in that he does not find it super inviting. He understands the triangular nature of the lot but still feels like it is not as welcoming as it could be. Anderson pointed out that there will be a fence along the south lot line, so that will help push the viewpoint towards the front door. Hadley explained that homeowners hoped to deemphasize Pyramid Avenue with it being a busier street. The address

is 75 Pyramid Avenue, so the address will have to face Pyramid. Schmidt wanted to go back to the elevation and two post column and ask if the Board is allowing a little more modern look and is that okay in this new neighborhood? Schmidt would argue that on Elk Avenue some of these proposals would not be acceptable but are they okay in this development. Nauman thought that is a good point but unless the Board is going for excessively dissimilar, there is still a lot that is in line with what exists in the other new neighborhoods in Town.

Staab asked about the accessory unit. There are no other improved lots in Augusta Park. Nauman pointed out three buildings on Belleview. Staab said he has no issue with that context.

Davol is generally supportive of the look, though he still thinks that the GL would promote a more welcoming entrance to the property. Alvarez-Marti thinks that with landscaping and proposed path, the entry will look much more prominent and welcoming. Davol has no issue with which street they enter off, he mostly just wants the entryway to be more prominent, as asked for within the GL. Nauman pointed out that this exists within Town in other neighborhoods. Spann Labato expressed distaste for entryway and double columns due to the contemporary nature. General support for South elevation. Schmidt points out recognition of the unique nature of site. Schmidt proposed, and wanted it to be noted that “due to the unique nature of the site, the Board can support the door as proposed”.

West Elevation: Nauman pointed out mulling strip between transom and windows. There was overall support. Staab asked about lighting, Hadley explained that it is recessed in the soffit. Nauman asked about chimney size, Staab asked about chimney being on west elevation, and therefore the front of the house. Schmidt thought this was blatantly not changed after multiple DRC discussions. Earley read GL on chimneys. Schmidt talked again about prior discussions of moving the chimney. Hadley said they played with it and moved it inside and revised drawings and the owner and Penfield and Hadley thought that with the garage in front of the chimney from the front view that the chimney should not be moved. Schmidt cannot support the chimney and this elevation due to the conflict with the GL. Meeting redirected. Staab can support the south elevation with door on west elevation, or west elevation with the chimney, but he cannot support the door and the chimney both on one elevation. Anderson asked about specifics on the fireplace unit. Hadley and Penfield can move the chimney inside so that the stone would just be coming out from the second story. Staab would be okay with chimney protruding from the second story and front door on West elevation.

A straw pull vote with support as drawn found all members against.

Nauman asked if members were willing to make this a DRC sign off if the chimney were moved to the inside. Schmidt is not okay with this. Earley pointed out that the Board has done this before where a project can come back to just review a specific aspect. Davol had concerns around getting away from the roots of the functional aspect of houses and getting too fancy. Spann-Labato asked about a window and door schedule. Nauman would like to continue to the discussion of the other elevations. Hadley discussed their frustration with GL and how it pertains to these new lots in Augusta Park. Nauman noted the Bench and Treasury Hill as the closest neighborhoods that can be used as context. Schmidt thought that we need to separate out what is unique about the site and what is not. He did not think that the chimney was one of the things.

There were no other comments on the west elevation.

North Elevation: Spann-Labato noted the window to wall ratio is 31% and did not approve. After discussion, other members voiced that the front elevation is really where the Board wants to be stringent with window to wall ratio. Do the GL need to be more specific about window to wall ratios? This is something Board members can contemplate with upcoming updates to the Design Standards and Guidelines.

Anderson clarified 8' doors with 18" transoms on north elevation. Otherwise, there was general support for North Elevation.

East Elevation: Earley outlined measurements of doors. They meet GL. Spann-Labato wanted window/door sizes on the drawings rather than just a scale. It was confirmed that there was an 18" transom proposed. Within this zone district, there are allowances for up to 24" per GL. General support for East Elevation.

Garage Building: There was overall support.

Heated Accessory Shed: There was overall support

Nauman reviewed materials and there was overall support.

Hadley explained that he intends to move the chimney fully inside so that the siding is wood, and the height of chimney will stay the same. He asked the Board for a vote on conditional approval of the project with the changes to the chimney reviewed by the whole Board.

