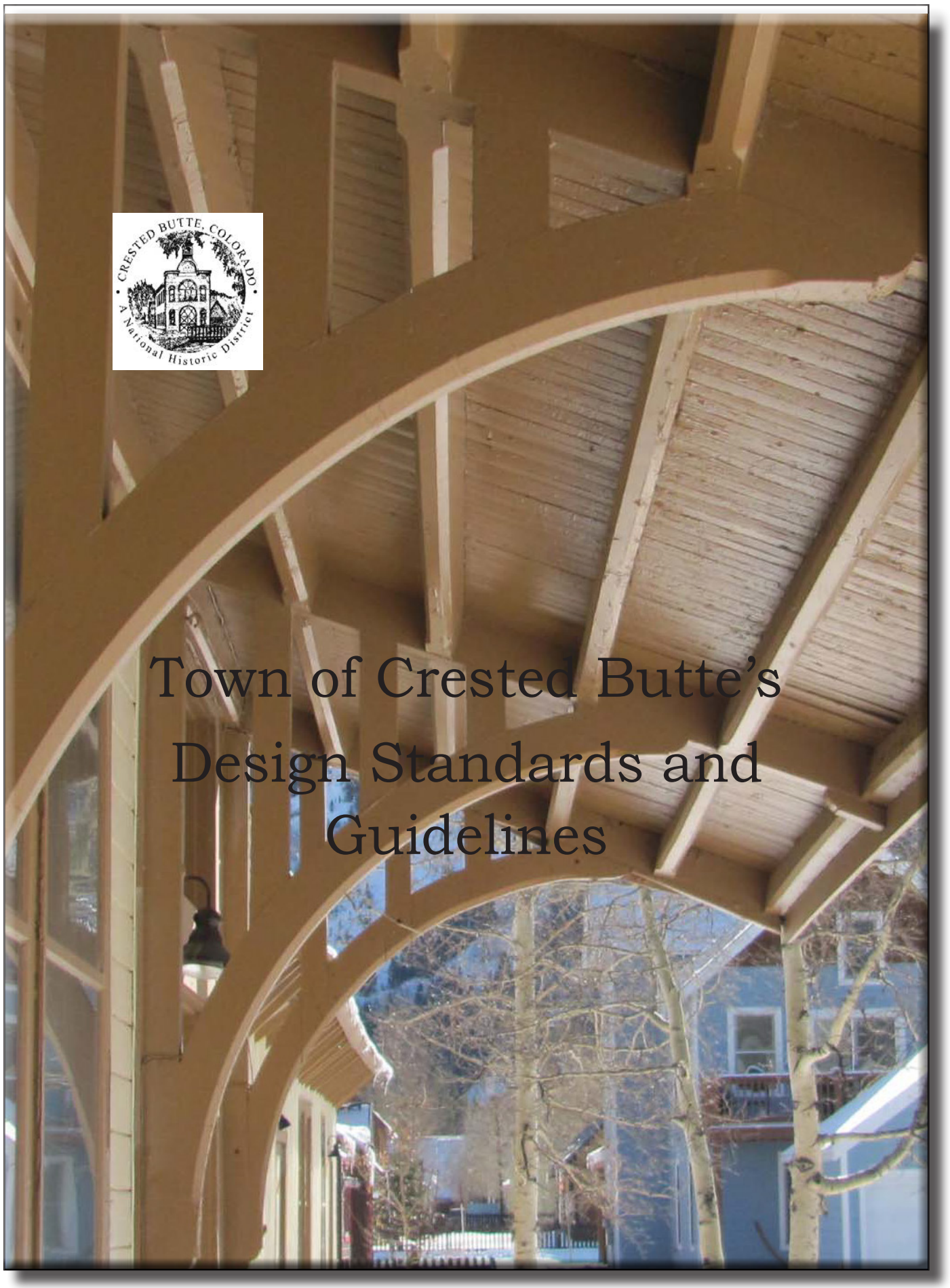


Town of Crested Butte's Design Standards and Guidelines

CREDITS

Town of Crested Butte
Michael Yerman, Community Development Director (2020 updates)
Troy Russ, Community Development Director (2020 updates)
John Hess, Director of Planning and Community Development (2009 updates)
Bob Gillie, Building Official (2009 Updates)
Molly Minneman, Design Review & Historic Preservation Coordinator
Phillip Supino, Building Department Administrator (2009 Updates)
Bob Nevins, Senior Town Planner (2020 Updates)
Jessie Earley, Assistant Design Review & Historic Preservation Coordinator (2020 Updates)

Board of Zoning and Architectural Review (BOZAR)

1992	**2008**	**2020**
Linda Beck	Keith Bauer – Chairman	Erik Nauman - Chairman
Ted Bosler	Melissa Belz	David Russell – Vice Chairman
Susan Gardiner	Mark Collins	Roxana Alvarez- Marti
Marcia Hegeman	Glenn Michel	Mary Ellis
John LaDuke	Sean Norton	Donny Davol
Julie McCarthy	Liz Sawyer	Heather Allyn Seekatz
Loree Mulay	Bob Vandervoort	
Chris Myall		
Steve Shaffer – Chairman		
Chuck Shaw		
Bob Vandervoort		

Winter & Company
Consultants in Urban Design & Historic Preservation, Boulder, CO
Nore V. Winter, Guidelines Director
Julia Husband
Helen Hudson
Betsy Shears

Vincent Rossignol, Landscape Architect
Les Choy, Lead Gardener, Town of Crested Butte
August Hasz, Resource Engineering Group

Lane Ittelson, Deputy State Historic Preservation Officer

The activity that is the subject of this material has been financed in part with federal funds from the National Historic Preservation Act, administered by the National Park Service, U.S. Department of the Interior, and for the Colorado Historical Society. However, the contents and opinions do not necessarily reflect the views and policies of the U.S. Department of the Interior or the Society, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or the Society.

This program receives federal funds from the National Park Service; Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally-assisted programs on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington D.C. 20013-7127.

The Town of Crested Butte thanks those individuals who have contributed historical review and pictorial information for this project. The Town particularly appreciates the review made by Michele Veltri of the historical section of the Standards and Guidelines. The Town is also indebted to Western State College Professor, Dr. Dwane Vandenbusche, for lending his historical photographic library for review and photocopying for historical photo displays.

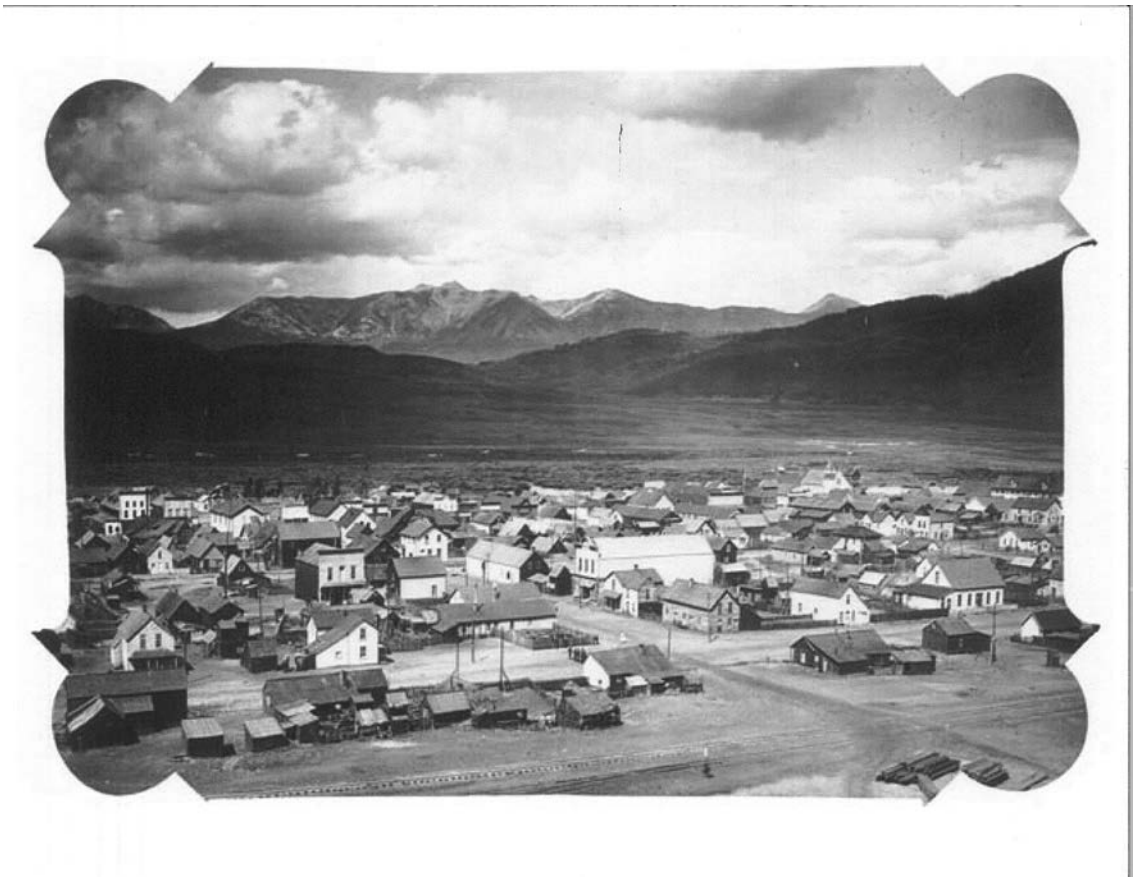


Table of Contents

Introduction

Decorative shingle work and projecting cornices are characteristics of early commercial buildings in Crested Butte.

Crested Butte has developed with a unique character that conveys a special part of the history of the Rocky Mountain West and contributes to a quality of life that is treasured by its residents.

This book presents design standards and for building in Crested Butte. These Design Standards and Guidelines are community policies affecting the design of the built environment and, as such, they provide a common basis for making decisions about design. However, while the Standards and Guidelines do indicate which design approaches are appropriate, there are many designs that are compatible with these Standards and Guidelines.

Why have Design Standards and Guidelines?

Why has the community adopted Design Standards and Guidelines? One purpose is to inform the community about the design policies of the Town. These policies are aimed at protecting the integrity of the National Historic District. They indicate an approach to design that will help sustain the character of the community that is so appealing to residents and visitors of Crested Butte. Therefore, one purpose is to provide information that property owners may use in making decisions about their buildings. The Standards and Guidelines also provide the town, through the Board of Zoning and Architectural Review (BOZAR), a basis for making informed, consistent decisions about design. The BOZAR conducts design review throughout the town. All work requiring a building permit must go through the BOZAR's design review process.

What is the Legal Basis for Design Review?

Crested Butte's zoning ordinance (Chapter 16, Articles 1-24) provides for design review (Chapter 16, Article 22), a process continuously upheld by the courts, as long as it is applied equally and consistently and does not deny the property owner use of his or her property. Once adopted the Standards and Guidelines have the force of law. Anyone seeking a certificate of appropriateness must comply with all the Design Standards and Guidelines.

Scope of the Standards and Guidelines

The purpose of this book and of the Standards and Guidelines in particular is to protect the historic value of Crested Butte. This historical value has been recognized nationally by the Town's designation as a National Register Historic District.

The Standards and Guidelines address all projects requiring a building permit and certain other actions, such as providing direction for policy related to the historic district. These include rehabilitation of existing historic and non-historic structures, new buildings and landscaping.

The Standards and Guidelines are also intended to aid in the preservation of historic buildings within the district, and to assure that new construction is compatible with the character of the community. The Standards and Guidelines and design suggestions are also intended to assure that new buildings can meet the special constraints of Crested Butte's climate, such as heavy snow loads in the winter.

