



Staff Report

To: BOZAR
From: Kaitlyn Archambault, Planner I and Jessie Earley, Town Planner III
Meeting Date: DRC, August 18, 2025
RE: 322 Maroon Avenue, Preliminary Review

PROJECT TITLE: Robert Harper (322 Maroon Avenue)

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

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

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

ADDRESS: 322 Maroon Avenue

ZONE DISTRICT: R1C

OWNER: Robert Harper

APPLICANT: Jim Jose

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

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

ATTACHMENTS:

1. Plans
2. Photos
3. GIS Map
4. Historic building survey
5. Conditional waiver criteria (16-19-80 and 16-19-90)
6. Condition use criteria (16-8-30)
7. Demolition section (16-14-190)
8. R1C zone district section (16-4-460 to 16-4-520)

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

PROJECT DESCRIPTION

1. Rehabilitation and addition to the existing historic primary.
2. Lift the primary building, shift 5' to the east, set down on new basement/foundation.

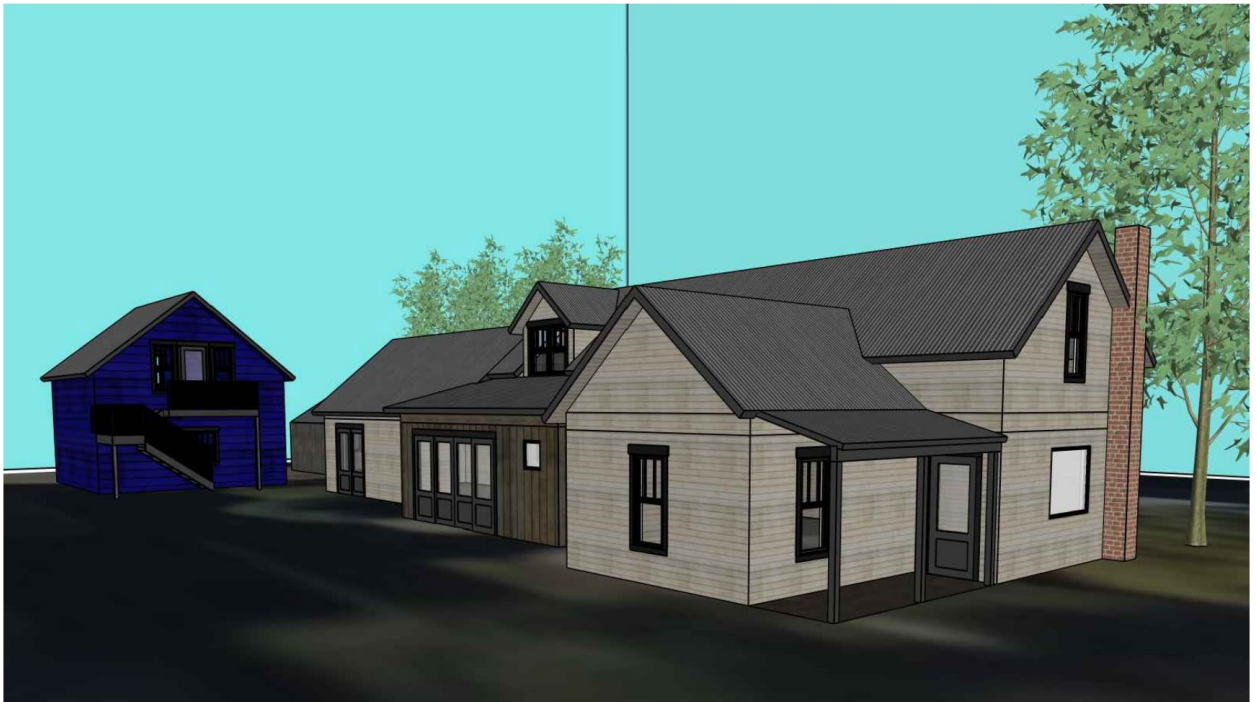


3. Stabilize and rehabilitate existing historic accessory.
4. Construct a new accessory dwelling.

PUBLIC NOTICE

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

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





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

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

GL	Staff Analysis	DRC Recommendation
4.25 Excessive similarity	No conflict.	Support
4.26 Excessive dissimilarity	Discussion is encouraged regarding the addition to the primary building as proposed. It appears to be dissimilar to other additions to historic buildings as proposed. GL would suggest the use of a connector rather than the step in the ridge.	

III. Historic Background:

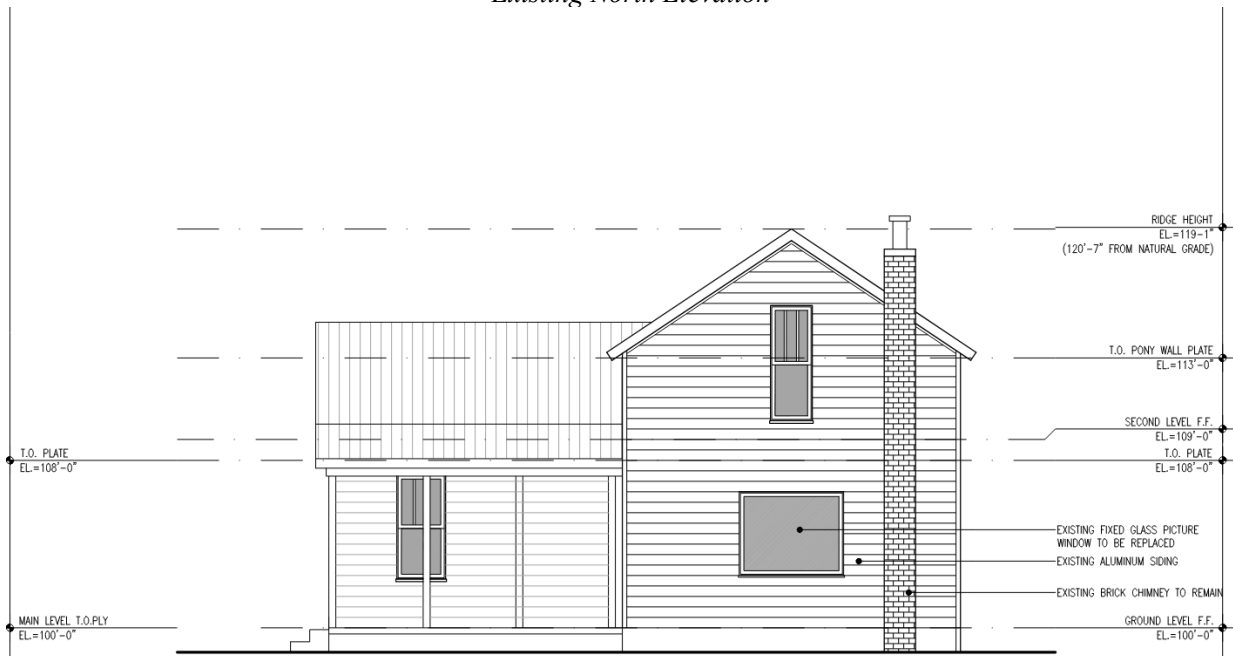
The property contains two contributing historic structures. All buildings are protected in the National Historic District and local historic district, being the Town of Crested Butte original plat. See the attached historic building survey for more detailed information.



A photo of the property from Maroon Avenue



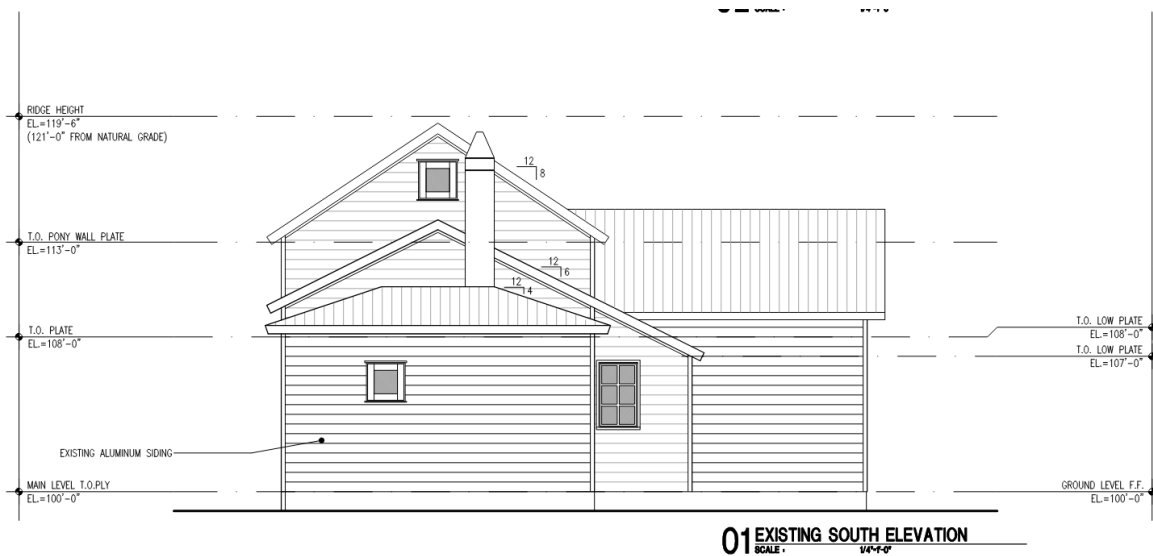
Existing North Elevation



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



Existing South Elevation





Existing Northeast Elevation from Maroon



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



Existing Northwest Elevation from Maroon



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



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

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

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

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



Existing Accessory Building from Alley

Accessory building:

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

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

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

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

Dimensional Limitations	Required by Chapter 16	Proposed	Compliant
Minimum Lot Width:	31 1/4'	50	Yes
Maximum Lot Area:	9375	6250	Yes
Minimum Lot Area:	3750	6250	Yes
# Dwellings:		2	Yes
Minimum Setbacks:			