Nauman proposed a conditional approval tonight but reminded that there would be no going into discussion about the front door and such at the next meeting to approve the chimney. The applicant could make more changes, and it would just come back as a change to the application, but the Board cannot request additional changes:

A straw pull vote for approval of the project conditionally with full Board review of the chimney changes found Staab, Anderson, Alvarez Marti, Nauman, Davol, Schmidt in support and Spann Labato against.

*The Board finds that the application of **Franklin D. Guidone and Elizabeth A. Guidone** to site a single-family residence and two accessory buildings (one cold, one heated) to be located at 75 Pyramid Avenue, Lot T3, Slate River Subdivision in the R1F zone **will not appear excessively similar nor dissimilar** to residential structures within the surrounding neighborhood. The scale and forms of the home **are effective in incorporating** traditional forms seen within the surrounding R1F zone; and*

(Accessory Buildings)

*The cold accessory building (garage) and heated accessory building shed both appear subordinate in scale to the residence by reducing the overall mass on the site and convey relationships with historic styles. The architectural design of the buildings **can be supported** based upon the application of Guidelines 4.25-4.26 (similarity/dissimilarity-context), 4.84-4.86 (location and massing/forms, scale), and 4.89 and 4.90 (materials).*

*The architectural design and style of the residence **can be supported** per the application of Guidelines 4.25-4.26 (similarity/dissimilarity-context), 4.32-4.34 (mass/scale) and 4.35 (contemporary interpretation), 4.41-4.45 (roof form/scale), 4.49-4.52 (porches), 4.53-4.63 (windows), 4.64-4.66 (doors), 4.72, 4.75-4.76, 4.82-4.83 (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 natural average grade for the purpose of measuring FAR will be 8875' for the primary building. The natural average grade for the purpose of measuring FAR will be 8880' for the accessory building (garage). The natural average grade for the purpose of measuring FAR will be 8871' for the accessory building (shed).*
- *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.*
- *Requirements of the Colorado Model Electric Ready and Solar Ready code must be met prior to permitting, including EV ready parking space for the dwelling unit.*
- *The sewer line connection is actually located in the northwest corner of the lot.*
- *Prior to permitting for construction, we will need a:*
 - *Stormwater management plan*
 - *Proof of erosion control for the site*

- *The water connection is actually located in the southwest corner of the lot.*
- *There is an irrigation line in the right of way directly to the south of the south property line. This should be shown on the site plan. With this line's location in mind:*
 - *The propane tank must be at least 5' or more away from the property line on the south.*
 - *The trees on the south need to be scooted back from the property line to ensure that they don't encroach into the ROW and this irrigation line area.*
- *The utility easement on the west side of the property must be on the site plan. With this easement in mind:*
 - *The trees on the northwest corner must be removed, as they are in the utility easement.*
- *A permanent drainage plan will be needed for the site, which would be reviewed by Public Works and Astrid.*

Chimney (denial): *The west chimney is seen as oversized and dominates the façade, as discouraged by GL 4.71 and therefore does not comply per the application of GL 4.26, and 4.71. Chimney will be revised and reviewed at June 24th 2025 BOZAR meeting by entire Board.*

Rock Foundation Cover Height (support): *The foundation cover heights that exceed 18", which conflict with GL 4.75 e and 4.80. However, this can be supported because this is a new development zone, much like the RIE zones and their varied applications, as drawn 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 with alterations the architectural appropriateness for the application of Franklin D. Guidone and Elizabeth A. Guidone to site a single-family residence and two accessory buildings (one cold, one heated) to be located at the aforementioned address in the R1F zone, provided that the revised design for the chimney will be reviewed by the full Board and based upon the findings, and per the plans and material list.

Alvarez-Marti seconded the motion. Staab, Nauman, Davol, Schmidt, Anderson, and Alvarez-Marti voiced support and Spann-Lobato was opposed based upon GL 2.15 d 4.14, 4.53, 4.54 b, 4.61, 4.71 and Standards E, H and K.