The architectural control district is governed by Section 16-2-20, which speaks to excessive similarity and dissimilarity later referenced in 4.1-4.2 (Commercial) and 4.25-4.26 (Residential).

When evaluating an application for appropriateness, the BOZAR will consider how the proposed project would help the Town accomplish its standards for design review.

Standards for Design Review in Crested Butte

In general, the intended result of design review (Code Section 16-22) is to preserve the historical resources of the community and have new construction that stays in character with the existing forms in both scale and appearance. With increasing development pressure, caused in part by the positive attributes of the historic district, it is especially important to curb the desire to attempt to build out a property to its theoretical maximum capacity, as this would be detrimental to the overall community character and function. Therefore, the Town holds these goals for design:

Standard A: To preserve the integrity of individual historic structures found throughout the Town.

Standard B: To protect the sense of time and place conveyed by the collection of historic buildings in the historic district.

Standard C: To enhance livability.

Standard D: To protect property values and investments.

Standard E: To retain a small-town image and atmosphere.

Standard F: To minimize negative impacts on adjacent properties from drainage and snow shedding.

Standard G: To encourage pedestrian activity.

Standard H: To convey a sense of human scale.

Standard I: To protect significant views.

Standard J: To protect the existing sense of community.

Standard K: To preserve the character of historic community.

Standard L: To encourage sustainable building practices including conscientious materials and waste/ recycling/reuse.

Uncover original building materials.

BUILDING MATERIALS

Primary structures in Crested Butte were traditionally covered in horizontal, lap siding along with some log. Accessory structures were covered with board-and-batten siding. In general, retaining original materials is preferred. Some replacement may occur, but it should amount to a low percentage of the overall building envelope.

***57. Replacement materials should appear similar in character to those used historically when they cannot be the same.**

Sample Guideline

How the Standards and Guidelines are Organized

The Design Standards and Guidelines are organized into six sections:

- The first section summarizes the history of building in Crested Butte. This provides a basis for many of the Standards and Guidelines that follow, and should be read by all users.
- The second section presents Design Standards and Guidelines that apply to all projects through out town, including rehabilitation and new construction.
- The third section provides Standards and Guidelines for the rehabilitation of historic buildings.

These apply to work on any structure, both primary and accessory, considered "contributing" by the Town (BOZAR makes this determination on a case-by-case basis).

- The fourth section provides Standards and Guidelines for all new construction. These apply to all new building in town in all zone districts.
- The fifth section includes Standards and Guidelines for individual zoning districts. These Standards and Guidelines apply to specific neighborhoods, as defined by the zoning districts.
- The sixth section addresses signage. In conjunction with the zoning code, section six defines appropriate signage throughout town.

As a context for projects, the public should use both surrounding buildings as well as the historical character and the character reflected by the different zone districts.

Format for the Standards and Guidelines

The Design Standards and Guidelines in this document typically have four components: The first element is a policy statement, which describes a desired state or condition of the design element being discussed. This is followed by the Design Standards and Guideline Statement itself, which is typically performance-oriented and describes a desired design treatment. The Design Standards and Guideline Statement is followed by supplementary information, which may include additional requirements, or may provide an expanded explanation. These are listed as letters. Finally, an illustration may be provided to clarify the intent of the standard or guideline.

It is important to note that all of these elements of the Design Standards and Guidelines constitute the material upon which BOZAR will make its determination of the appropriateness of a proposed project.

Design and Architectural Review

BOZAR

The Board of Zoning and Architectural Review (Code Section 16-22-10) consists of a seven-member board comprised of local residents appointed by the Town Council to serve for a term of at least three years. One Chairperson is elected by the Board to lead the Board meetings and approve insubstantial changes.

The BOZAR generally holds one public hearing a month to review all of the published building, zoning and land use requests submitted to the Building Department (see calendar for submittal dates). The Board also makes recommendations to Town Council regarding issues affecting zoning, land use, historic preservation and design review.

DRC

The Design Review Committee (Code Section 16-22-90) consists of two BOZAR members serving for two to three-month intervals and one Town staff person with a permanent position on the Committee. Work sessions are held twice a month to review insubstantial determinations, informal plan reviews and formal applications.

The DRC reviews all building and land use projects with the Applicant to resolve issues in conflict with the purposes and intents of the Zoning Code, Design Standards and Guidelines and neighborhood context. As a result of the discussions, the DRC makes recommendations to the BOZAR for approval, denial or no recommendation. Historic properties often require a more in-depth review of Standards and Guidelines as they relate to proposed alterations and materials to determine how the overall proposal affects the historic building and surrounding historic district.

Scheduling

1. Plan submittal for a formal review is on the first or last Friday of the Month. (See calendar). For Informal and Insubstantial reviews – Plans must be submitted to the Building Department one week prior to the DRC meeting.
2. Staff Reviews occur during the following week. This includes plan review, floor area ratio calcu lations, fact sheet and Guideline review.
3. 1st DRC meeting is generally held on the second Monday of the month (except for holidays) and all projects reviewed, including insubstantial requests and informal reviews, start at 3:00 p.m.
4. Publications of formal applications are submitted to the Crested Butte News (official newspaper) on the Tuesday following the 1st DRC (if on a Monday), unless a significant conflict is identified during plan review or at the meeting. Applications for building, zoning or land use changes must be published for two consecutive weeks.
5. 2nd DRC meeting is generally held on the third Monday of the month, reviewing issues from the first meeting, insubstantial, or informal reviews. This meeting starts at 3:00 p.m.
6. BOZAR hearings are generally held on the last Tuesday of the month starting at 6:00 p.m.

Types of DRC Review

Insubstantial Review

Review of minor changes to existing structures or to previously approved plans often can be reviewed insubstantially. The DRC first determines if a request is insubstantial (see criteria in "Definitions" Section 16-1-20 of the Town Code), and then proceeds with a decision:

- If a request is determined to be insubstantial, the DRC provides approval or denial of the request ed insubstantial change;
- If the DRC determines that a request is not insubstantial, the request must be published for a formal BOZAR hearing to obtain a decision on the issue; or
- If the insubstantial request is denied, the applicant has the option to submit an application to the Building Department for a formal hearing of the issue to be heard by the BOZAR.

Plans for insubstantial review must be submitted to the Building Department one week prior to the DRC meeting.

Informal Review

The informal review is utilized at the sketch plan phase or concept stage for new construction, historic rehabilitation or additions to existing structures. This review aids the applicant by providing direction or outlining possible issues for a building project prior to a formal request for review. A sketch (1/4" or 1/8" scale on 11"x17" paper) of all 4 elevations (or the elevations affected) and a site plan (including a parking scheme) are necessary for the DRC to provide effective comments. In addition, if floor plans have been developed, they should be submitted in

order for the floor area ratio (FAR) to be calculated prior to the meeting. It is possible to request more than one informal review.

Submit sketch plans to the Building Department one week prior to the DRC meeting.

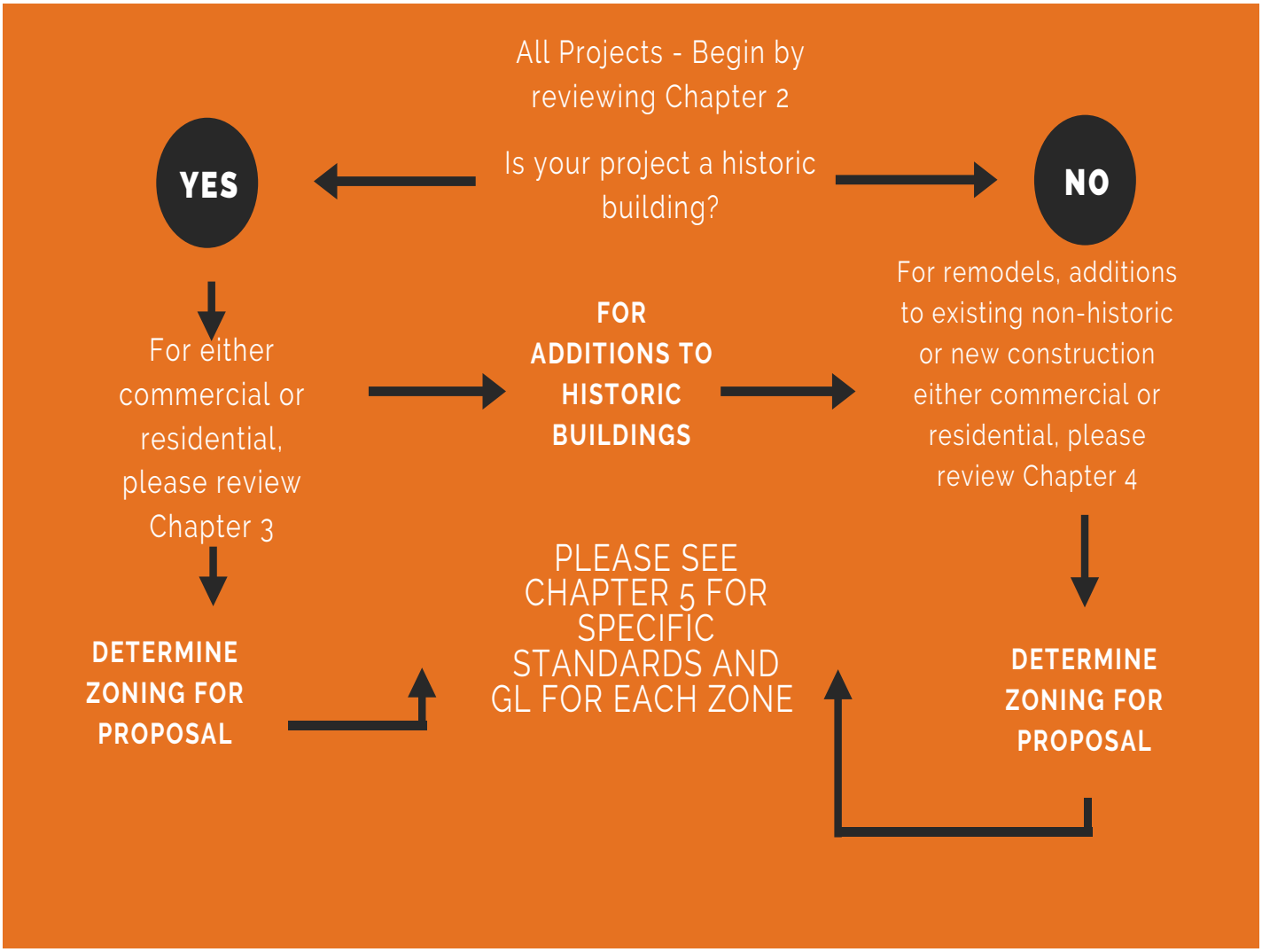
Required Formal Review

Applicants submitting plans for a formal review resulting in a publication for a public hearing must come to at least one DRC meeting during the month the project has been submitted. Any informal reviews that have occurred do not replace the required DRC meeting. The DRC will make a recommendation to approve, deny or make no recommendation to the BOZAR per the plans and application materials provided. The BOZAR will then determine whether they accept an affirmative or negative recommendation, make comments or revisions, address zoning and land use issues, or fully review the project, as presented.

Submittal dates are referenced on the BOZAR Calendar and can be obtained in the Building Dept.

USING THE STANDARDS AND GL

A Helpful Guide from Town of Crested Butte



Using the Standards and Guidelines

Property owners and architects should start using the Standards and Guidelines when beginning a project. This will help establish an appropriate direction for the design. Designers are urged not to proceed with time and resources to a building plan without considering the information contained in the Standards and Guidelines. A building plan should take special care to adhere to the specific Standards and Guidelines for the proposed project's location.