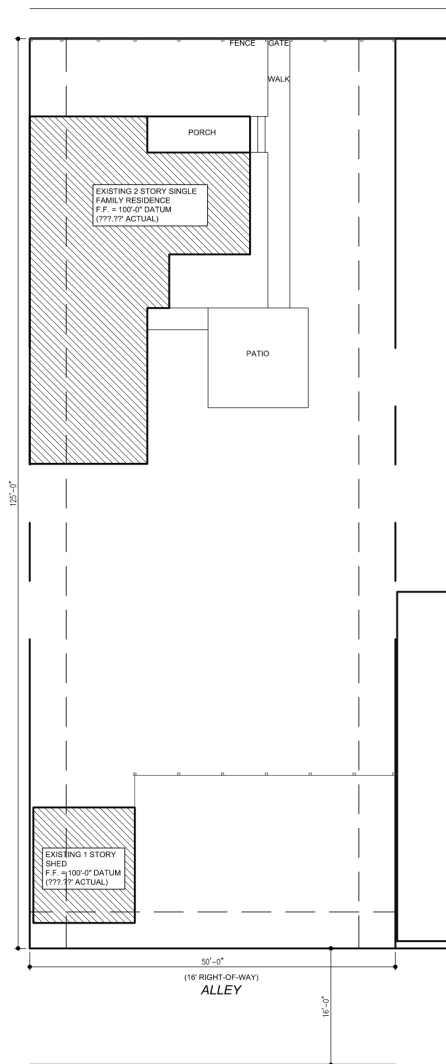


Principal: Front:	20'	10'8" (existing/proposed)	Yes, see conditional waiver discussion below.
Principal: Side Yard (West):	7'6"-11'6"	0 (existing) 4'9" (proposed)	Yes, see conditional waiver discussion below.
Principal: Side Yard (East):	7'6"-11'6"	19'10" (existing)/ 14'10" (proposed)	Yes
Accessory Building (West Historic): Side Yard (West):	7'6"-11'6"	6" (existing/proposed)	Yes
Accessory Building: Side Yard (West Historic) (East):	7'6"-11'6"	35'8" (existing) 8'2" (proposed)	Yes
Accessory Building (West Historic): Rear:	5' (Accessory)	3'6" (existing/proposed)	Yes
Accessory Dwelling: Side Yard (West):	7'6"-11'6"	8'2" (proposed)	Yes
Accessory Dwelling: Side Yard (East):	7'6"-11'6"	7'6" (proposed)	Yes
Accessory Dwelling : Rear:	5' (Accessory)	5' (proposed)	Yes
Between buildings (wall to wall)	10'	Must add in north deck to ADU to confirm 19'2" (Existing Historic to Primary)	Unknown
Max FAR – Primary building	0.3-0.32/2500 sf	0.18 (1104 sf/6250 sf) – existing 0.37 (2329 sf/6250 sf) – proposed	No
Max FAR – All Buildings:	0.48/ 3500 sf	0.22, 1370 sf (1104sf primary + 266 sf accessory)- existing 0.54, 3374 sf (2329 sf primary + 224 sf accessory + 821 sf accessory) - proposed	No
Height:	28'/20'/24'	20'1" (principal, existing/proposed) 15'4" (accessory, existing/proposed) 21'1" (accessory, proposed)	Yes- Accessory Dwelling, see discussion about mass/scale/form
Roof Pitch	Minimum 4:12	8:12 (existing/proposed primary roof, dormer, accessory dwelling) 4:12 (shed addition on east, front porch) 6:12 (proposed south addition)	Yes Yes



Width	35'	30' (existing/proposed)	Yes
Snow Storage	>33%	Snow storage must be shown and must correspond to the areas to be plowed and meet the 33% requirement.	No
Parking	3 spaces	Parking is not shown.	No
Open Space	50%	62%	Yes

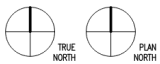
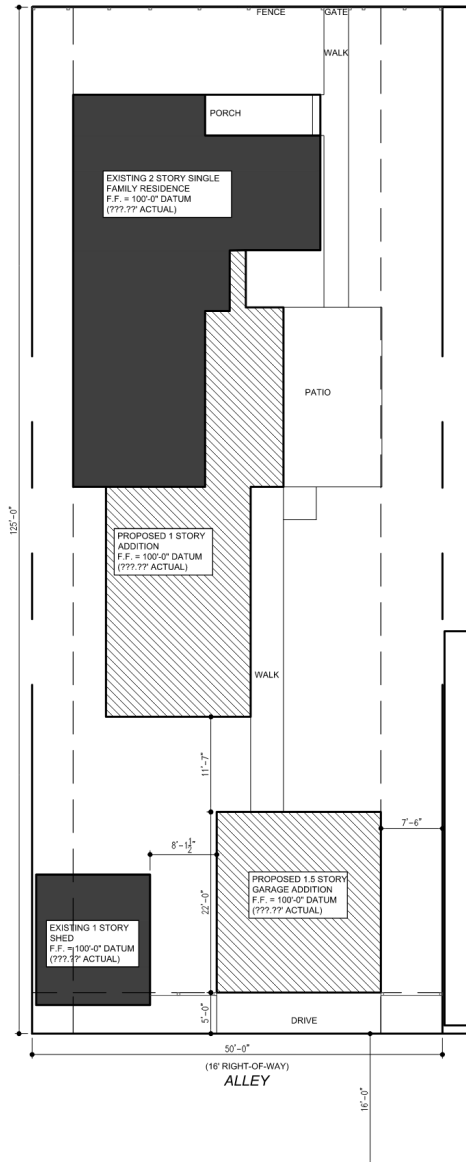
(56' RIGHT-OF-WAY)
322 MAROON AVE.



TRUE NORTH
PLAN NORTH
01 EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"



(56' RIGHT-OF-WAY)
322 MAROON AVE.



01 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



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

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



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

b. Sec. 16-14-190: Demolition of portions of the building: Ordinance No. 34, Series 2019 passed in October of 2019. The ordinance allows for the demolition of up to twenty-five percent (25%) of non-historic residential buildings. This building is a contributing historic structure. The proposal appears to be for the roof to be removed for the existing hipped portion and portions of the lower gable to the north in the rear. There are discussions below regarding the addition itself regarding this proposed demolition. A plan demonstrating the proposed areas for demolition are required by applicant for the Board to properly ascertain if the demolition can be supported.

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

Accessory dwelling means a detached subordinate structure or portion thereof subordinate to an existing or planned and approved residential structure on the same building site. In each of the residential districts located within the Town, the accessory dwelling must remain in common ownership at all times with the primary dwelling or principal building on the same building site. In the event the creation of condominiums or townhouses on the building site results in more than one (1) primary dwelling or principal building, the accessory dwelling must remain in common ownership with at least one (1) primary dwelling or principal building located on the same building site. Either



the accessory dwelling, the primary dwelling, or both, shall be used exclusively as a long-term rental. If more than one (1) accessory dwelling has been approved for a site, then two (2) out of the three (3) dwelling units on the site shall be used exclusively as a long-term rental. The structure designated as the long-term rental must remain in common ownership with another residential use on the same building site, except in the "B3" Business District, where the primary structure may be nonresidential in character. To obtain the conditional use of an accessory dwelling, the applicant shall comply with the terms of [Section 16-9-70](#) respecting the recordation of discretionary approvals.

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

Code Section	Staff Analysis	DRC Recommendation
Sec. 16-4-480 (1) Accessory dwellings	The R1C zone provides this use as a conditional use. It must meet the criteria below.	Not applicable. Use changes do not go before DRC.
Sec. 16-8-30 (a) Architectural approval	Discussion regarding this is outlined below.	
Sec. 16-8-30 (b) (1) Compatible with neighborhood context and size	Discussion below, general support.	
Sec. 16-8-30 (b) (1) a. Size	The building must be revised to meet FAR requirements.	
Sec. 16-8-30 (b) (1) b. Density of buildings	General support.	
Sec. 16-8-30 (b) (1) c. Amount of open space	Meets requirements of the zone district. General support.	
Sec. 16-8-30 (b) (1) d. Scale	See discussion below.	
Sec. 16-8-30 (b) (1) e. Snow storage	Must be provided	
Sec. 16-8-30 (b) (1) f. Snow removal	Must be provided	
Sec. 16-8-30 (b) (1) g. Landscaping	Discussed further below. Confirmation required of existing trees.	
Sec. 16-8-30 (b) (1) h. Similar land uses	The R1C zone presents a variety of uses to which this could be included. General support.	
Sec. 16-8-30 (b) (2) Consistent with zoning district objectives and purposes	Revisions are needed to meet the requirements of this zone district.	
Sec. 16-8-30 (b) (3) Congestion, automotive, or pedestrian safety problems or other traffic hazards	Parking must be included on the site plan.	
Sec. 16-8-30 (b) (4) Noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems	General support.	
Sec. 16-8-30 (b) (5) Adverse effects to public facilities, rights of way or utilities	General support.	
Sec. 16-8-30 (b) (6) Adverse impacts on the uses of adjacent property	Pending any public comment. General support.	
Sec. 16-8-30 (b) (7) Adequate parking or PIL	Parking must be included on the site plan.	
Sec. 16-8-30 (c) Net effect on any proposed use on the number of long-term housing units	This ADU will add a deed restricted long term rental.	



III. Design GL Analysis

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

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

The Town's design goals for this district are:

- a. To encourage appropriate infill and changes to existing structures that complement the character of the historic residential core areas.
 - b. To maintain the size and scale of the RIC neighborhoods so they complement, rather than overwhelm or detract from, historic structures.
 - c. To maintain and encourage pedestrian size, scale, uses, and orientation.
To allow for greater flexibility in design compared with what is allowed in historic areas.
- a. **Site planning:** Refer to GL: 2.16-2.40, 3.1-3.2, 5.108-5.112.

GL	Staff Analysis	DRC Recommendation
Topography	Topography from survey must be added to the site plan and also noted on elevations and sections to ensure proper measurements for FAR and height.	Add information to plans
2.8 Drainage	Drainage arrows must be shown. Topography grade elevations will be required prior to permitting to show the interface with the alley pertaining to drainage.	Add information to plans
Easements	N/A	Add information to plans
2.16 Substantial landscaping	The plan is fairly minimal. Provision of a final landscape plan will be required if there are revisions after permitting.	Add information to plans
2.18/3.1 Preservation of existing mature trees	There are mature existing trees on this site. Additional information is needed to know which trees will be preserved.	Add information to plans
2.19 New trees	No information on current plans is provided.	Add information to plans
2.16 a./ 2.20 Native plantings	Ground cover for disturbed areas has not been noted. Native plantings are encouraged by the GL.	Add information to plans



2.16 e Pervious materials	There are minimal walkways, driveways or patios noted on the site currently.	Add information to plans
2.28 e & f Parking substrate	Parking has not been called out, but once it is the substrate must be noted.	Add information to plans
(2.37-2.40)/ 16-17-40 Exterior Lighting	Down shielded lighting is not noted on the elevations.	Add information to plans
Solar	NA	NA
Utilities	Existing and proposed utilities have not been noted. Electric line will be required to be undergrounded per code. Rights of way must be shown to scale on the site plan.	Add information to plans
2.7 Snow Storage	Snow storage must be depicted on the plan and correspond to the areas to be plowed. It also must be 33% of the areas to be plowed.	Add information to plans

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

Notes include:

- Primary building will be lifted and moved to the east and set on a new foundation.
- Existing double hung windows are to be restored.
- Roof (non-historic) to be replaced with standing seam metal.
- Existing aluminum siding to be removed. Need confirmation that siding beneath will be rehabilitated and maintained.
- Need confirmation that existing doors will be maintained and rehabilitated.
- Any interior framing to remain and be sistered to new materials.
- Trim and fascia details to remain.
- All historic materials on the accessory building must remain. Applicant to confirm.

GL	Staff Analysis	DRC Recommendation
3.2 Original footprint	The one rear (south) accessory building is to remain. The primary building is to be lifted and moved 5' to the east. This move is required to ensure that the building will then meet building code requirements. Support	

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



GL	Staff Analysis	DRC Recommendation
3.22 b	This GL speaks to alterations to historic buildings. There have been very minimal alterations to this building.	