*The Board finds that the conditional use permit for an accessory building, non-residential use, heated as part of the application of at **Franklin D. Guidone and Elizabeth A. Guidone** to site a heated accessory building to be located at the aforementioned address in the R1F zone **can be supported** based upon criteria contained in Code Section 16-8-30 (b) and compliance with the definition within Section 16-1-20.*

Nauman made a motion to approve the conditional use permit to construct an accessory building, non-residential use, heated to be located at the aforementioned address in the R1F zone and based upon the criteria in Code Section 16-8-30. This approval will result in the granting of vested property right.

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

Item No. 2

*Consideration of the application of **Edward L. Felton, Jr Trust Dated 12/28/1999** to site an addition to the primary building and to construct a cold accessory building to be located at 2 Teocalli Avenue, Lots 15 and 16, Block 7 in the R1 zone.*

Nauman stepped out for the review of this project due to a conflict of interest.

Staff Presentation: Earley explained that Jonathan Augello and Andrew Hadley submitted revised plans for an addition to the existing single-family residence and a new cold accessory building at 2 Teocalli Avenue within the R1 zone. This lot has the excessive slope review line which extends through it. So Section 16-10-20 applies. Earley gave an overview of this code section for the Board, applicants and members of the public in attendance. A streetscape has been included for review of context and mass/scale/form for the additions. The addition to the existing SFR is subordinate and was supported. The buildings were separated by 10' wall to wall. Natural/existing grade have been noted on elevations and sections to ensure that average grade is correct and therefore FAR is correct. The same is true for the height it appears that the accessory building may exceed the requirement. The applicant must show evidence that this is not the case. Snow storage has been moved onto this site. The parking on the south must have snow storage adjacent. It does meet 33% of the areas to be plowed. The parking was shifted onto this private property. Only two spaces are required. A minimum of two street trees are required on the site plan. The applicant confirmed that five trees will either need to be moved or removed. They understand that replacement trees will be required. The 3D perspectives are helpful in assessing the mass/scale/form for the building, which was supported overall. The dormer on the east was revised to be a shed dormer to better conform with the west dormer. The west dormer was reduced and meets the 30% requirement. The dormer wall heights must be reduced to meet the 4' requirement. The front module is lower than the existing 23'2" module, which was supported overall. Roof forms meet requirements. Porches are compliant. There are two styles of windows noted on the elevations, one over one and two over two. The applicant must choose one style. The three pack of windows on the west must be separated by 3.5" of trim. Doors appear compliant. Lighting is compliant. The chimney does not exit from the ridge as seen historically. It is also 3'3"x3'3" at the top and then steps to 6' in width at the base. It doesn't appear as chimneys would have historically per GL 4.71. Siding and foundation cover is consistent. Roofing is consistent. The porch railing was revised to be wood on the front (north) per GL 4.83. The placement and simplicity of the accessory building is supported. Roof forms are supported. Windows and doors are supported. Materials are supported. Proper public notice has been given.

DRC: Nauman and Schmidt were members at the April 21, 2025 DRC.

Anderson and Schmidt were members at the May 12, 2025 DRC. Anderson recapped discussion of the chimney and the two different dormers that have since been updated. Schmidt agreed with Anderson that most of the discussion was on the dormers and chimney, which was the same issue as the previous property.

Applicant Presentation: Hadley and Augello addressed windows, and these are on updated drawings which the Board has not seen. Earley shared new drawings where DRC concerns were all addressed. Main house exists, popping two dormers, ADA accessible for owner's daughter, tall accessory for ADA van, no windows on south elevation due to avalanche/excessive slope report.

Public Comment: Daniel Dow (owner of 1 Gothic Avenue) is a close neighbor and they are really happy with the drawings and think that Andrew and Jonathan did a great job.

Close Public Comment

Board Questions and Deliberation: Davol asked members if there were any concerns with excessive slope review provided by Earley. There were no comments or questions.

Review of site plan: Earley pointed out shifted parking, added snow storage, marked new trees. There were no concerns with site plan.

North elevation: Davol pointed out heavy fenestration on first floor of this elevation. Spann-Lobato saw 3.5" requested between windows, but she is not seeing this provided. Earley points out that this only applies to three packs, but not for the two packs.

South Elevation: Augello pointed out new door and mudroom and matching the windows with what exists, meters have been moved to back wall as per CBFDP.

East Elevation: Earley mentioned that both dormers need to meet the 4' wall height requirement and they should have updated this.