Town staff will also use the Standards and Guidelines when advising property owners about issues that should be addressed before formally presenting a project to the BOZAR. They will also use the Standards and Guidelines in staff reviews.

The BOZAR will refer to the Standards and Guidelines when making a decision about architectural appropriateness. An approval by the BOZAR is required before the Town's building official may issue a building permit. The Town Council will refer to the Standards and Guidelines when hearing appeals of BOZAR decisions.

How the Standards and Guidelines Relate to Other Town Regulations

The Standards and Guidelines supplement other adopted Crested Butte ordinances. These other regulations may also affect the design character of a project. Other ordinances that may influence the project are:

- **Zoning and Land Use Ordinance (Chapter 16):**

This code establishes zoning and basic land use controls such as uses, building heights, setbacks, parking, etc.

- **The Sign Code (Chapter 16, Article 18):**

Signs are regulated by the zoning and land use ordinance, which applies to all of Crested Butte.

- **The Lighting Code (Chapter 16, Article 17):**

Light fixtures, light types and quality are regulated by the night sky ordinance throughout Crested Butte

- **The Building Code (Chapter 18):**

A new building or renovation of an existing one must meet the building code. The code allows some flexibility for historic structures.

The Building Department staff can provide information about these regulations and can direct you to other Town departments for specific details.

In cases where standards or requirements within these Standards and Guidelines and other regulations are in conflict, the other regulations will take control.

It is important to note that all of the elements of a Design Standard or Guideline illustrated on the previous pages constitute the material upon which BOZAR will make its determination of the appropriateness of a proposed project.

*****

Note that a bold asterisk (*) preceding the number of a Standard or Guideline indicates a high priority. The BOZAR will weigh compliance with the Standards and Guidelines more heavily in making its decision regarding the appropriateness of a proposed project.

Chapter 1 Historical Overview of Crested Butte

The history of Crested Butte includes the contribution of a wide variety of cultures, all of which have recognized the beauty and natural resources of the Upper East River Valley. Located at an elevation of 8,800 feet, the valley at the base of the Elk Mountains provided hunting grounds for the Tabeguache Utes long before Europeans saw the area. The first encounter with European culture may have been with the Franciscan explorers Dominguez and Escalante, who were the first white people to visit the region, in 1678. They preceded the prospectors who searched the area for gold and silver in the 1870s. The origins of the town's name occurred in 1874 when the United States Geological Survey's F.V. Hayden named a nearby mountain on a surveying expedition. Hayden reportedly referred to the mountain as "crested buttes," thinking it resembled the crests of a helmet, thus providing a name for the future townsite.

The Early Years

Although the area had been occupied by the Utes, they were forced out in the 1870s as prospectors moved into the area. In exchange, they were eventually given land on Kebler Pass. In the interim, deadly incidents between the Utes and prospectors occurred at Washington and Deadman's gulches. The Kebler Pass land was eventually seized from the Utes when valuable minerals were discovered there.

In 1877, the area saw its first settlement when Howard Smith established a sawmill, found gold in Washington Gulch and established a smelter at what was to become the Town of Crested Butte. It wasn't long before the settlement became a supply center for the numerous mining camps nearby. Because it stood at a crossroad to the region's mining camps, Crested Butte became known as the "Gateway to the Elk Mountains." All prospectors and equipment passed through it to the mines located in the mountains, and the town's streets were busy with activity as supplies were loaded and shipped through town. Pack mules and trains were plentiful. (During the town's early months, tents and log cabins provided rudimentary accommodations.) The sawmill provided materials for building, and by July 1879 a boarding house with a store, a mining engineer's office and one saloon were available for the miners.

The town became more stable as it established itself as a supply center. The sawmill provided lumber for frame houses, a post office was opened, a town plat filed, and in 1880 the town incorporated. Howard Smith, along with William and George C. Holt, were responsible for incorporating the township. Crested Butte's population that year was 250 residents living in 50 structures with 1,000 miners working in the surrounding hills and mountains.

Although the area was important for mining of precious metals, it took a new focus in 1878 when John and Dan Jennings developed a coal mine south of the Crested Butte settlement. Smith purchased the coal interests shortly afterwards, but transportation problems prevented the mines from being profitable. However, it was a prelude of things to come.

Coal and the Railroad

Two months after incorporating Crested Butte, Smith and his associates sold half of their interest in the townsite to the Denver & Rio Grande Railroad, which intended to extend its line to Crested Butte to reach the coal deposits.

Once the narrow-gauge train arrived in 1881, it further opened the isolated area, and Crested Butte saw a growing economy.

Both bituminous and anthracite coal were abundant, which made Crested Butte particularly attractive for coal mining activity. In fact, finding anthracite deposits was very unusual west of Pennsylvania. Yet discovering coal did not produce the excitement of silver and gold discoveries, hence development was left in the hands of a few farsighted individuals, including the Denver and Rio Grande Railroad along with its affiliate, Colorado Coal and Fuel Company (renamed Colorado Fuel and Iron, or CF&I). One thousand acres of coal land was controlled by the railroad as early as 1880. It was the chief customer and primary transporter of the resource, ensuring Crested Butte's survival and making it the leading coal-producing town on Colorado's Western Slope.

CF&I 'Big Mine' tipple and coke ovens dominated the scene along the southern edge of Town.

Crested Butte Denver and Rio Grande Railroad Depot (located at 716 Elk Avenue) and Engine 268 headed North

Crested Butte continued its role as a transportation hub as roads connecting Crested Butte with other mining settlements began to proliferate. Roads were constructed over Pearl and Maroon passes, providing access during the summer from as far away as Marble and Aspen. During the winter, bobsleds transported ore and supplies. Burro strings, 200 long, carried the freight in the summer months. A wagon road connected Crested Butte with the Ruby-Irwin silver camp, and a stage road joined Gunnison with Crested Butte. The Gothic Toll Road to Ashcroft was opened in 1881. The road from Crested Butte through Gothic and Marble is today's Schofield Pass Road.

Farms and ranches soon appeared in the area to supply the miners with food. Cattle raised in the valley south of Crested Butte helped strengthen the town's future, and a few farms and orchards appeared along with ranches and dairies.

Unlike other mining towns of the era, which experienced boom-and-bust cycles, Crested Butte enjoyed steady, continuous growth in its early years. George Crofutt's Grip-Sack Guide of Colorado, published in 1885, boasts Crested Butte as "by far the most important as a mining center, of any west of the mountains. Coal mining is the

principal business."

152 coke ovens lined the southern edge of Town in the vicinity of the current day Ice Rink and Belleview Avenue.

As with mining in those days, destruction of the natural environment was inevitable. Trees were cut down for lumber and fuel. The mountains were cleared for prospecting, and buildings and streams became polluted. Coal was processed into coke on open roasting pits, and soot and smoke filled the air. Like most of the period's mining towns, Crested Butte was dirty and polluted.

The open roasting pits were replaced in 1884 with 154 beehive ovens built of firebrick, which were erected on the southern edge of town. Soon Crested Butte was acclaiming itself as "The Pittsburg of the West." The coke ovens produced a glow through the coal dust similar to the Eastern steel towns, although the aspirations of becoming a major industrial area never came to be. By the mid 1880s, 350 tons of coke shipped each week to Pueblo's steel mills. With CF&I leading the way, Crested Butte soon evolved into a company-supported community, although it never developed into a true company-owned town.

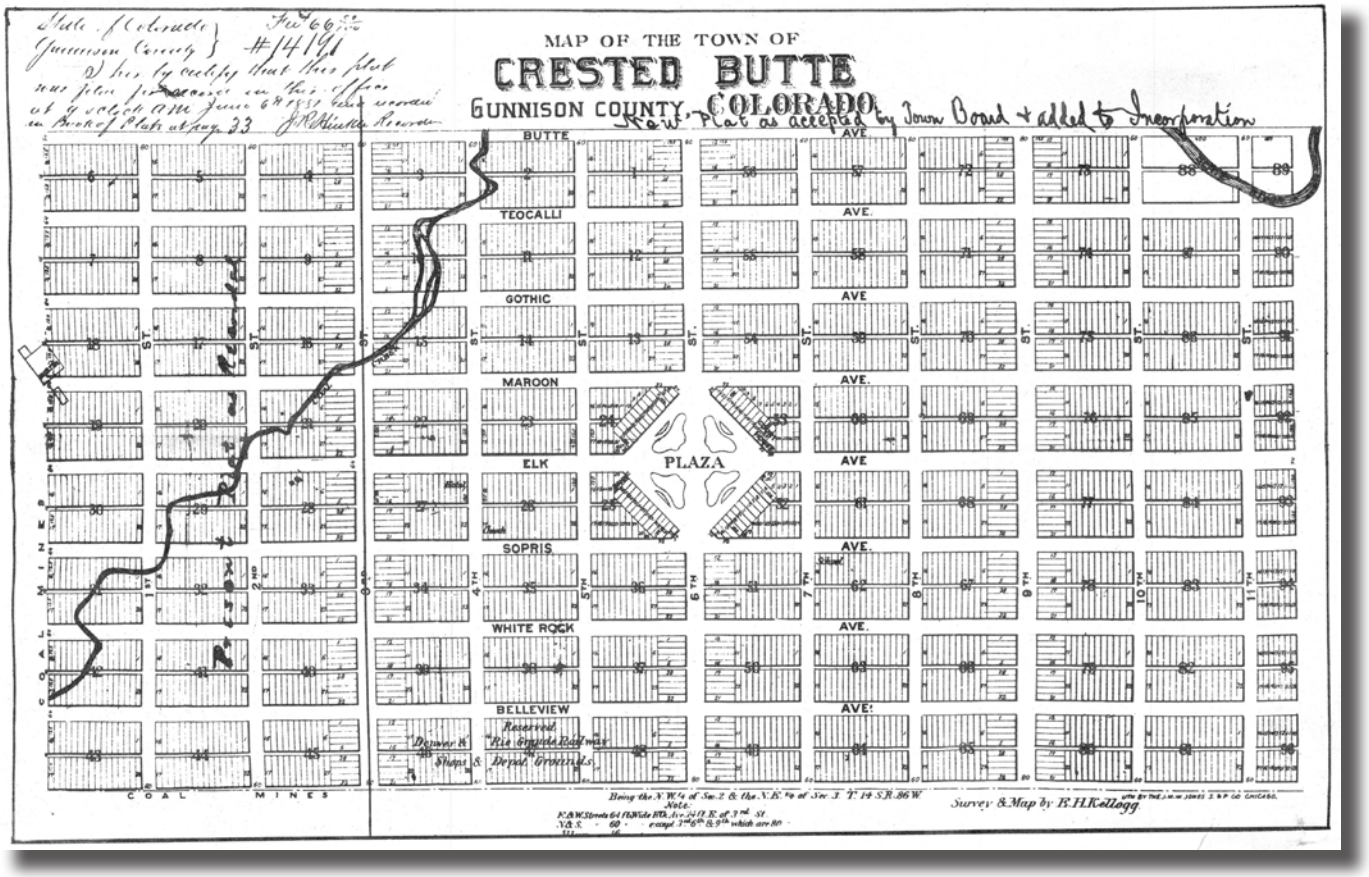
As CF&I began operation of the mines, it opened a company store called The Colorado Supply. CF&I also hired a local physician and built and rented houses, including a boarding house for unmarried miners. However, the company never monopolized the real-estate market.