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

GL	Staff Analysis	DRC Recommendation
3.49 Historic windows	All windows on the primary building are historic and need to be rehabilitated. The picture window in the north elevation is new and will be replaced.	
3.50 Position of historic windows	All historic windows appear to remain in their existing openings. There are historic windows proposed for removal where the addition will be sited. Discussion about the addition itself is encouraged.	

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

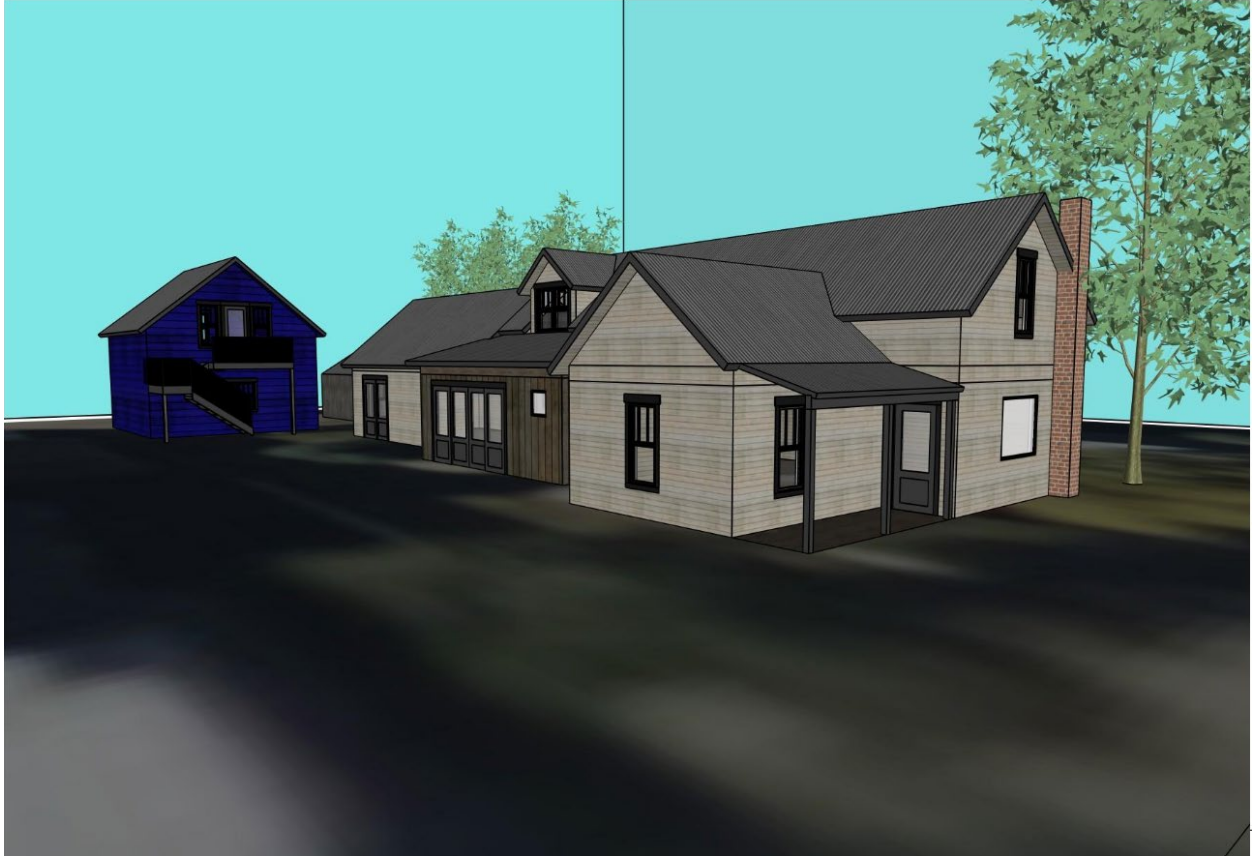
The existing historic building is a gable module perpendicular to the street with a ridgeline of 24'8". The roof steps down to the east 4'5" to a smaller gable module which is parallel to the street. On the rear, it steps down 4' to a smaller module with a 24'11" ridgeline. Finally, there is a small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

The proposed additions keep the gable module perpendicular to the street. However, the ridgeline is proposed at 27' with a 1'6" stepdown for 3' which steps back up to the same height for 19'9". The small gable module to the east parallel to the street stays the same. Then the building proposes a 3' step down to the rear for a gable module with 28' ridge.

GL	Staff Analysis	DRC Recommendation
3.17 Additions to historic buildings	The parcel is visible mainly from the north (Maroon Avenue), and the alley (south). 3.17 (a) the addition does appear to obscure significant features on the south elevation. As stated above, more information is required regarding how much of the south elevation would be removed to better evaluate the proposal. (b) The addition is set back from the primary façade. From the north façade, the addition is not visible. A connector has not been used. (c) the addition does not appear to be reversible.	
3.18 a Stepping down additions	The addition proposes a step down but it doesn't appear consistent with additions to historic buildings. The proposed addition is subordinate to the front (north) module and does not step up from the original height.	
3.18 b/ 3.36 Connector	The use of a connector may be helpful for an addition to this building rather	



	<p>than as proposed.</p> <p>Per GL 3.36 (b) it appears there will be a portion of the building removed which would destroy a significant amount of historic material.</p>	
3.18 c Mass	<p>The size of the addition(s) (1225 sf) is more than the size of the original structure (1104 sf) per GL 3.18 c. The mass will be placed on the rear. Square footage must be reduced to meet FAR requirements. Once this happens, this may help the overall mass of the proposed addition.</p>	
3.19/ 3.37 Additions as products of their own time	<p>Part of the addition is proposed as a vertical board on board and the other part appears to match the historic siding. Discussion is encouraged to determine if the definition requested in the GL is achieved. The same siding for the front historic module and the new addition make it hard to decipher what is old and new.</p>	
3.21 Traditional entrance pattern	<p>The proposed design appears to comply with this GL. The front porch will stay in its original location. Support.</p>	







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

GL	Staff Analysis	DRC Recommendation
3.39/4.39 Compatibility of addition/Roof forms	The existing roof is a gable and the addition is a gable/shed, which meets the intents of this GL.	
4.35-4.39 Design and Style	The proposed materials are very similar what we think the existing historic materials are. More differentiation is encouraged to distinguish old and new.	

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

GL	Staff Analysis	DRC Recommendation
3.39/4.45 Roof forms	<p>The existing building has an 8:12 roof pitches and the proposed addition will incorporate an 8:12, which meets the intents of GL 4.45 a.</p> <p>The dormer on the east employs an 8:12 roof pitch.</p>	



4.44 Ridge lines	The front historic portion of the roof is 27'. The addition proposes a drop of 1'6" for 3', stepping back up to the original height for another 19'9". The rear lower module is 28'.	Support
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h. Dormer Additions: Refer to guidelines *3.41-3.46.

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

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

GL	Staff Analysis	DRC Recommendation
3.47 Preserve existing porches	The front porch will be maintained. Support.	
3.48 Porch	N/A	

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

GL	Staff Analysis	DRC Recommendation
3.40 Primary elevation	All existing windows on the north will be maintained in their original openings. Support.	
3.50 Positions of historic windows	On the new addition portions of the building, new windows are proposed but for the most part, all existing window will be maintained in their original openings.	
4.53 Window to wall ratio	The front (north) elevation is existing pertaining to window to wall ratio.	



4.54 Vertical emphasis	<p>Existing historic windows are a three over one double hung style window.</p> <p>A window and door schedule should be provided.</p> <p>On the north elevation, there are two single windows and a large picture window, which are to remain.</p> <p>The south elevation (existing) has two small square windows and a 6-light window. It is unclear what the proposed rear (south) elevation fenestration is.</p> <p>The east elevation (existing) has three single double hung style windows and a small square window with two ½ lite doors. The proposed east elevation maintains the front door and the existing four windows then proposes a four panel door, dormer windows, ½ lite door and a French/sliding door on the rear.</p> <p>The west elevation (existing) has a two pack of six lite windows and two small square windows. The proposed west elevation proposes to reuse the existing two pack in a different location and a new single six lite window.</p> <p>Confirmation is needed for the operation of windows. Casement is only supported in egress required areas..</p>	
4.55 Window shape	Met	
4.56 Window material	The windows for this building are proposed as wood, as required by the GL.	
4.57 Fenestration pattern	Met	
4.58 Groupings of 2 or more windows	All new two pack of windows must show a minimum of 3.5" of trim and cannot mulled (dormer window and west two-pack, if new)	
4.59 Window and door trim	The window and door trim is noted as 2x4 trim on all. Support.	
4.60 Window Wells	Window wells are not shown on elevations, but likely will be needed for egress.	

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

GL	Staff Analysis	DRC Recommendation
4.64 Primary door	The primary door will be maintained, which is accessed from the east.	



4.66/3.58 Secondary doors	<p>There is a second ½ lite door on the east side. Support.</p> <p>There is a four-panel door of unknown style and operation on the east. This is not supported by the GL.</p> <p>There is a two panel French/sliding door on the east. If this is proposed as a French door, it is supported. Sliding doors are not supported.</p> <p>Material and colors are needed.</p>	
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1. **Lighting:** Refer to GL 2.37-2.40.

GL	Staff Analysis	DRC Recommendation
2.37 Exterior lighting	Lighting has not been noted but must be.	

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

All colors must be confirmed.

Standing seam roof is proposed for this building.

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

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

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

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

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

**The existing front door will be rehabilitated. There is a second ½ lite door on the east side.
There is a four-panel door of unknown style and operation on the east.
There is a two panel French/sliding door on the east.**

There are posts on front porch, sizing must be confirmed.

Existing chimney proposed to remain on front elevation. The existing rear chimney is unclear for if it will be maintained.



GL	Staff Analysis	DRC Recommendation
3.22 b	As stated earlier, Staff requests at the site visit prior to permitting that materials will be confirmed as to what must be rehabilitated.	
4.72 Eaves/overhangs	Met	
4.75 Exterior materials	Siding for the new addition will need to show definition of the addition as compared to the historic building. The addition is proposed as a mostly horizontal board on board. The existing building also has horizontal siding.	
4.79 Paint/stain	The siding and trim must be painted or stained which is required by the GL.	
4.82 Roofing materials	The roofing material was replaced in the 1990s. The proposed standing seam metal is supported.	

n. Existing historic accessory building:

Elevations and additional information about rehabilitation/stabilization is required.

- o. Accessory dwelling mass/scale/form and placement:** Refer to GL 4.84-4.88. **The new accessory dwelling is a simple 8:12 gable structure. The building proposes a 22' height.**

GL	Staff Analysis	DRC Recommendation
4.84 Smaller in size	This building scale appears large in relation to the existing historic structure. The height is slightly larger than the existing historic building.	
4.85 Rear of the site	The building is located on the rear of the lot. Support.	.
4.86 Vary appearance	This accessory building is simple and will be of varied appearance to other existing accessory buildings along the alley. Support.	
4.87 Height and width ratio	Met	
4.88 ADU	This building is a simple building, however, discussion is encouraged about the height.	