West Elevation: The chimney has been recessed so there were no concerns. There is a new French door on side, which will get snow shed in in winter. It was noted that if they make call out to three pack of windows then Spann-Labato and Staab can support.

Spann Labato asked if a window schedule had been provided and it had not. Earley confirmed that the operations were included on the elevations. Spann Labato expressed concern regarding the lack of the schedule and worried that mistakes could slip through.

Garage: It was confirmed that it is 19'7" height so it works. 10' concrete all around back of garage as an internal retaining wall. All elevations received general support.

Materials list was reviewed. It was confirmed that there would be a new roof on the entire building. There was overall support for materials, as proposed.

*The development area at 2 Teocalli Avenue, Lots 15 and 16, Block 7 in the R1 zone is located within the excessive slope review and the proposed structure can be **supported**. The application **does** comply with Municipal Code Sections; 16-10-20 b. (1 -8) pertaining to excessive slope review.*

Provided that the following conditions are met:

- *Final design of the onsite drainage plan must be reviewed and approved by the Building Official and Public Works Department prior to permitting.*
- *Soil erosion and water pollution must be mitigated using best management practices during and after construction. This will be evaluated by the Public Works Department.*
- *A Stormwater Management Plan (SWMP) must be provided to address construction during summer months. The following will be added:*
 - *A permanent SWMP that references the approved dewatering plan for the site must be provided prior to permitting and will remain in effect.*
- *Prior to permitting, engineered plans must be provided to show how the existing wall will tie into the new accessory building. Any modifications to the existing wall will necessitate drawing provided by a licensed engineer and will need to be reviewed and approved by staff. Any encroachments proposed for the alley would need to be evaluated to determine if they are supported or not. If so, a Revocable License Agreement would be required. Any modification would also need to contemplate how this will effect the wall as it extends to the Treasury Hill property to the west.*

Davol made a motion to approve a special development permit for excessive slope review for the development plan located at the aforementioned address in the R1 zone, based the finding and contingent upon architectural approval.

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

*The Board finds that the application of **Edward L. Felton, Jr Trust Dated 12/28/1999** to site an addition to the primary building and to construct a cold accessory building to be located at 2 Teocalli Avenue, Lots 15 and 16, Block 7 in the R1 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 R1 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), 4.46-4.47 (dormers) 4.49-4.50 (porches and decks), 4.53-4.60 (windows), 4.64-4.66 (doors), 4.74 (lighting), 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. If any trees need to be removed, this will come back to the BOZAR Chair and Town Staff and replacement trees will be required.
- The following information must be added to the site plan prior to permitting:
 - Two street trees
 - Ground cover for disturbed areas
 - Snow storage area adjacent to the parking area on the south
- The water line is shown through the neighboring property to the east. Public Works may require that an easement is provided for this existing condition. The existing water and wastewater lines condition will need to be evaluated to determine if they are adequate or need to be replaced.
- 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.
- All gravel must be class 6 road base, crushed granite will not be supported.

Chimney (support): The west chimney **can be supported**, as drawn per the application of GL 4.25-4.26, 4.71.

(Accessory Building)

The cold accessory building appears subordinate in scale to the residence by reducing the overall mass on the site and conveys relationships with historic styles. The architectural design of the building can be **supported** based upon the application of Guidelines 4.25-4.26 (similarity/dissimilarity-context), 4.84-4.86 (location and massing/forms, scale), 4.89 and 4.90 (materials).

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.

Davol made a motion to approve architectural appropriateness for the application of Edward L. Felton, Jr Trust Dated 12/28/1999 to site an addition to the primary building and to construct a cold accessory building to be located at the aforementioned address in the R1 zone based upon the finding, and per the plans and materials list.

Staab seconded the motion. The vote passed unanimously in support.

Item No. 3

Miscellaneous

- DRC for June 9 and 16: Spann Labato and Anderson BOZAR is June 24th
- DRC for July 14 and 21: Staab and Davol BOZAR is July 29th
- DRC for August 11 and 18: Spann Labato and Alvarez Marti BOZAR is August 26th
- DRC for September 15 and 22: Anderson and _____ BOZAR is September 30th
- DRC for October 14 (TUESDAY) and 20: _____ BOZAR is October 28th

Davol adjourned the meeting at 9:01 p.m.