Labor relations in the mines were sometimes tense. Crested Butte miners experienced several strikes (1890, 1903-4, 1914-15, and 1927), but in comparison to other mining towns throughout the country the number of strikes was minimal.

Community Development

As the small settlement took shape as a mining town, the growing community cultivated an atmosphere of confidence and optimism. Real estate soared in Crested Butte's early development. Graded streets, sidewalks and telegraph lines reflected the town's prosperity, and the Crested Butte Town Company advertised the community to prospectors, speculators and even tourists. By 1881, Crested Butte had 2,000 residents, and its many buildings included five hotels, a bank, 12 saloons, three livery stables, 12 restaurants, and five sawmills.

This early growth was carefully planned. Town organizers established a central plaza around which blocks were organized. "In what was intended to be the center of town, portions of four blocks were laid out into a beautiful plaza which was to eventually include three artificial lakes, shade trees and shrubbery." Eight long avenues, named for the major peaks of the surrounding mountain range, extended from the hills that rose at the west end of the valley to the base of the Butte. The low ridges to the west and south dictated that the basic building form should be a rectangle rather than a square.



Copy of the June 6, 1881 plat map of the Town of Crested Butte. Note the 'plaza' included idealistic water features.

An influx of merchants followed the growing numbers of miners into Crested Butte, and thus business activity increased. As the town continued to grow the business community diversified. Throughout the 1880s a variety of establishments appeared, including dry goods, a drugstore, a jewelry store, a bank, a bowling alley, grocery stores, meat markets, artisans, attorneys, doctors, restaurants, saloons, hotels, blacksmiths, mining engineers, newspapers, coal dealers, lumber mills, the railroad, and the smelter. By 1890 other establishments had opened, and at this point there were eight saloons, two barbers, a men's furnishing store, a milliner, a laundry, a livery, a furniture store, a shoemaker, a photographer, a hardware store, and a stationery store.

Known for its heavy snows, Crested Butte gained a reputation for long, frigid winters. This harsh climate, along with the town's isolation and less-than-perfect living conditions, caused Crested Butte's citizens to band together through the years and become a close-knit community.

The social atmosphere consisted of picnics and fishing in the summer, sleigh rides and school dances in the winter, concerts, parties, saloons, gambling halls, a small red-light district, and fraternal organizations. Sports were prevalent, including football, horse racing, roller skating, baseball, and skiing. Skiing was popular as early as 1880-1881 when competitions were staged on nearby mountainsides. By 1886, a ski-racing circuit was established with races in Crested Butte, Schofield, Ruby, Gothic, and Gunnison.

However, hardships were profound, and living conditions were marginal: dirty, smelly and gloomy, with frigid, rough winters. Many of the miners could not tolerate the conditions and left.

Disasters seemed to plague the town in the mid to late 1880s. In 1883, tragedy struck when an avalanche killed seven men at nearby Anthracite. The next year, one of the worst mining accidents in the history of Colorado and the West occurred when gas caused an explosion in the Jokerville Mine. The mine had opened in 1881, just three years prior to the catastrophe. Sixty-one miners including three boys, and mostly English, were killed. The third disaster to hit Crested Butte was a major fire in 1890 that destroyed the town's main business block, followed by another fire in 1893.

Because of the tragic explosion in 1884, CF&I closed its Jokerville Mine. However, the company continued to wield immense power. After phasing out the Jokerville Mine, CF&I opened the Big Mine in 1894 on the mesa directly south of town. This mine was to become the principal mining operation in Crested Butte, maintaining a consistent reputation for its safety practices throughout the period.

The early miners were of Welsh, Scottish, German, and Irish descent, and of these 62 percent were single. The mix of cultures sparked many ethnic disputes. In 1891, when wages were cut, the miners struck. Italians were blamed for causing trouble during the strike and eventually were refused employment. Soon afterward, they left the community. At the turn of the century, many Slavic immigrants arrived to join a majority of Italians and Austrians. These hardworking European miners endured despite the fact that they were unfamiliar with the English language and were at times exploited by the mining company. By 1914 the crew at the Big Mine was completely dominated by Slavic workers, who became the backbone of the United Mine Workers.

Neighborhoods in Crested Butte were defined by ethnic origins. Ethnic saloons (i.e. Kochevar's, 127 Elk Avenue; Spritzer's, 200 Sopris Avenue; Elk Head Bar, 202 Elk Avenue; and Kikel Saloon, 413 Second Street), lodges (i.e. Croatian Fraternal Union, 512 Second Street; and Masonic Hall/Knights of Pithia, 311 Elk Avenue) and churches (i.e. United Congregational Church, 403 Maroon Avenue; and Saint Patrick's Catholic Church, 108 Maroon Avenue) arose to serve the neighborhoods. Foreign immigrants replaced Americans as laborers. Foreign miners, railroad workers, coke workers, engineers, freight workers, and main-street business owners outnumbered the Americans. Most of the town's population consisted of unskilled immigrant labor by 1925.

A New Era: The Turn of the Century / Mining Closed / Skiing Started

During the late teens and twenties coal mining declined, and coke production eventually collapsed due to the state of the national economy. Even before the Great Depression coke production had begun to taper, and in 1918 the last coke ovens in Crested Butte closed. The closing of the smelters, high transportation costs and changes in industrial methods were all responsible for the significant decline of the coal industry.

Nonetheless, mining at the Big Mine continued, although not with the technology available in other parts of the country. In 1929 the Big Mine received electricity, and Crested Butte's life continued to revolve around the Big Mine.

The automobile had both positive and negative effects on Crested Butte. CF&I opened a gas station, and good roads were built, which encouraged tourism after World War I. However, with the increased use of the automobile

came the decline of steady business on Main Street (now Elk Avenue). People had easier access to stores in Gunnison, and many small businesses could not compete with the Colorado Supply Company Store. The number of Main Street (now Elk Avenue) stores declined in the 1920s.

1951 Arial Photo of the Town. Note the tipple and coke oven remnants located on the south side, Hwy 135 (gravel) and the railroad at the eastern edge with Kebler Pass road accessed via Elk Avenue to the west.

In 1931 the Depression caused the mines in the area to close completely. Perhaps an even harder blow came to the community a few years later, in 1938, when the bank failed. Ironically, it was during this time that hard-rock mining again became popular due to the rise in the price of gold. The "rush" only lasted a few years until the economy picked up and jobs were available elsewhere. Roosevelt's New Deal and the establishment of the Civilian Conservation Corps provided jobs for unemployed miners and contributed to the survival of Crested Butte during the Depression and until the Big Mine reopened.

Coal production increased with World War II. During this time the town's population stabilized at approximately 1,500 people. However, coal production steadily diminished in the years following the war due to an increase in the use of gas, electricity and oil for heating. The Big Mine was completely closed in 1952, and the company's buildings in Town were sold. What had been the town's life support for nearly 70 years was gone. By that time the Crested Butte Mine had produced 10.2 million tons of coal. The town's population waned as many of the miners left for jobs in larger towns. Only about one-third of the town remained. The railroad pulled up the tracks when business succumbed to trucking, cars and improved highways.

However, a new era was on its way as the tourist and ski industries embarked on a new image for the town. In 1960 Crested Butte Limited began development of a ski area. Crested Butte had a chance for survival, and many who stayed were ready for the new challenge.

The Significance of the Historic District

In 1972, the Town Council enacted an ordinance establishing a Historic Overlay District being the Town of Crested Butte. The historic buildings within Crested Butte provide a visual link with the past and the men and women who worked to form a community at this elevation. In addition, these buildings contribute to the quality of life of the town. Because historic buildings are at a human scale, one to three stories in height, they contribute to a pedestrian-oriented environment. Their porches, moldings, windows, and doors enliven the street, making the town an interesting place to walk.

The historic areas of Crested Butte help tell the story of the mining era in the Rocky Mountains. Because the town retains so many wood-frame structures, it is a rare example of a mining town during its development stage.

The historic district and the surrounding areas appeal to visitors, and therefore these areas contribute to the economic well-being of the community. Residents develop a sense of community from the distinct identity that the historic core of town provides.

Today the historic district offers a living history and environment that are becoming increasingly rare across the country. However, this experience does come with constraints. Historic houses are small and require regular maintenance. Lot sizes also constrain new development. People who live and work here must recognize that some life patterns that work elsewhere will not apply in Crested Butte. Accommodating the lifestyle that is embedded in the history of the community is essential to the district's survival.

The Pilot Office in its early years exhibited the simple false fronts of the vernacular commercial architecture of Crested Butte. The vertical board wall screened a typical gable roof.

Listing in the National Register

In recognition of the historic significance of Crested Butte's coal-mining heritage and Western Victorian setting, a portion of the town was entered into the National Register of Historic Places (NRHP) in 1974. A rectangular boundary from Maroon to Whiterock avenues and First to Eighth streets was established as the original NHRP District. In 1981, a Review and Evaluation (historic building survey) determined that 53 of the 412 historic buildings included in the survey were within the NRHP boundary. Sixty-six of the historic structures surveyed were built between 1880 and 1930, which is considered to be a period of historic significance in Crested Butte. Twenty-one structures built between 1930 and 1974 were determined to neither enhance nor disturb the integrity of the National Historic District established by the 1974 boundary.

The Town of Crested Butte was granted Certified Local Government (CLG) status by the Colorado Historical Society in 1992. The CLG program was established by Congress in 1980 and revised in 1992 in order to develop relationships between federal, state and local governments and the National Park Service to foster historic-preservation efforts around the country. In Crested Butte, the Board of Zoning and Architectural Review is the reviewing entity of the CLG, and it has the ability to administer state income-tax credits for historic preservation efforts as defined by the National Park Service. The tax-credit program helps to offset the expenses associated with historic rehabilitation projects by crediting 20% of qualified costs to the property owner's state income tax returns.

In 1998 and again in 2000, the Town completed a new inventory and survey of the historic structures within its boundaries. The study included historic primary structures as well as numerous outbuildings, which define much of the character of Crested Butte's historic district. All buildings were identified and photographed to establish a permanent record of the historic building stock within the town limits. Additionally, the NRHP boundary and period of historical significance were revised to include all buildings constructed up to and including, when the CF&I mine closed and the railroad ceased to operate. This period marked the end of the mining era and the beginning of the transition to the tourism and recreation industries, which have become the basis for the local economy. A total of 419 buildings were studied. Of those, 225 (54%) are primary buildings and 194 (46%) are outbuildings, which historically served as outhouses, smokehouses, barns, storage areas, and garages. Of the primary structures identified, 187 (83%) are residential buildings, 15 are commercial or public buildings that are eligible to be individually listed on the NRHP, and 23 are commercial buildings. Of the residential structures, 121 (54%) were constructed prior to 1900, 56 (25%) were constructed in the 1880s, and 65 (30%) in the 1890s. Another 35% were constructed between 1900 and 1930, which is a slightly higher figure than that determined in the first historic building survey.

The revised 2000 NRHP boundary included 88% of the historic buildings found within the town limits as opposed to the 53% included in the original 1974 boundary. The Depot, which is no longer included in the boundary, is individually listed in the National Register for Historic Places, and the old Mine Superintendent's Home is listed on the State Register of Historic Places. Through the 1972 Historic Preservation Ordinance, the Town protects all historic buildings within the original town boundaries, and those 50 years or older are protected by the Board of Zoning and Architectural Review and the Municipal Code.

Elk Avenue represents a concentration of false fronts, decorative window and door surrounds and decorative

boxed cornices. Residential structures exhibit vernacular building tastes in subtler, yet equally significant fashion. Basically functional in shape, these structures are decorated with window and door trim and occasionally with other wood ornamentation.