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

GL	Staff Analysis	DRC Recommendation
4.53; 4.89 AB fenestration	The GL (4.88 b) ask for a greater solid to void ratio than the primary building. There are only two windows on the south elevation. Clarification of windows on north	



	elevation is needed.	
4.54 Vertical emphasis	Windows are noted as three over one double hung windows.	
4.56 Window material	Windows material are noted as aluminum clad, which is supported by the GL.	
4.59 Trim	2"x4" trim is shown on the plans. Support.	

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

GL	Staff Analysis	DRC Recommendation
4.66 Secondary Doors	There is a person door on the north deck. However, material and glazing must be confirmed.	
4.69, 4.90 Garage doors	There is a garage door proposed on the south. This must be confirmed if it is one large door or two smaller doors. The doors must have a wood veneer.	

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

Color callouts are needed for all materials.

The building proposes a standing seam metal roof.

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

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

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

The windows are three over one aluminum clad double hung windows, color must be confirmed. Decking, balusters, posts and railing sizes and material must be confirmed.

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



IV. DRC Review items:

- Discuss and make a recommendation regarding the site plan.
- Discuss and make a recommendation regarding mass, scale and form of both primary and accessory dwelling.
- Discuss and make a recommendation regarding architectural approval for both buildings.
- Discuss and make a recommendation regarding the proposed materials for both buildings.

PRIMARY STRUCTURE

DESCRIPTION OF MATERIALS TO BE USED

NAME Rob Harper

LEGAL Tract 3 Block 22 ZONE R1

ADDRESS 322 Maroon

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 Metal

☐ Milled Shingle ☒ Standing Seam ☐ 5-V Crimp

☐ Other _____

EXTERIOR FINISH

Siding

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

☐ Fascia 2x8 wood fascia: color tbd

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

DOORS

MATERIAL

STYLE

FINISH

☒ Primary door Wood, half-lite glass: color TBD

☒ Secondary door Wood, half-lite glass: color TBD

WINDOWS

Type:

☐ Casement

☐ Casement, egress

☐ Double hung

☐ Awning

☐ Fixed

☐ Slide-by

Style:

☐ Simulated,
divided lite

☐ True, divided
lite (historic)

☐ Decorative
mullions

☐ Other

Material:

☐ Wood

☐ Aluminum
clad, wood

☐ Other

Glazing:

☐ Low E

☐ Heat mirror

☐ Tempered

☐ Standard

☐ Other

Describe locations if a mix is used Historic double-hung to be repaired and replaced.
New wood double hung to match on primary with
exception of casements at bedrooms

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

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

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

SIGNATURE OF OWNER / REPRESENTATIVE Rob Harper

DATE 07/31/2025

ACCESSORY STRUCTURE

DESCRIPTION OF MATERIALS TO BE USED

NAME Rob Harper

LEGAL Tract 3 Block 22 ZONE R1

ADDRESS 322 Maroon Ave

TYPE OF STRUCTURE

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

ROOFING TYPE

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

EXTERIOR FINISH

Siding

- | <i>TYPE</i> | <i>SIZE</i> | <i>LOCATION</i> | <i>COLOR</i> |
|-------------------------------------|---|-----------------|--------------|
| <input type="checkbox"/> Horizontal | <u>8" horizontal wood siding; blue solid body stain TBD</u> | | |
| <input type="checkbox"/> Vertical | _____ | | |
| <input type="checkbox"/> Other | <u>corrugated metal wainscot as indicated on plan: charcoal color</u> | | |
| <input type="checkbox"/> Stucco | _____ | | |
| <input type="checkbox"/> Trim | <u>2x4 trim at windows and doors</u> | | |
- _____

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

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

DOORS

MATERIAL

STYLE

FINISH

☒ Primary door Wood, half-light door: stained TBD

☒ Secondary door Wood, half-light door: stained TBD

WINDOWS

Type:

☐ Casement

☐ Casement, egress

☐ Double hung

☐ Awning

☐ Fixed

☐ Slide-by

Style:

☐ Simulated,
divided lite

☐ True, divided
lite (historic)

☐ Decorative
mullions

☐ Other

Material:

☐ Wood

☐ Aluminum
clad, wood

☐ Other

Glazing:

☐ Low E

☐ Heat mirror

☐ Tempered

☐ Standard

☐ Other

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

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

new deck at ADU to have 4x4 metal mesh guardrail

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

SIGNATURE OF OWNER / REPRESENTATIVE Rob Harper

DATE 07/31/2025

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		362	

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

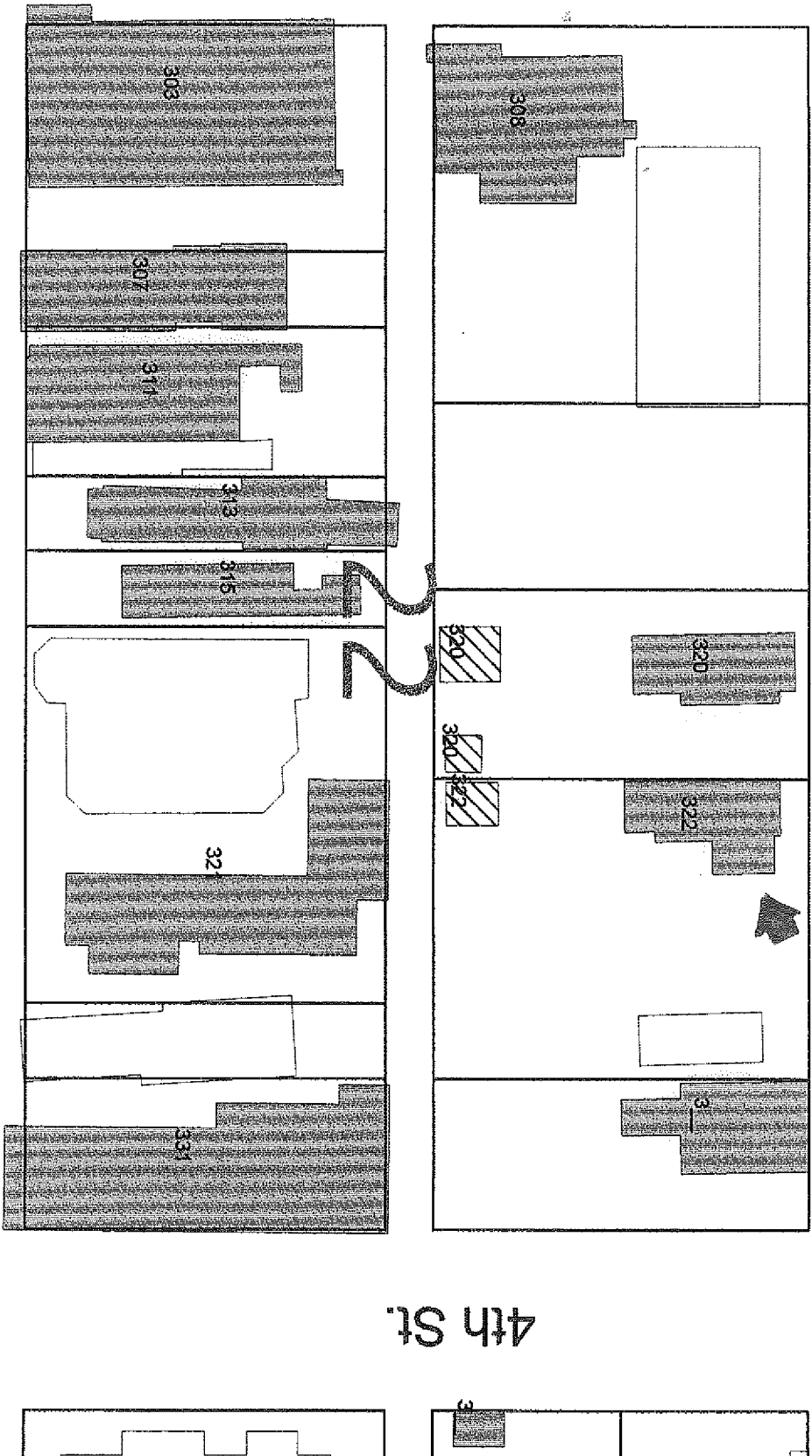
ARCHITECT: Unknown	BUILDER/CONTRACTOR: Unknown	STATE ID NO.: 5GN3186		
SOURCE:	SOURCE:	ORIGINAL OWNER: Unknown SOURCE:		
THEME(S): Coal Mining, 1870-1952				
CONSTRUCTION HISTORY (Description, names, dates, etc., relating to major alterations to the original structure): This house appears on the 1886 Sanborn map as a two-story rectangular dwelling with a one-story rear section. The intersecting gabled wing to the east does not appear until the 1904 Sanborn map.				
CONTINUED YES <input checked="" type="checkbox"/> NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): Crested Butte oldtimers note that this house was associated with August Jonas, the Glick family, and later became the REA house. Eva Villotti and Edith Byouk recall that Jonas, a miner, was noted for his playing of the concertina. George Sibley states that Herman and Louis Glick of Cleveland, Ohio, came to Colorado to find their fortunes at Leadville in 1879. Unable to find a suitable location for a business there, they moved on to Gothic. Gothic had passed its prime, so they decided to open a general merchandise store in Crested Butte. Herman Glick was able to convince C.S. Morey of the Morey Mercantile Co. in Denver to allow him to obtain supplies for the store on credit. The Glick brothers began operating in 1880 and were soon able to buy a two-story building at 3rd Street and Elk Avenue for their business. This building and its contents were destroyed in the fire of 1893. They rebuilt at the same location a one-story building later known as the Salt Lick tavern (demolished). Morris Glick, a younger brother, later opened a competing store. After almost 25 years in Crested Butte, the brothers decided to move back to Cleveland. In later years, the house was owned by the Gunnison County Rural Electric Association.				
CONTINUED YES <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT			
STATEMENT OF SIGNIFICANCE: This house, although altered, represents dwelling construction in the 19th century in Crested Butte through its gabled roof with overhanging eaves, frame construction, prominent porch, and double-hung sash windows.				
CONTINUED YES <input checked="" type="checkbox"/> NO				
REFERENCES (BE SPECIFIC): Gunnison County Assessor records; George Sibley, A Crested Butte Primer (Crested Butte: Crested Butte Society, 1982), 42-45; Sanborn Maps, 1886-1910; Crested Butte Oldtimers Meeting, 25 August 1998; Aerial Photograph of Crested Butte, 1951; Edith Byouk and Eva Villotti, Wheat Ridge, Colo., Interview by Tom and Laurie Simmons, February 1999.				
CONTINUED YES <input checked="" type="checkbox"/> NO				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: March 1999		

Maroon Ave.

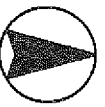
4th St.

3rd St.

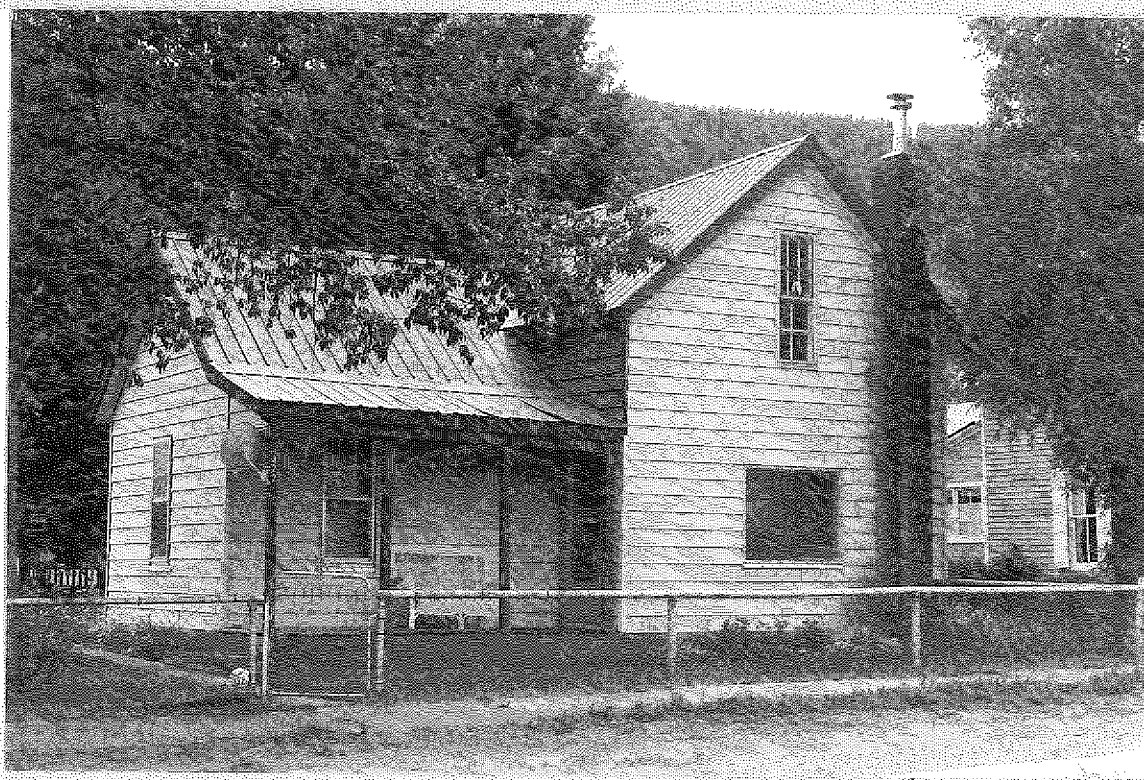
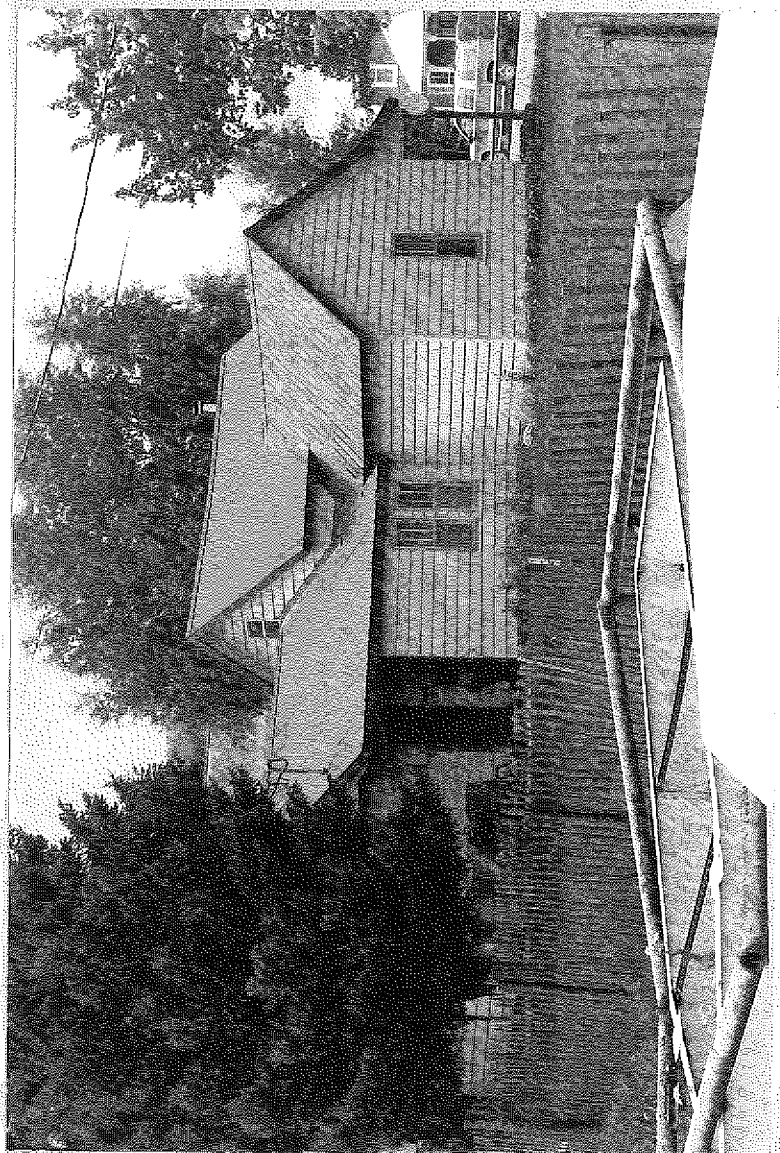
Elk Ave.



SURVEY SKETCH MAP



30 0 30 60 Feet



322 Maroon 362 NE

State ID Number: 5GN3186 SHF Grant No.: 98-01-113
Address: 322 MAROON AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 19 Frame Number: 23
Camera Direction: NE Date: July 1998
Location of Negatives: Town of Crested Butte

322 Maroon SW 362

State ID Number: 5GN3186 SHF Grant No.: 98-01-113
Address: 322 MAROON AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 19 Frame Number: 26
Camera Direction: SW Date: July 1998
Location of Negatives: Town of Crested Butte

HISTORIC BUILDING INVENTORY RECORD -- OUTBUILDING

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

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

Maroon Ave.

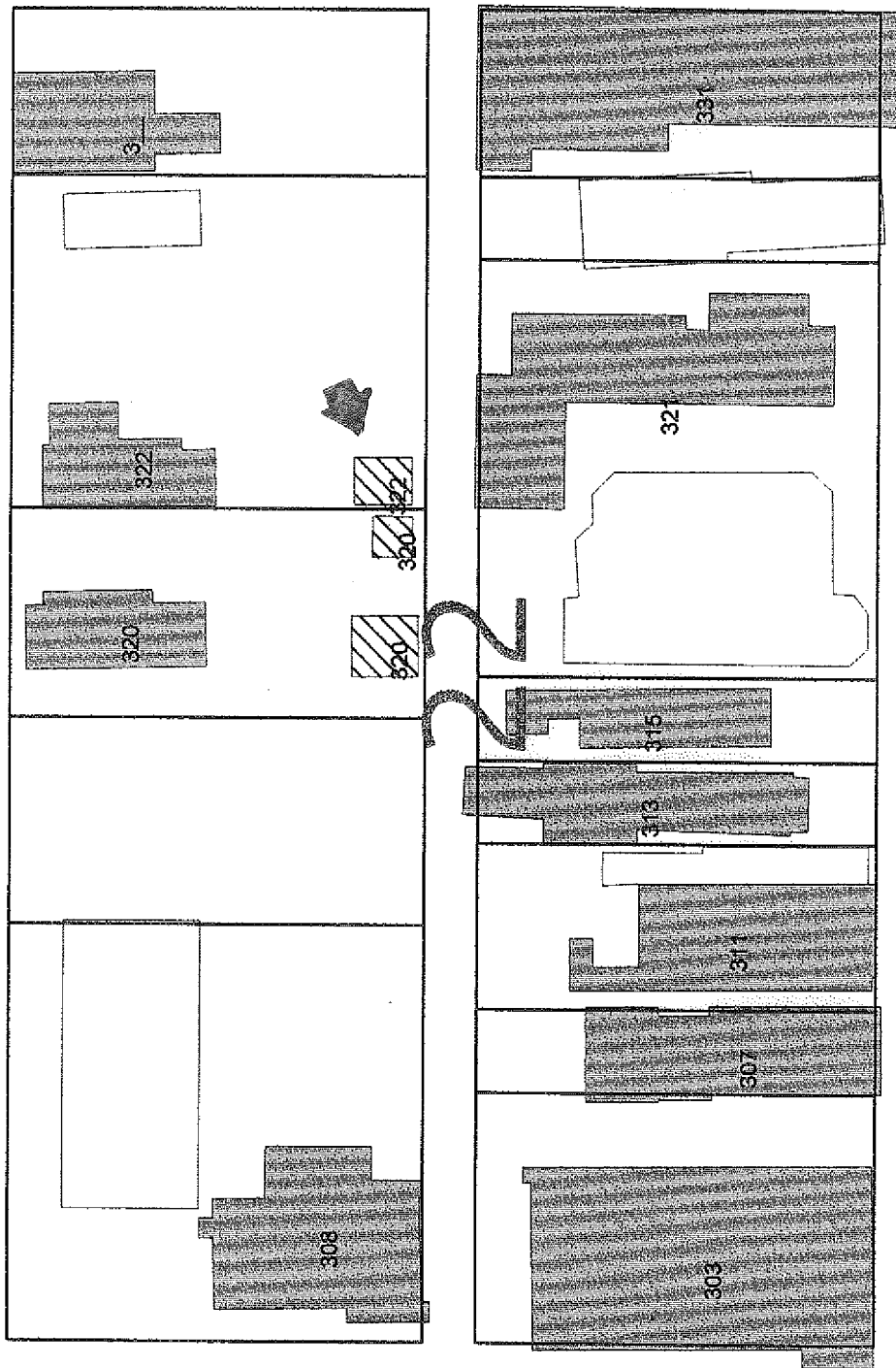
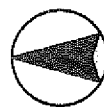
4th St.