Building Types in Crested Butte

Because its heritage is founded in timber and mining, Crested Butte possesses a unique architectural heritage that reflects a tradition of industry, projecting a feeling of simplicity and practicality. This has had a significant impact on building types. Despite its modest beginnings, the town cultivated a rich architectural history. A large number of the commercial and residential structures are based on building types that appeared over an extended period of time, not only in Crested Butte, but throughout the West. Many of these structures are characteristic of Crested Butte's vernacular influenced by the immigrants who constructed them

The Union Congregational Church is a rare example of Gothic Revival style architecture in Crested Butte.

Historically, structures built in Crested Butte tended to be small wood structures free of elaborate ornamentation. The early establishment of the sawmill ensured the dominance of wood-framing techniques and materials, as seen in both residential and commercial structures. However, a few buildings were built of stone, including the jailhouse and the schoolhouse. Most of the structures are one- or two-story buildings topped with steeply pitched, gabled or hipped roofs to promote snow shed in the winter.

Because most building forms were similar and lacked extensive stylistic decoration, it is easier to categorize the buildings in Crested Butte by type rather than by style. This is especially true for the vernacular buildings, both residential and commercial. "Victorian" elements are distinguishable on many buildings, particularly details of porches, cornices and patterned shingles. Although most buildings are simple, a few buildings do have a sense of style and suggest a conscious effort to acknowledge a stylistic trend. For example, the Union Congregational Church, built in 1882, is an example of a Gothic-inspired building representative of the Gothic Revival in vogue in the West during the late nineteenth century. (See the photo on page 20.)

However, most buildings in town are not typical of a particular architectural style. Instead, they represent the work

of builders who were inspired by the styles popular in the Eastern United States, and also indicate the minimalist needs and local modifications that make them characteristic of Crested Butte. For example, many roof forms in Crested Butte are steeply pitched to mitigate snow buildup. In addition, a house form that is characteristic of Crested Butte is the mining town cabin, with the porch inset under the gable.

The typical false front has a simple rectangular front façade, with a cornice at the top, used to conceal a sloped roof behind.

Commercial Building Types

Originally, Crested Butte was a mining camp, but as the town attracted more industry and gained permanence development followed. For instance, by 1890 various businesses had opened, such as dry goods, a drugstore, a bank, a grocery, bars, restaurants, and hotels. This growth resulted in an interesting, visually unified commercial area that featured variations of the storefront. Many of the commercial structures were constructed with features found on most retail-oriented buildings of the day. Large display windows on the ground level created transparency, allowing the goods and services inside the shop and in the windows to be in plain view. A kick plate below the display windows provided protection from the street. The second floor was designed with more solid space on the façade and with windows that were generally smaller and vertically oriented.

False Front

Many of Crested Butte's commercial storefronts exemplify the traditional Western false front. In most cases, the false front is a rectangular form with variation in the silhouette of the cornice line. In Crested Butte, it is common for the cornice to be broken in the middle with a triangular or rounded form. The false front conceals a simple gable roof. The upper portion of the front is usually blank. Where windows occur at this level, they are small in proportion to the surface area of the façade itself.

The Company Store and the Creamery are examples of mission-influenced false-front structures with rectangular forms fronted with a curvilinear cornice line. The Company Store, built in 1937, is a historic example of the mission style in Crested Butte.

Vernacular Commercial Storefront
This term refers to Crested Butte's small, one- or two-story wood frame commercial buildings, many of which have components of the traditional commercial storefront. In addition, many of these buildings have ornamentation, but no features or configurations that categorize them as a distinct style.

Vernacular commercial storefronts use a combination of style elements.

Residential Building Types

The residential building types are also indicative of the town's mining heritage, as they tend to be small and simple building forms. The overall design expression of the buildings conveys a sense of modest building traditions and tastes. Practically all residential structures were of wood frame construction with clapboard or drop lap siding. Many houses have folk Victorian detailing, such as turned posts, saw work and patterned shingling. Entrances are commonly defined by a porch. These porches either project from the façade or are inset, such as those on houses built by the mining companies. Windows are vertically oriented and are commonly double-hung. Some of the building types of residential structures found in Crested Butte include ell-shape, rectangular, gable end, hip roof, and vernacular.

Ell Shape
The ell-shaped house is defined by the shape of its floor plan. The most obvious element is an intersecting gable roof. Porches are usually attached, sometimes with a side extension. The ell-shaped house is built in both one- and two-story configurations.

The L-shaped form is common in residential construction.

Rectangular, or Side-gabled, House

A building described as rectangular has a simple, rectangular shape and a gable roof. The ridge is usually parallel to the street.

The rectangular house roof ridge is usually parallel to the street.

Gable-end House

This is the most common house form in Crested Butte, and it may be seen in one-, one-and-a-half- and two-story forms. The gable-end dwelling has the gable end toward the street. Some houses include a combination of several gable-end forms. Although similar to the rectangular house, the gable-end structure has different proportions. Some have attached, full-width porches. Some gable-end structures in Crested Butte have an entry door coupled with a bay window on the front façade. Another version has an inset porch located under the gable. Only a handful of these historic cabins still exist. The gable-end house has varying degrees of roof slope, although most tend to be steep in order to shed snow. However, the mining village cabin's roof tends to have a gentler slope.

The gable-end house roof ridge is usually perpendicular to the street.

Hipped-roof House

Like the ell-shaped house, the hipped-roof form did not gain the popularity of the gable-end form in Crested Butte. Because of the pyramidal shape of the roof, most hipped-roof structures appear to be square in shape. However, rectangular examples are found. Common to the hipped structure is the center dormer and center porch. Like the other building forms, the hipped-roof structure is very simple and usually minimally adorned.

The hipped-roof house is characterized by the pyramidal shape of its roof.

Vernacular House

This term refers to a non-stylized building design, meaning that it was not constructed following an architectural trend or fashionable style of the period. The historic vernacular building was usually a product of local craftsmen who employed native building techniques and materials, designing their buildings in response to climate and setting. The vernacular house is usually unadorned, as it was built to be functional. Most building types in Crested Butte, including those of the ell-shaped, rectangular, gable-end and hipped-roof forms could be classified as vernacular, as it is a catch-all term.

The typical vernacular house is not characteristic of a distinctive style, but is built with traditional elements of the period.

Chapter 2 Design Standards and Guidelines for All Projects

These standards and guidelines apply to all projects, including alterations to historic buildings, new construction and site improvements.

For a project that includes construction of a new building or alteration to an existing non-contributing building, see also the Standards and Guidelines for All New Construction (Chapter 4), beginning on page 98. For a project that includes work on a historic building, see also the Standards and Guidelines for Historic Properties, beginning on page 51.

ACCESSIBILITY

Places of public accommodation are required to provide access to their services and programs under provisions of the 1990 Americans with Disabilities Act (ADA). In the case of historic buildings, some provision for using alternative measures exists. None of the provisions of these standards and guidelines are intended to conflict with meeting the accessibility requirements. However, any alterations to historic buildings that would affect their integrity should be minimized. The historic Company Store building located at 303 Elk Avenue building is a good example of providing ADA accessibility.

Congress nationalized the interest in preserving significant properties and established alternative requirements for buildings and facilities that cannot be made physically accessible without threatening or destroying their significance. Qualified historic properties include properties listed in or eligible for listing in the National Register of Historic Places, and those designated under state or local law. Owners of historic buildings undertaking rehabilitation or restoration work should not use the alternative minimum requirements without first consulting the appropriate State Historic Preservation Officer (SHPO) or the Board of Zoning and Architectural Review (BOZAR), a Certified Local Government. If it is determined by the SHPO or the BOZAR that compliance with the full accessibility requirements would "threaten or destroy those materials and features that make a property significant," then alternative minimum requirements may be used. Consult Item 3 of National Park Service Preservation Brief 32 "Making Historic Properties Accessible." https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm.

The ADA ramp added to the rear elevation of the Company Store building at 303 Elk Avenue represents an effective placement on a historic building.

2.1 Alterations to historic properties that are designed to improve access for persons with disabilities should create minimal negative effects on the historic character or materials. Alternative measures for providing access to activities and services may be considered in some cases (see above).

COLOR

Traditionally, color schemes on buildings in Crested Butte were simple in character, and the colors themselves were muted. Most primary structures and some secondary structures were painted: continuing that tradition is encouraged. If color is included in a project requiring a building permit, the color scheme will be reviewed.

Please note that color schemes should be considered at the outset of a project.

The photograph above illustrates an appropriate contrast in color, one that highlights the historic character and unique detailing of the building.

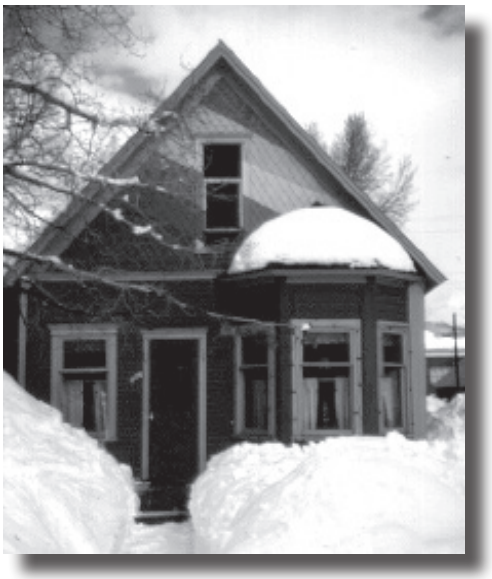
HISTORIC COLOR SCHEME

When renovating a historic building, first consider returning to the original color scheme. To accurately determine the original color scheme requires professional help, but you can get a general idea of the colors that were used by scraping back paint layers with a pen knife. Since the paint will be faded, moisten it slightly to get a better idea of the original hue. However, it isn't necessary to use the original color schemes of the building. An alternative is to create a new color scheme using colors in ways that were typical of the period.

With respect to the treatment of color on individual historic buildings, colors that represent the appropriate period of history are preferred but not necessarily required. Color does not damage the historic materials or alter

significant details and can always be changed in the future, so its application is not as critical as some other design options.

However, some inappropriate applications of color may hinder one's ability to perceive the character of the architecture. For example, if a building with jigsaw brackets and moldings is painted one color with no contrast between the background and the details and little opportunity for expression of shadows, the perception of the character of the building may be diminished. Conversely, in Crested Butte details should not be highlighted with excessively contrasting colors.



Reserve the use of bright colors for accents only. Although this color scheme does no damage to historic building fabric, its composition varies from traditional ones.

This concern for perception of character is more relevant in the management of a historic district where the assemblage of buildings on the street is important to one's perception of the character of the streetscape. In this sense, one building that stands out from the rest with an inappropriate color scheme will impede one's perception of continuity in the district. For this reason, the BOZAR may discuss the use of color as a part of its consideration of other design issues.

In general, bright colors used on large surfaces are discouraged. In all cases, the following standards and guidelines for the use of color shall apply.

***2.2 Colors should be muted.**

a. Traditional colors that match those found in nature are preferred over colors with intense chroma.
b. Roof colors also should be muted. Brown and gray were the dominant roof colors in the past because of the materials used – wood shingles and sheet metal. That tradition remains today and should be respected.
c. Reserve the use of bright colors for accents, such as on ornamentation and entrances.
d. In most cases, only one or two accent colors should be used in addition to the base color.
e. Doors may be painted an accent color or they may be left a natural wood finish. Historically, some doors simply had a stain applied.
f. Window sashes or trim are also an excellent opportunity for accent color. *(Rev. 2020)*

g. Brilliant luminescent or “day-glow” colors are inappropriate.
h. Street-facing garage doors must be painted or stained the same colors as the areas around them. *(Rev. 2020)*

2.3 Use colors to create a coordinated color scheme for the building.

a. Choose a muted base color that will link the entire building face together.