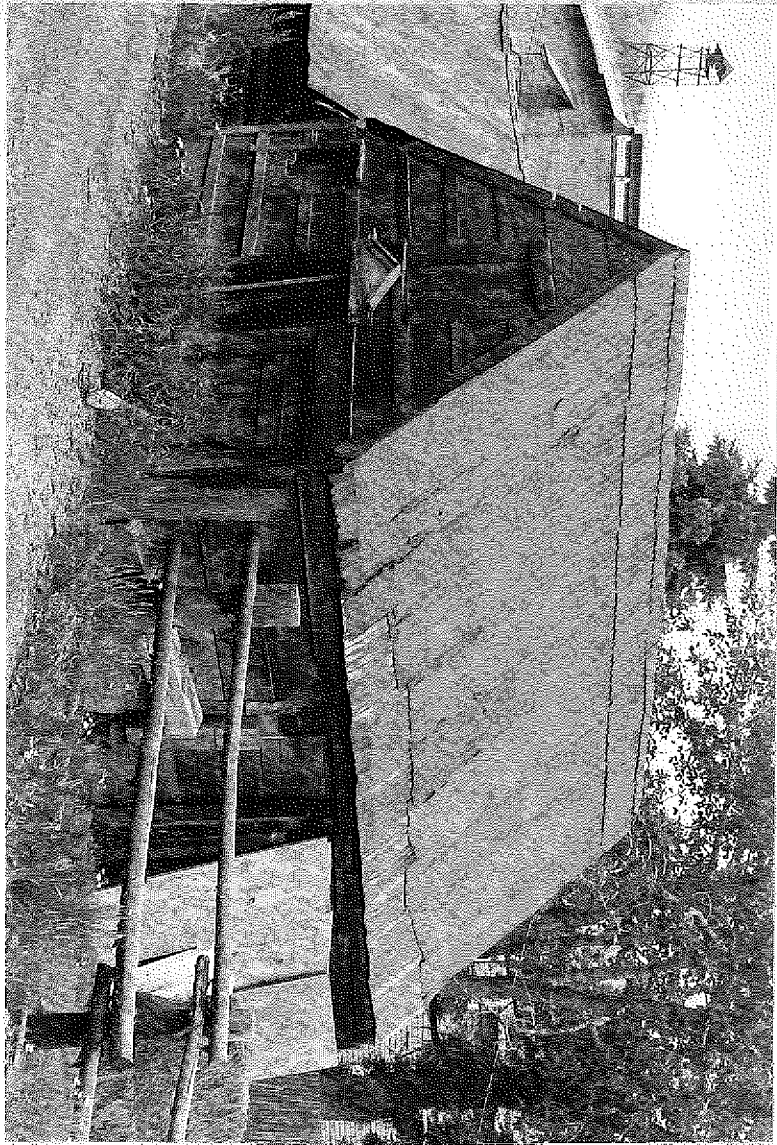
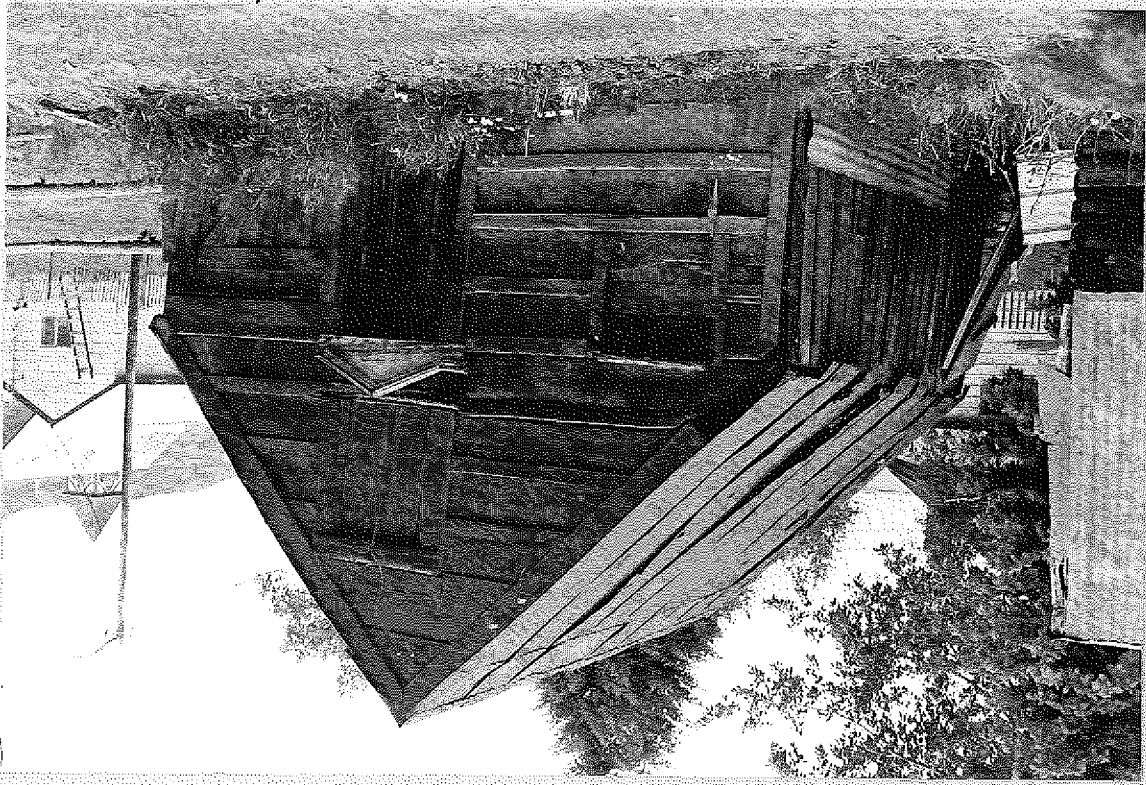
3rd St.

Elk Ave.

SURVEY SKETCH MAP

30 0 30 60 Feet





322 Maroon NW 406

R 16 F 15 A-16

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

322 Maroon NE 406

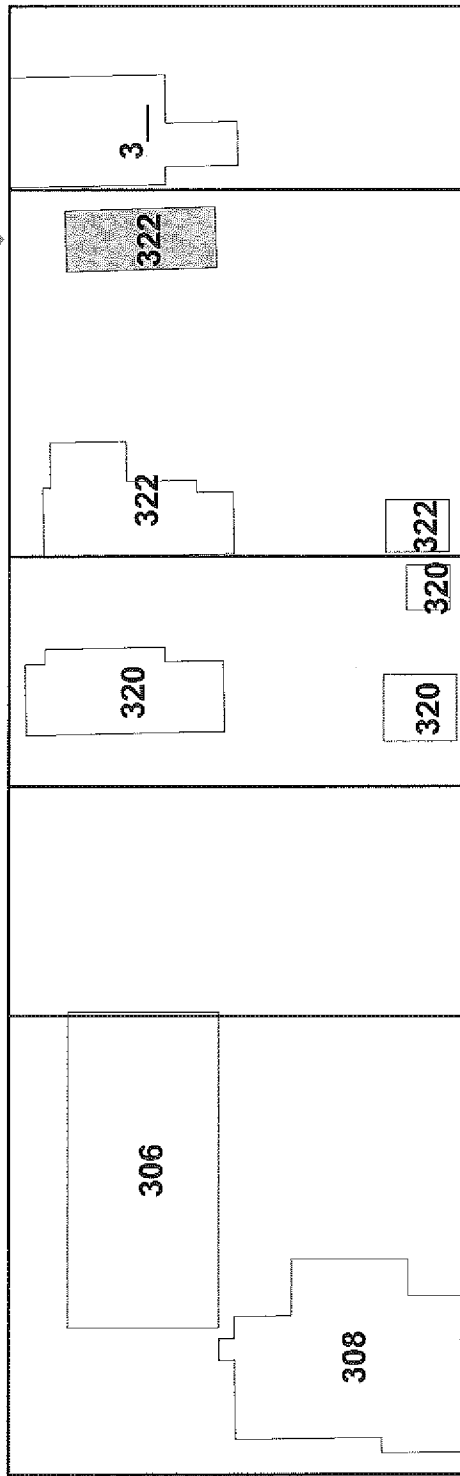
State ID Number: 5GN3187 SHF Grant No.: 98-01-113
Address: 322 MAROON AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 16 Frame Number: 18
Camera Direction: NE Date: July 1998
Location of Negatives: Town of Crested Butte

HISTORIC BUILDING INVENTORY RECORD -- OUTBUILDING

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

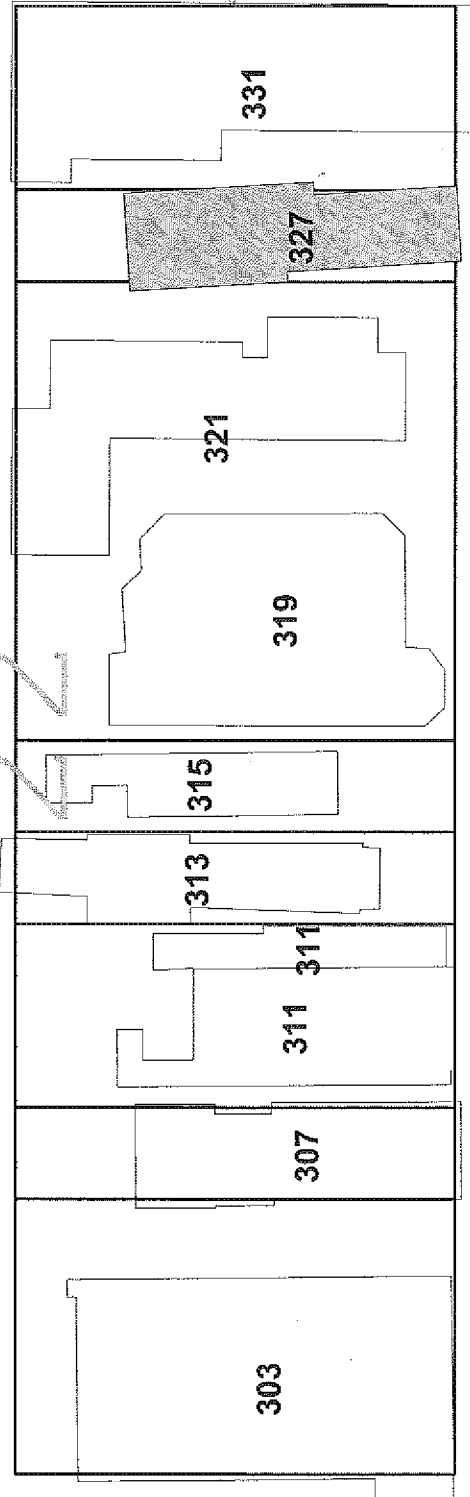
PROJECT NAME: Crested Butte Historic Buildings Survey, 2000		COUNTY: Gunnison	CITY: Crested Butte	STATE ID NO.: 5GN3548
ADDRESS: 322 MAROON AVE. Crested Butte, CO 81224		TOWNSHIP 14S RANGE 86W SECTION 3 NE QTR OF THE NE QTR		
ASSOCIATED State ID No.: 5GN3187 PRIMARY BUILDING: Type of Building: Residence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

Maroon Ave.



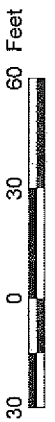
4th St.