2.4 Primary structures should be painted or color stained.

a. Historically, most primary structures were painted. In both rehabilitation and new construction, this tradition should be continued.
b. For historic buildings, please refer to GL 3.63. For new construction, please refer to GL 4.9 for commercial buildings and GL 4.74 for residential. *(Added 2020)*

2.5 Accessory structures may be painted. However, in the historic core zones accessory structures should remain unpainted and be covered with a protective sealant. *(Rev. 2020)*

2.6 Natural masonry and brick shall remain unpainted. Stucco finishes are addressed in materials, Chapter 3 for historic buildings and Chapter 4 for new construction. *(Rev 2020)*

a. For other parts of the building that do require painting, select colors that will complement through similar tones those of the natural materials.

Site planning should include sufficient Areas to accommodate snow deposition areas, and drainage to the street or alleyway.

DRAINAGE/SNOW SHEDDING

Crested Butte's alpine environment means a relatively wet climate for the West, with high accumulations of snow in the winter and rain in the summer. Precipitation must be adequately addressed in the design of buildings and site work.

***2.7 Provide snow storage on site.**

a. Generally, snow storage areas should be one-third the size of all areas to be plowed.
b. Snow must not shed or be stored on adjacent properties. *(Rev 2020)*
c. Be aware of safety concerns regarding snow shed into paths and walkways at doors and on decks. *(Added 2020)*

2.8 Minimize drainage onto adjacent properties.

a. To prevent moisture damage, drain away from structures.
b. Avoid increasing runoff onto adjacent properties.

ENERGY CONSERVATION

The use of solar applications and alternative energy measures within town is encouraged. Crested Butte experiences an extreme winter climate. Heating costs can be lowered through good design that takes into account energy conservation measures and alternative sources of energy. Individual solar devices and their placement should be analyzed to ensure that they are effective in this climate and can withstand snow load and shed issues. Additional information and suggestions can be found in the appendix to this document.
(All of these GL were added in 2009 and revised in 2020)

2.9 On historic buildings in the historic core zones, solar collectors or devices must be placed to minimize their visibility. *(Added. 2009, Rev. 2020)

a. The use of solar collectors or devices on historic buildings is a particularly sensitive issue and will be subject to higher levels of review that may include the National Park Service Technical Preservation Services, "Solar Panels on Historic Properties", See Appendix 3.
b. In historic zones, do not locate solar collectors or devices on principal roof elements of primary structures with street frontage. Locate them on non-visible roofs or accessory buildings instead.

Roof top solar arrays on historic buildings are placed to minimize visibility from the street.

***2.10 On pitched roofs, solar collectors and devices must be parallel to the angle of the roof with minimal projection from the roof.**

a. Secondary shed roofs that incorporate solar collectors and devices may be considered.
b. Roof color should be selected to complement the color of the solar collectors and devices. For installations on existing buildings, this may not have to be met.
c. In new zones, solar collectors and devices may be installed on roofs that face the street.

Placements of solar panels parallel with the roof are required, as seen on residential buildings in the 500 Block of Gothic and 900 Block of Elk Avenue. Roof color should be complementary with the solar collectors and devices.

2.11 Solar Panels may be mounted on flat roofs so long as they adhere to the following standards and guidelines:

a. The tops of the solar panels must not protrude more than six feet above the roof deck, the parapet or the highest structure on the side of the building.
b. In the historic core zones and on historic buildings, the tops of solar panels should not protrude above a plane drawn 40 degrees above horizontal from the highest structure on the side of

the building.

c. In the historic core zones and on historic buildings, solar panels should not be visible from a point six feet above the curb opposite the primary street frontage.

The placement of the solar array on the sloped roof of the historic module located at 512 Second Street is effective in minimizing the visibility as seen from the street.

2.12 Freestanding are acceptable if no other reasonable solutions are available and if they adhere to this section.

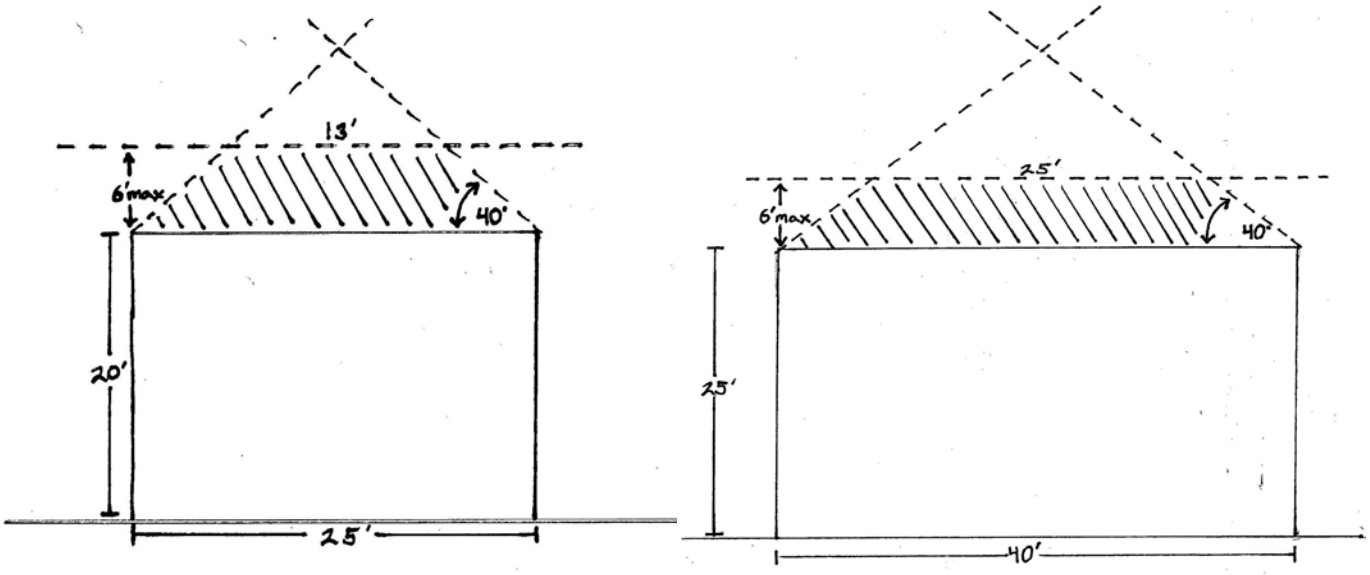
a. Freestanding units may not be placed in front yards or on side yards adjacent to streets.
b. Freestanding units may not exceed 18 feet in total height above grade.
c. Minimize the impact of freestanding supporting structure (i.e. pole, bracket, etc.) with landscap ing, such as trees behind or low-level shrubs in front of the supporting structure.
d. Ground mount units should not adversely affect neighboring properties.

2.13 Wall-mounted units are acceptable if no other reasonable solutions are available and if they adhere to this section.

a. Wall-mounted units may be considered on primary and accessory structures. They should not be placed on street-front elevations of primary structures.
b. Vertical wall-mounted units may be considered.

2.14 Awnings and porch roofs that incorporate solar panels on the roof may be considered.

The awning solar array attached to the rear of 330 Belleview is an effective method to increase the energy production or off-set ground surface heating.



Envelope for placement of solar panels.

2.15 Minimize the visual impacts of expansive areas of glass associated with sun spaces. In passive solar applications, do not utilize more glass than is necessary. A licensed solar design professional will be required when pursuing passive solar systems.

a. In Crested Butte, the amount of glass needed for solar gain is less than some people may assume. It is important to follow the standards and guidelines for solid-to-void ratio. Refer to Appendix 1 for additional information on passive solar design.
b. Design fenestration patterns to be similar to those of traditional windows.
c. Use smaller glass panes in frames rather than a large plate of glass.
d. Large expanses of glass are inappropriate except on first-floor storefronts.
e. The construction of a sun space should not alter the character of a historic building.
f. Glass should not continue to the edge of a wall, which creates a contemporary appearance. Cor ners of buildings should be solid materials, not glass.
g. The addition of a sun space should not alter the character of a historic home. On historic homes, the glass on porches was traditionally mounted higher off the floor.

The sun space addition to this home was renovated. The glazing was replaced with walls and conventional window openings.

LANDSCAPING

The Crested Butte townscape should complement the town's historic character and reflect the indigenous landscape of the surrounding countryside. Landscape elements should include: tree-lined streets; ground-cover plantings to control dust, erosion and noxious weeds; a minimum of unplanted, hard-surface areas; and tree, shrub and wildflower plantings of indigenous species to help define a sense of place for this unique community. In addition, a goal is to increase the amount of green space in Crested Butte.

In recent years, the amount of hardscape, including roofs, streets, drives, decks, and parking areas has increased dramatically, at the expense of green space. This trend should be reversed. Therefore, a high degree of compliance with these landscape standards and guidelines is expected. In all cases, the preference is to preserve mature, existing landscaping.

2.16 Include substantial amounts of landscaping in all projects.

a. All unpaved surfaces that are not part of plant beds or other landscape features should be seeded with a mixture of short-growing native grasses.
b. Non-vegetative ground covers, such as crushed rock, gravel, decorative bark, and rock are dis couraged as landscape materials in non-parking areas.
c. Bluegrass lawns are strongly discouraged.
d. Trees, shrubs, wildflowers, ground covers, and grasses should be species that are indigenous (na tive) to the area surrounding Crested Butte in order to develop a sense of belonging to the surrounding natural landscape.
e. Pervious materials such as gravel or pavers are preferred over non-pervious materials such as concrete or asphalt for driveways and parking areas. Pervious materials allow water to percolate into the soil and reduce runoff. *(Rev 2020)*
f. All plantings should be well maintained.
g. Provide a convenient source of water, such as well-placed hose bibs, for all plantings.
h. The lighting of landscaping features is discouraged. *(Added 2020)*

The use of trees, shrubs, flower beds and soft-scape surfaces create effective landscaping.

2.17 Arrange landscape elements in a manner similar to those seen traditionally.

a. Plants that are not indigenous should be kept to a minimum. If exotic annuals and perennials are used in floral displays, they should be confined to small, well-defined areas such as flower beds, rock gardens or planter boxes.
b. Landscape plantings should reflect the form, color and texture of the surrounding landscape.
c. Aspens appear more natural when planted in clusters.
d. Designs should use a mix of deciduous and evergreen trees.

***2.18 Preserve existing mature trees and other established vegetation.**

a. This is especially important along property lines and within required setback areas.
b. Existing plantings that are in the way of proposed construction should be relocated on site when ever practical or replaced with an equal number of the same species as the space allows.
c. When historic structures are preserved on site, the immediately adjacent plantings should also be preserved.

Preserve existing native trees and vegetation when feasible, especially those along property lines or within required setback areas.

2.19 Trees are to be planted behind the property line and within the required setback area. ***(Rev. 2020)***

a. Planting of a minimum of two trees per 50 feet of street frontage is encouraged.
b. Recommended trees are cottonwood, aspen, pine, and spruce. Spruce and pine trees shall have a minimum height of 4 feet, and cottonwood and aspen trees a minimum height of 6 feet at

the time of planting.

c. Cottonwood trees are recommended as street trees along the fronts of properties.

d. Mature trees vary in size depending upon their microclimate and species, however trees a mini mum of 8 feet tall appear mature as people must look up to see the entire tree. When planting aspens, use three small trees to replace one mature one.

e. Consider the impact of snowplows when locating trees next to streets or driveways.

f. Consider using deciduous trees on the south side of structures to maximize solar gain in the win ter and conifers on the north side to shield structures from the prevailing winds. *(Added 2009)*

g. Consider your neighbors' solar access when planting trees. *(Added 2009)*

The use of native trees are encouraged.

2.20 The use of native plant materials is strongly encouraged.

a. Use plantings of native shrubs and wildflowers to screen building foundations.

b. Use plantings of native trees, shrubs and wildflowers to define property lines and other borders.

c. Enhance large open spaces with native plants.

d. Accent plantings that are compatible with the available open space and snow-storage require ments are encouraged.

e. Wildflower meadow plantings of native species are encouraged within larger open-space areas.

f. The use of synthetic turf is prohibited.

Use plantings of native trees, shrubs and wildflowers to define property lines and other borders.

MAINTENANCE

2.21 Provide an adequate water supply to meet the needs of vegetation if non-xeriscape plants are selected.

a. Use natural site drainage to provide water to vegetation.

b. Where necessary, provide an irrigation system.

2.22 Plan for the replacement of mature trees that are near the end of their lifespan.

a. If plants that are part of an approved landscape die, replace them with similar plants. Note that tree removal permits are required for the removal of mature trees that have a trunk diam eter of two inches when measured at four feet six inches from ground level per Section 16-15-50 of the Municipal Code. *(Rev. 2020)*

NATURAL FEATURES

Steep slopes, rivers, rock outcroppings, and stands of mature trees are examples of natural features that should be preserved on site when feasible.

2.23 Protect natural features.

a. When feasible, locate structures to avoid negative effects on natural features.

Protect natural features, such as the hillside seen here.

FIRE PITS

2.24 Permanent fire pits, wood or gas, may be considered in specific locations. ***(Added 2020)***

a. In residential applications, the fire pit must be located in the rear or side yard of a home and must meet all IFC and IFGC requirements for distances and manufacturer's specifications in the instal lation guide. The setback for wood burning fire pits is from the property line and/or any struc ture.

b. In commercial applications, the fire pit must be 12 feet back from the street frontage or alley and at least five feet from the side yard property line. The pit must meet all IFC and IFGC require ments for distances and manufacturer's specifications in the installation guide. Screen the fire pit with tables and/or landscaping. The pit should be visually unobtrusive, measuring not more than six feet in diameter and 18" in height. Dry stacked stone, metal and wood are appropriate materials to cover the base. The setback for wood burning fire pits is from the property line and/ or any structure.

c. Wood and gas exterior fireplaces are not permitted.

HISTORIC FENCES

The general character of historic fences should be retained. In Crested Butte neighborhoods, these were traditionally wood picket or wire fences.

2.25 Consider using fences to define yard edges.

a. In front yards, fences should enhance a pedestrian environment.
b. A fence should not exceed 3 ½ feet in height in the front yard and be consistent with code section 16-14-30. *(Rev. 2020)*
c. Tall privacy fences are discouraged.

2.26 Preserve original fences when feasible.

a. Replace only those portions that are deteriorated.

2.27 For replacement fences, use materials similar to the original.

a. Avoid using solid fences with no spacing between boards.
b. Simple iron or wire fences may be considered.
c. Wood picket fences also are appropriate.
d. Chain link is not an appropriate material.
e. In historic Crested Butte, simple iron and woven wire fences were common. Wrought-iron fenc es were not prevalent due to the expense of hand forging individual components. *(Added 2009, Rev. 2020)*

PARKING AREAS

Minimize the visual impacts of parking. Locate parking areas in the rear when feasible.

Cars were not a part of the historic character of Crested Butte, and their presence can radically alter one's perception of the district today. In all cases, the visual impacts of the automobile should be minimized.

2.28 Throughout town, minimize the visual impacts of parking. *(Rev. 2020)*

a. Define parking areas. Parking should not be located on grass surfaces. *(Added 2020)*
b. Parking should not dominate the street frontage of a property.
c. Locate parking to the rear when feasible. See also the relevant standards and guidelines for indi vidual zone districts.
d. Screen parking from adjacent properties with plantings and fences when feasible. Provide detail in the screening that gives a sense of scale and visual interest.
e. Minimize the extent of paved/asphalt surfaces in parking areas.
f. Use materials other than asphalt, especially porous materials such as gravel, brick pavers and concrete pavers. *(Rev. 2020)*
g. Vehicles should not dominate the site.
h. In single-family residential zones, no more than 40% of the street frontage of a lot may be used for driveways and parking areas.

In residential zones, parking areas located on the rear of the property are strongly encouraged.

2.29 Minimize the visual impacts of a garage.

a. A garage shall appear subordinate to the primary structure and should be detached.
b. In residential areas, detached garage should be placed in the rear of the property. For commer cial properties and multi-family, please see GL 5.34 in the B-2 zone, 4.57 in the B-3 and B-4 zones, 5.61 in the T zone, and 5.78 in the C zone in Chapter 5. *(Rev. 2020)*
c. Street facing garage doors must be painted the same color as the areas around them to mini mize the garage door's visual impact.
d. Garage doors should be located away from the primary façade, if possible.
e. In core zones, single garage doors should be used instead of one oversized door.

Minimize the visual impacts of parking and garages. The above structure demonstrates several issues: (a) the location of the right garage is too prominent; (b) garage doors should be located away from primary façades, if possible; (c) landscaping is needed to screen the parking areas; and (d) doors should be the same color as the building to minimize their appearance.

The scale of an accessory building should be subordinate to the main building to reduce the overall mass on the site.

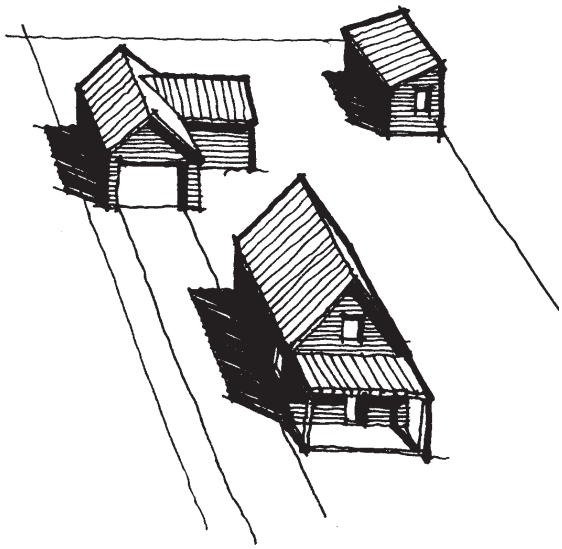
ACCESSORY STRUCTURES

***2.30 The construction of accessory structures is encouraged to reduce the overall mass on a site.**

a. Accessory structures should be subordinate in scale to the primary structure in order to reduce the overall mass on the site. *(Rev. 2009, 2020)*
b. The accessory structure should be simple in character, and materials may be rustic.
c. In residential areas, a detached garage should be set to the rear of the property.
d. Dormers on accessory dwellings may break the eave-line of the roof if the dwelling ridge height is 3 or more feet lower than the allowable maximum height from grade. *(Added 2009)*
e. Provision of long-term affordable housing in accessory structures is strongly encouraged. This type of structure will be classified as an accessory dwelling. *(Rev. 2020)*

2.31 Freestanding greenhouses structures are designed for the growing of plants, not for storage, and are at least 80% transparent or translucent. They should abide by the rules and standards and guidelines for accessory buildings unless otherwise stated and must meet the following standards and guidelines *(Added 2009, Rev. 2020)*:

a. Cold frames or structures that are less than 30 inches above the ground are exempt from review and these guideline provisions.
b. Greenhouses shall not be subject to the typical solid-to-void ratios or standards and guidelines related to window placement and type.
c. Greenhouses shall not be larger than 96 square feet or taller than 7 feet at the eave.
d. Bowed or curved roof forms are not allowed. Roof pitches as low at 4:12 may be considered.
e. Greenhouses may be located in the rear half of the property and should be located in the rear yard where feasible.
f. One greenhouse is allowed per property and must be associated with a dwelling unit.
g. Greenhouses must be used for horticultural purposes and kept in good condition while on the property. *(Rev. 2020)*
h. For greenhouse spaces attached to a primary or accessory building, please see GL 2.13 regarding sunspaces. *(Added 2020)*



The use of accessory structures is encouraged.

FRONT-YARD ACCESSORY STRUCTURES

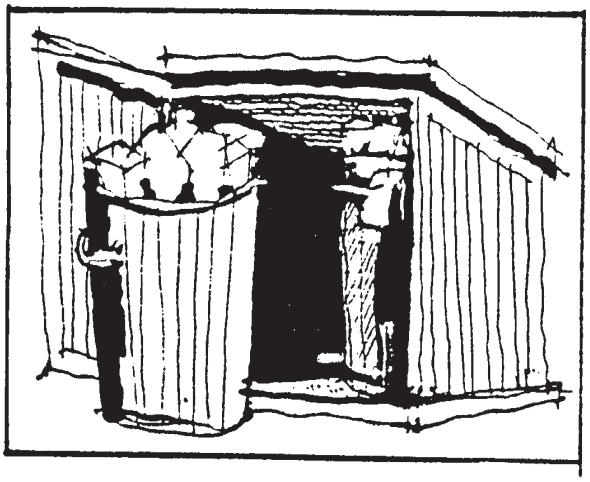
2.32 In limited situations, an accessory dwelling may be placed in the front yard in residential zones, if all of the following criteria are met *(Ord 25, Series 2017, 10/02/2017, Rev. 2020)*:

a. The primary residence existing on site was constructed prior to 2012 and is situated in the rear of the lot in such a manner that a detached building is not possible.
b. The square footage of the existing residence exceeds 1,000 sf.
c. The existing residence was not approved or classified as an accessory dwelling by the BOZAR.
d. The proposed building must contain a dwelling unit and be classified as an accessory dwelling.
e. The dwelling shall be subordinate in height to the primary residence.
f. The structure should have an entry door facing the street.
g. A garage door may not face the street, but a side-facing garage door may be considered if access from the rear of the building is not possible.
h. No more than one garage structure may be located on the site.
i. A substantial amount of landscaping is added to minimize the appearance of the building.
j. The new accessory building materials shall be compatible with the primary structure. Metal siding is not allowed. *(Rev. 2020)*
k. The setbacks for the site must be met.

SERVICE AREAS

***2.33 In commercial zones, minimize the visual impacts of trash storage and service areas.**

a. Screen dumpsters from view as seen from the public way when feasible.
b. Locate service areas away from primary façades.
c. Use landscaping to buffer service areas that abut residential uses.
d. Provide space for snow storage when planning service areas.
e. Coordinate the location of trash storage and pickup with the collection agency or company, but screening is a priority concern.



Enclose waste receptacles. Wood, masonry and landscaping screens are appropriate. Chain-link fences are inappropriate.

TOWN GRID

2.34 In all new development, respect the town grid.

a. Orient building walls parallel to the lot lines.
b. Use simple, rectangular building forms to reflect the town grid.
c. If lots are subdivided, they should reflect the town grid. New lot lines should reflect the tradition al rectilinear platting.
d. The historic street plan should not be altered within the town limits.