242

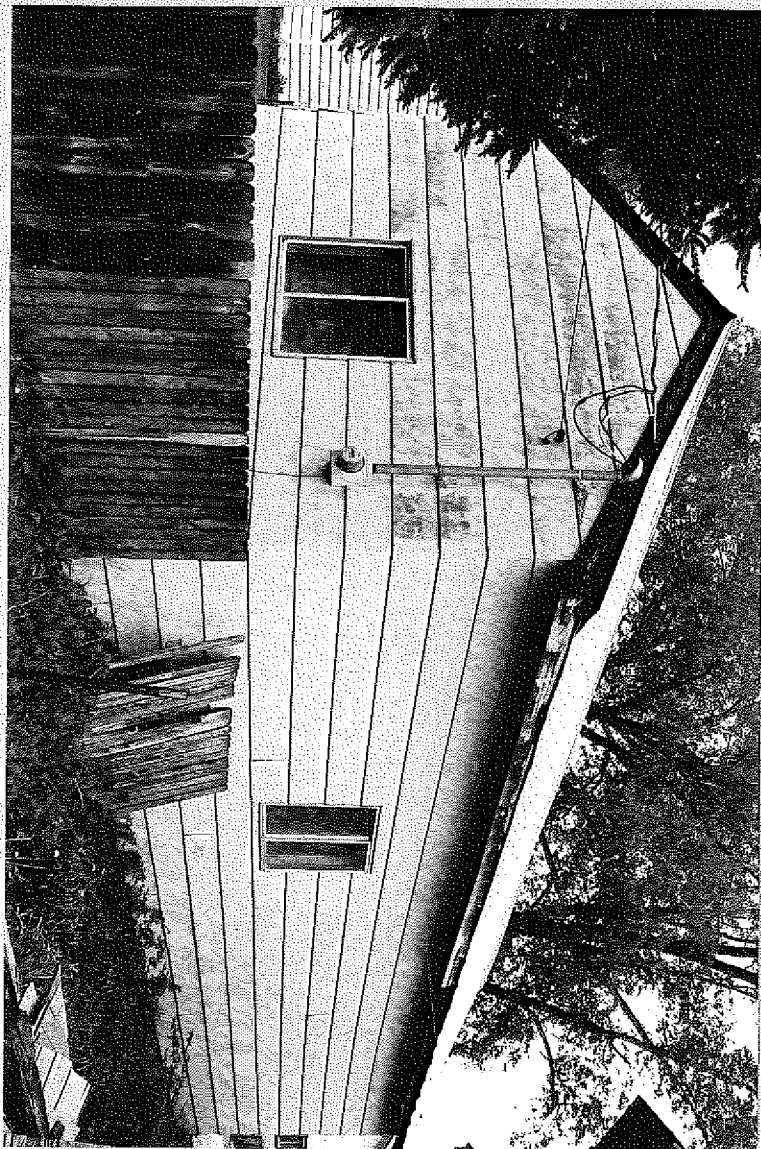
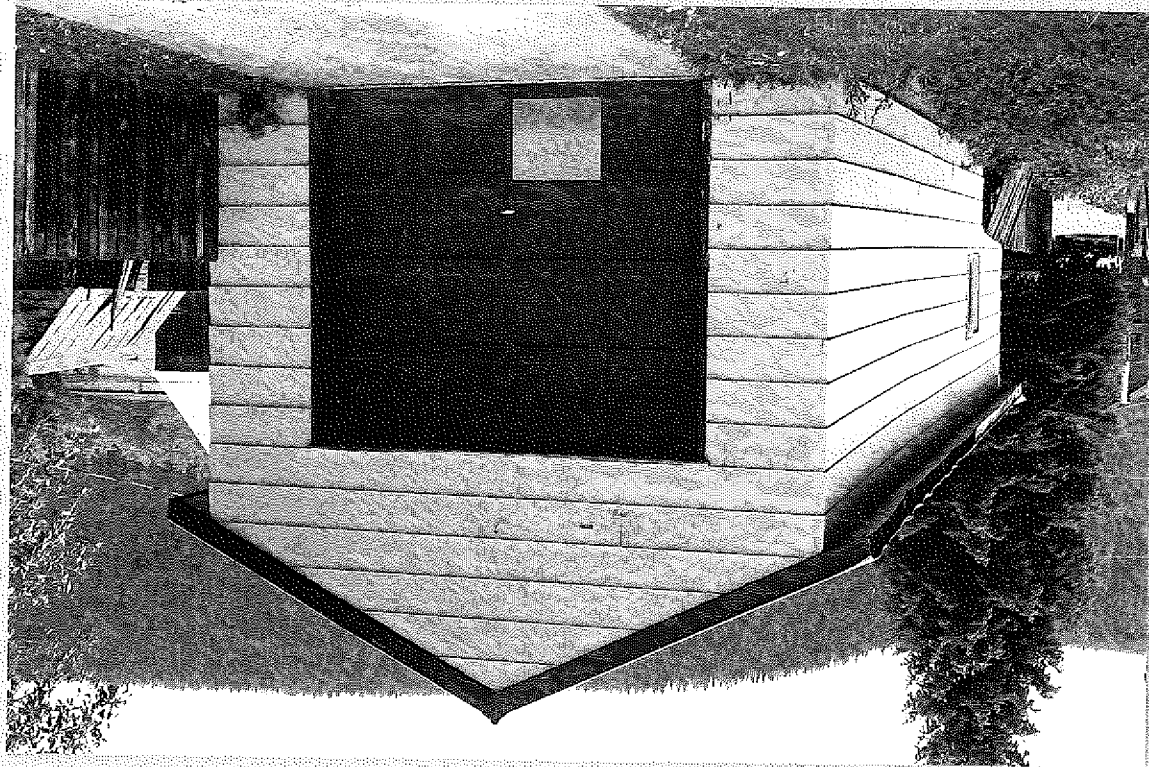


Elk Ave.

3rd St.



SURVEY SKETCH MAP



6/5/2000
322 MAROON

State ID #: 5GN3548

Address: 322 MAROON AVE.

County: Gunnison City: Crested Butte

Photographer: Sandra Cortner Date: June 2000

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

Location of Negatives: Town of Crested Butte

6/5/2000
322 MAROON

State ID #: 5GN3548

Address: 322 MAROON AVE.

County: Gunnison City: Crested Butte

Photographer: Sandra Cortner Date: June 2000

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

Location of Negatives: Town of Crested Butte

6/5/2000
322 MAROON

State ID #: 5GN3548

Address: 322 MAROON AVE.

County: Gunnison City: Crested Butte

Photographer: Sandra Cortner Date: June 2000

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

Location of Negatives: Town of Crested Butte



DATE	FEES PAID	APPLICANT	APPLICATION #
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DEVELOPMENT PERMIT APPLICATION

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

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

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
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APPLICANT/AGENT	MAILING ADDRESS	TELEPHONE	EMAIL
PROPERTY OWNER	MAILING ADDRESS	TELEPHONE	EMAIL
CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT	MAILING ADDRESS	TELEPHONE	EMAIL
ENGINEER	MAILING ADDRESS	TELEPHONE	EMAIL

BUILDING CLASSIFICATION:
SFR ☐ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☐ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐


PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
	MATERIALS _____
	LABOR _____
	TOTAL _____

DEPARTMENTAL USE ONLY

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

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

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.
I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.


Signature of Contractor/Authorized Agent

07/31/2025
Date


Signature of Owner/Authorized Agent

Date

ARTICLE 8 - Conditional Uses

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

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

(Prior code 15-2-16)

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

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

(Ord. 13 §1, 2006)

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

- (a) No conditional use shall be approved unless architectural approval for any exterior change associated with such use has also been approved, and the Board finds that the use complies with all of the criteria contained in this Section. If the use does not comply with all of such criteria, or if architectural approval for the exterior changes associated with such use has not been obtained, the use shall either be approved with conditions that ensure compliance with all such criteria and the requirements of the Board for architectural approval, be continued to a date certain or be denied by a motion of the Board. If a continued request is not rescheduled by the proponent for discussion to occur on or before the date to which the request is continued, the request is deemed to be denied without further action by the Board.
- (b) The use must:
 - (1) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:
 - a. Size.
 - b. Density of buildings.
 - c. Amount of open space.

- d. Scale.
 - e. Snow storage.
 - f. Snow removal.
 - g. Landscaping.
 - h. Similar land uses.
- (2) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.
 - (3) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.
 - (4) Not create any significant noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems.
 - (5) Not create significant adverse effects to public facilities, rights-of-way or utilities.
 - (6) Not create significant adverse impacts on the uses of adjacent property.
 - (7) Allow for adequate parking for the use or make payment in lieu if allowed in the zone district.
- (c) In addition, the net effect of any proposed use on the number of long-term housing units should be considered.

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

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

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

(Prior code 15-2-16)

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

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

(Prior code 15-2-16; Ord. 4 §1, 2009)

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

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

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

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

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

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

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

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

(6) The new, proposed primary dwelling fronts on a street or avenue and relates to the street in a manner consistent with other primary dwellings on the street.

(7) The size of the new primary structure shall not exceed that permitted by matter-of-right on the parcel.

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

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

(a) No conditional use shall be approved for a Timeshare Development Project unless the Board finds that the Project complies with the following criteria for a Timeshare Development Project. If the Project does not comply with all of the following criteria, the Project may be approved with conditions that ensure adequate compliance with all of such criteria or it shall be denied by motion of the Board. The Project shall:

(1) Be consistent with the purpose, intent, goals and objectives of Article 7 of this Chapter;

(2) Shall demonstrate that the negative impacts caused by the Project through the life thereof upon, without limitation, the Town's image as a historic residential community, infrastructure and other structures, revenue sources, transportation systems, amenities, programs and facilities, programs and facilities of special districts providing services to the Town will be satisfactorily mitigated; and

(3) Any other matter of consideration that the Board deems to be relevant in upholding the purposes, intents, goals and objectives of Article 7.

(b) The conditional use approval for Timeshare Development shall meet the criteria established under Section 16-8-20 of this Article.

(c) In granting the conditional use approval for Timesharing, the Board shall also consider the effect of the Project on the availability of short-term rentals available to the general public on a year-round basis.

(Ord. 8 §5, 2008; Ord. 4 §1, 2009)

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

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

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

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

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

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

(Ord. 19 §5, 2013)

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

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

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

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

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

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

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

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

(Ord. 9, § 1, 2015)

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

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

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

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

(Ord. No. 30, § 3, 1-7-2019)

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

- (a) The Board, in its discretion and based on the following criteria, may override Sections 16-19-30, 16-19-40, 16-19-50 and 16-19-60 of this Article. Conditional waivers to increase the size of buildings that have nonconforming aspects apply to the following:
 - (1) Additions in the setback;
 - (2) Additions on nonconforming parcels which are too small, too large, too narrow or too wide; and
 - (3) Additions to structures that are too high or too wide and that will add more structure that is too high or too wide.
- (b) No conditional waiver shall be granted which allows any fence or other structure to be erected within the largest rear yard setbacks on lots within Blocks 20, 21, 22, 27, 28 and 29. No conditional waiver shall be granted for an increase in floor area ratio beyond that which is allowed in the applicable zoning district. No conditional waiver shall be granted for a nonconforming aspect if such nonconforming aspect was created by the grant of a variance. No conditional waiver shall be granted to allow any further encroachment by a building or other structure into the twenty-foot or twelve-foot setback from the normal stream banks of Coal Creek as set forth in Subsection 16-11-50(b) of this Chapter.
- (c) Any proposal to enlarge a nonconforming aspect or to enlarge a structure on a nonconforming lot must be reviewed under the criteria set forth in Section 16-19-90 below to ensure that the proposal does not exacerbate potential problems caused by the existing nonconforming aspect.

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

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

- (a) A nonconforming aspect shall not be approved unless the Board finds that the proposal complies with all the criteria set forth below. If the proposal does not comply with all of said criteria, the proposal shall either be approved with conditions that ensure compliance with all such criteria, continued to a date certain or denied by motion of the Board. If a continued request is not rescheduled by the proponent for discussion to occur on or before the date to which the request is continued, the request is deemed to be denied without further action by the Board.
- (b) The enlargement must:
 - (1) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.
 - (2) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:
 - a. Size;

- b. Density of buildings;
 - c. Amount of open space;
 - d. Scale;
 - e. Maintenance of view corridors; and
 - f. Provisions of similar or improved landscaping.
- (3) Not create significant adverse impacts on adjacent property owners, including but not limited to the following:
- a. Snow storage;
 - b. Snow shedding;
 - c. Snow removal;
 - d. Solar access;
 - e. Other significant design features; and
 - f. Fire access.
- (4) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.
- (c) Such waivers and the applicant's assertions shall be set forth in a written agreement as set forth in Section 16-9-70 of this Chapter.

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

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

- (1) Applicability.
 - a. No person shall demolish or relocate any historic building or structure built within the Period of Significance (POS), 1880—1952, unless the Town deems it unsafe and/or dangerous in accordance with Subsection (3), Dangerous conditions.
 - b. No person shall demolish or relocate any building or structure built outside the Period of Significance ("POS") unless:
 - (i) The Board has approved such demolition or relocation following proper notice and public hearing in accordance with this Section;
 - (ii) The Board has approved a redevelopment plan as defined in Section 16-1-20; and
 - (iii) The Building Inspector has issued building permits pursuant to Section 18-13-40 for such demolition or relocation and construction of the replacement building or structure.
 - c. No person shall demolish or relocate any building or structure for the purpose of selling or conveying vacant lots for future development.
- (2) Ordinary maintenance and repair. Nothing in this Section shall be construed to prevent ordinary maintenance or repair of any historic building or structure. The Building Official may order any person in charge of or having control of the historic building or structure to perform maintenance when the Building Official in their reasonable judgment deems that such maintenance is necessary to prevent significant deterioration of the building or structure.
- (3) Dangerous conditions. A building or structure that is deemed by the Building Official to be unsafe or dangerous creating a substantial risk of injury or damage to property is a public nuisance and is subject to Chapter 7, Article 1, Administration and Abatement of Nuisances. Approval by the Board prior to compliance with an order issued by the Building Official to abate any nuisance is not required. As soon as practicable, the officer shall notify the Board of the proposed or actual issuance of any order.
- (4) Demolition by neglect. The Building Official may, at any time, order any person in charge of or having control and supervision of the property where a historic building or structure is located, to maintain and keep up a historic building or structure where it appears in the Building Official's reasonable judgement that without maintenance the building or structure will deteriorate to the point where demolition becomes the only option.
- (5) Exemptions. The following activities are exempt from the requirements of this Section, except that a building permit issued pursuant to Section 18-13-40 is required prior to commencing any of these activities:
 - a. Demolition of less than twenty-five percent (25%) of floor area of a non-historic building or structure.

- b. Minor demolition and/or relocation activities that include but are not limited to chimneys, decks, porches, steps, small accessory buildings or other similar design features.
 - c. Removal of partial roof components to allow for vertical expansion such as dormers or skylights on structures.
 - d. Demolition or relocation of mobile homes and mobile home accessory buildings in the M-Mobile Home district.
- (6) Application requirements. An applicant seeking approval for demolition or relocation of a non-historic building or structure must submit a complete demolition or relocation permit application to the Community Development Department that includes the following contents:
- a. Payment of applicable fees and delivery of the following information: 1) a legal description of the property involved; 2) proof of ownership or a deed for the property establishing title; 3) signature of the owner of the property or some other authorized person with the written legal authority of the owner to make such application; and 4) a plot plan of the lot or parcel, drawn preferably at a one-eighth inch to one-foot scale, showing the dimensions of the lot or parcel and the size and location of the existing buildings or structures and other site improvements.
 - b. A written narrative that describes: 1) the reason(s) for requesting demolition or relocation of the existing building or structure; 2) the architectural style/era and any distinguishing characteristics or features of the existing building or structure; and 3) whether there is an existing deed-restricted housing unit contained on the property.
 - c. Existing floor plans, elevations, photographs and/or other materials that enable a thorough understanding of the existing building or structure and the character of the neighborhood context.
 - d. A condition assessment report for the existing building or structure prepared by a licensed architect, building systems engineer, building contractor, building inspector or other qualified person that addresses the following:
 - 1. Site and grounds: the condition of the existing site and grounds including site drainage, pavement, walkways, patios, decks, walls, fencing/railings, landscaping and exterior amenities.
 - 2. Structural systems: the type and condition of the existing foundations and structural framing of walls, columns, intermediate floors and roofs; a summary of any cracks in the foundation and/or walls; and evidence of leakage or water damage. If relocation is proposed, a determination should be made as to whether the building or structure can withstand the physical impacts of being removed from its current location, transported and relocated upon a new foundation at a receiving site.
 - 3.

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

4. Mechanical systems: the type of electrical, heating, ventilation, plumbing and conveyance systems, including the condition of each system, its estimated efficiency, and its estimated remaining lifespan.
 5. Interior building components: the type of interior finishes, fireplaces/heating stoves, appliances and fixtures; their estimated efficiency, and their estimated remaining lifespan.
 6. Environmental issues: any evidence of disease-causing organisms, mold, lead, asbestos, chemicals, biological substances and/or radioactive material, including the existence of any hazardous or dangerous conditions or materials.
 7. Regulatory compliance: any issues or concerns regarding zoning (setbacks, height, floor area, parking, etc.), life safety, fire or other building code matters.
 8. Final summary: a summary that recommends whether the structure should be demolished or relocated; or whether the estimated lifespan of the building's systems and elements can be reasonably upgraded, remodeled, renovated and/or expanded to be more functional, energy-efficient, livable and code compliant.
- e. If demolition is proposed, a written response that details how the applicant intends to comply with the requirements of Chapter 18, Article 15 Deconstruction and recycle plan, and an estimate of cubic yards of demolition material that will be permanently disposed.
 - f. If relocation is proposed, a relocation plan that describes and/or shows the transport route, identifies any structural and/or physical constraints, identifies methods of resolving those constraints, and includes a proposed site plan with the subject building or structure located on the receiving site in conformance with the specific zoning requirements, easements and covenants or neighborhood context.
 - g. A written response that describes how the applicant intends to satisfy the Replacement Housing requirements in Section 16-14-200.
- (7) Review standards for demolition of non-historic buildings or structures. The Board may approve an application for demolition of any non-historic building or structure if the Board determines that all of the following standards have been met:
- a. The existing building or structure is not compatible with the POS; do not conform to the Town's Design Guidelines; and the massing, scale, form and materials do not substantially or materially contribute the character and quality of the neighborhood context.
 - b. The existing building or structure cannot meet current zoning, building and energy code requirements, and/or health and safety standards by utilizing reasonable and economically viable construction methods in order to achieve a beneficial use of the property.
 - c.

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

- d. If relocation is proposed, the relocation plan meets the requirements set forth in Subsection 16-14-190(6)f.
 - e. The redevelopment plan satisfies the Replacement Housing requirements in Section 16-14-200.
- (8) Review standards for relocation of non-historic buildings or structures. The Board may approve an application for relocation of any non-historic building or structure if the Board determines that all of the following standards have been met:
- a. The building or structure can withstand the physical impacts of being removed from the current location, transported, and relocated upon a new foundation at a receiving site.
 - b. The building or structure can be located on a receiving site in conformance with the zone district standards, easements and covenants, or neighborhood context.
 - c. The relocated building or structure may or may not be in compliance with the Town Design Guidelines.
- (9) Staff review and report. Prior to the Board public hearing, staff shall review the application and prepare a report summarizing the application, identifying whether the application appears to satisfy the standards in Section 16-14-190(5), and recommending conditions of approval that may be required to satisfy the standards.
- (10) Board review and decision. The Board shall review the demolition or relocation application at the duly noticed public hearing pursuant to Section 16-22-110.
- a. If the Board approves the demolition or relocation application, the applicant shall, within two (2) years of date of approval, prepare and submit a Redevelopment Plan as defined in Section 16-1-20, otherwise the approval will expire.
 - b. For relocation within the Town, if it is demonstrated that the existing building or structure conforms to the zone district standards, covenants, and site conditions of the receiving site, and the receiving site is currently available for development, the existing building or structure may be relocated to the receiving site prior to submittal and approval of the Redevelopment Plan.
 - c. If the Board denies the demolition or relocation application, the applicant may prepare plans for the maintenance, renovation, modification or expansion of the existing building or structure in accordance with the zone district standards and Town Design Guidelines; or
 - d. If the Board denies the demolition or relocation application, the applicant may appeal the decision to Town Council pursuant to Section 16-22-150, Appeal.
 - e.

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

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

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

1. The impact of the demolition or relocation of the building or structure upon the historical integrity and architectural character of the Town; and
 2. The factual circumstances concerning the cause of the demolition or relocation of the building or structure, as may be identified after reasonable investigation by the Building Official; and
 3. Whether the owner or contractor has previous violations for violating the Town's demolition ordinance.
- b. During the pendency of prosecution described in Subsection a. above, the Building Official may impose a temporary suspension of any permit and/or the issuance of a certificate of occupancy in connection with the subject property. In electing to impose such a temporary suspension, the Building Official shall consider the same factors as described in the Subsection above. Such temporary suspension shall remain in effect for the duration of the prosecution and any appeal therefrom.
 - c.

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

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

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

Division 6 - "R1C" Core Residential District

Sec. 16-4-460. - Intent.

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

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

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

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

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

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

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

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

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

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

(11) Parking areas.

(12) Accessory building, nonresidential use, heated.

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

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

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

- (1) Minimum lot area: three thousand seven hundred fifty (3,750) square feet.
- (2) Maximum lot area: nine thousand three hundred seventy-five (9,375) square feet.
- (3) Minimum lot width: thirty-one and one-quarter (31¼) feet.
- (4) Minimum front yard: twenty (20) feet.
- (5) Minimum side yard: 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.
- (6) Minimum rear yard:
 - a. Principal building: ten (10) feet.
 - b. Accessory building: five (5) feet.

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

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

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

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

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

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

(2) Maximum floor area:

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

(3) Maximum floor area ratio:

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

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

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

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

(1) Maximum building height:

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

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

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

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

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

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

(e) Stream margin review: all uses within twenty (20) feet of a designated water source shall meet the requirements of Section 16-11-10 of this Chapter.

(f) Minimum lot street frontage shall be thirty-one and one-quarter (31¼) feet.

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