VIEWS

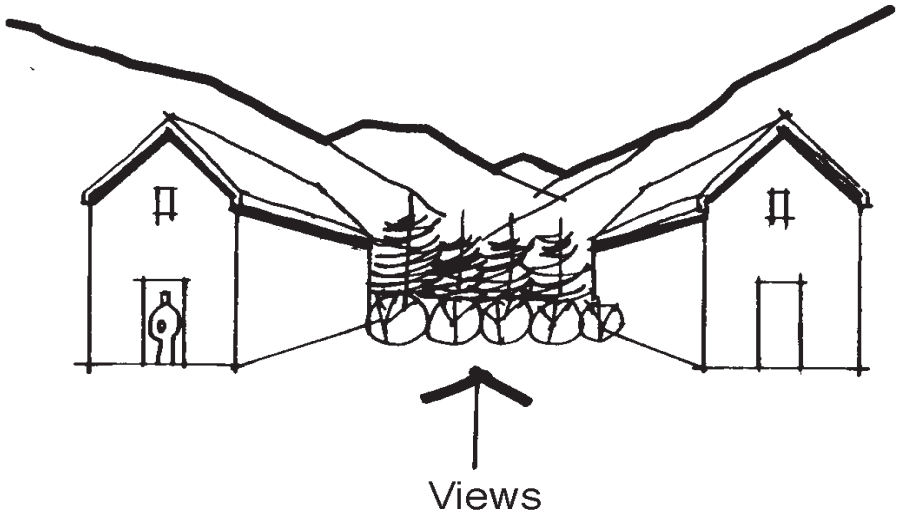
One of the attractive features of Crested Butte's setting is the existence of interesting views that can be seen from the public rights of way to the mountains and, in some cases, landmark structures. As new buildings and additions are constructed, opportunities will exist to preserve these views by thoughtful massing and siting.

2.35 Protect views from public ways to the mountains, Coal Creek and historic landmarks. ***(Rev. 2020)***

a. When feasible, site buildings to maintain established views from public rights-of-way.
b. For example, set a mass to one side of the lot to allow a view along the other side.
c. Consider how roofs and dormers may be designed to preserve views.

2.36 Consider protecting views from public ways to the mountains, Coal Creek and to historic landmarks.

a. For example, site new buildings to maintain established views from key points in the public way.



Site builidngs to maintain established views where feasible.

LIGHTING

2.37 All exterior lighting or illumination must be located, placed, shielded, and designed to be architecturally and aesthetically in keeping with the buildings and surroundings.

a. Only full cut-off shielded fixtures may be utilized as exterior lighting on all structures. The entire light bulb must be fully shielded by the fixture for compliance with the Town's Lighting Ordinance in Chapter 16 Article 17. *(Added 2009, Rev. 2020)*

2.38 All exterior lighting should have minimum visual pollution or impact on any other lot.

a. Motion sensors and/or timers are encouraged to minimize unnecessary light pollution. *(Rev. 2020)*

2.39 The lighting of landscaping features is discouraged. ***(Added 2009)***

2.40 Use the minimum amount of outdoor lighting necessary to address building code and safety concerns. ***(Added 2009)***

Down-shielded lighting fixtures should completely cover the bulb from view.

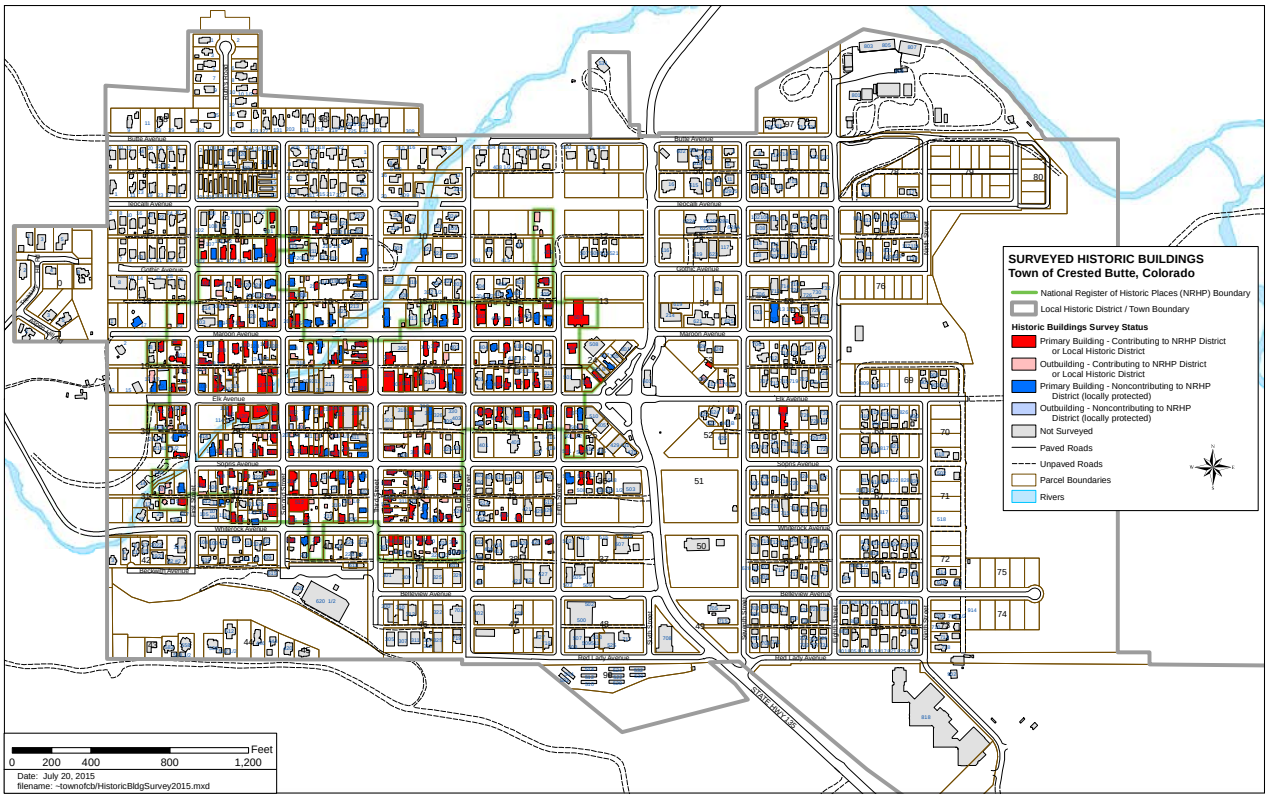
Chapter 3 Design Guidelines for Historic Properties

The Design Guidelines that follow are principles for the treatment of historic properties and buildings constructed within the Period of Significance (POS) that occurred between 1880 and 1952 in Crested Butte. They provide a basis for making consistent, informed decisions about the appropriateness of work that may be proposed for historic buildings in the town. These Guidelines are for use by property owners and their architects and contractor when developing designs for alterations and strategies for rehabilitation and repair of historic features. The Board of Zoning and Architectural Review (BOZAR) will also use these Guidelines when determining the appropriateness of proposed work that is subject to their review.

These Rehabilitation Guidelines apply to all properties that are determined to have historic significance, including primary and secondary structures and historic site features.

Ownership of a historic property carries with it certain responsibilities. These are related to the appropriateness of the maintenance of existing fabric and changes that can occur to historic structures. These responsibilities carry with them certain costs. Potential purchasers should be clearly aware of these responsibilities and their associated costs before making a decision to buy a historic structure or property within the historic district.

The Union Congregational Church is a historic building that is still in use and retains its character-defining features.



Scope of work reviewed

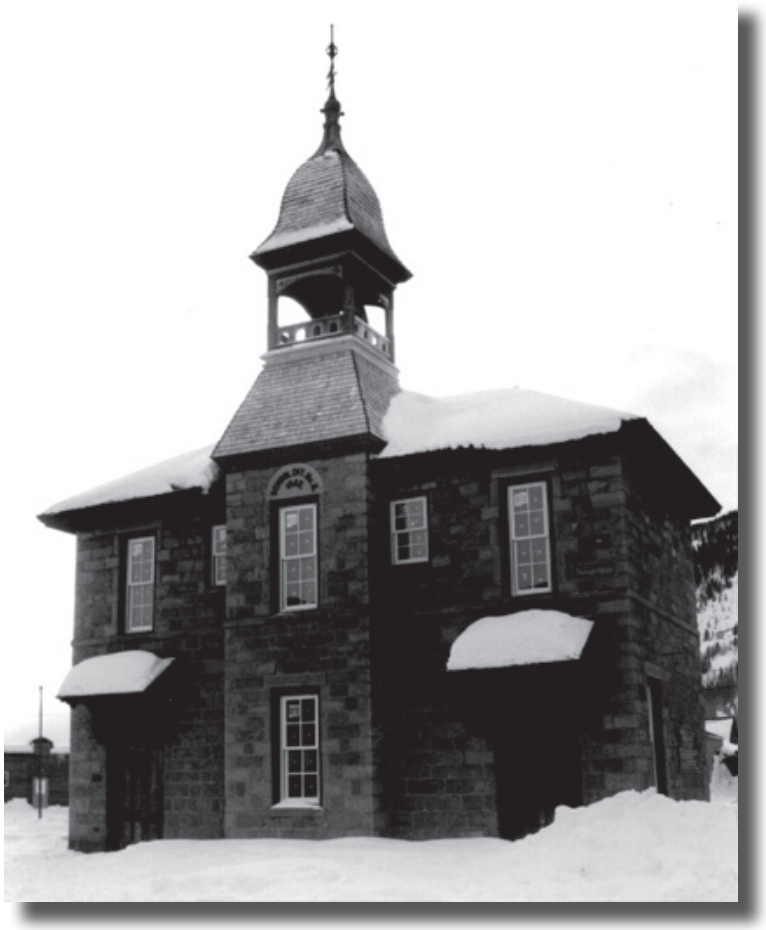
No building, or part thereof, may be altered or demolished without prior approval by the BOZAR. In general, the BOZAR is only concerned with work that affects the exterior of a property. Typically, interior work is not reviewed, although the Board may review interior work when owners are applying for special rehabilitation tax incentives.

Work that includes exterior alterations or additions must receive approval from the BOZAR before the Building Official may consider issuing a permit. In addition, if property owners seek special zoning or building code considerations for historic buildings, or are applying for tax incentives for rehabilitation of historic properties, the work is subject to review by the BOZAR.

How are the Guidelines applied?

The Rehabilitation Guidelines apply to individual landmarks and to contributing structures in the historic district. All buildings within the POS that retain their integrity are considered contributing structures In the Town of Crested Butte. The Town's definition of a contributing structure should not be confused with that of the 1998 and 2000 historic building surveys performed under the auspices of the Colorado Historical Society. Among those buildings that are considered contributing, many survive in virtually their original condition. Preserving contributing structures in their original state is the goal for these properties, and therefore Guidelines for such preservation, or treatment, apply. Other buildings may have been altered to some extent and yet still retain their integrity. Some flexibility in the treatment of this class of buildings is appropriate. The Rehabilitation Guidelines do not apply to noncontributing buildings in historic districts. Non-contributing structures, which may be new buildings or older buildings that lack historical significance or architectural integrity, are reviewed by the BOZAR

using the Design Guidelines for All New Construction on page 48.



The Old Rock Schoolhouse is a community landmark that has been preserved. Extensive rehabilitation in the early 1990s repaired exterior features.

General Principles for Treatment of Historic Properties

The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

When the BOZAR adopted these Design Guidelines they also adopted the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings as a basis for its Rehabilitation Guidelines. For more information visit: www.nps.gov/history/hps/tps//tax/rhb/stand.htm. Developed as a guide to preservation projects, the standards were created as part of the Historic Preservation Act of 1966. These standards have generally been accepted as well-established national preservation philosophy concerning the treatment of historic properties.

The Secretary of the Interior's Standards should apply to all historic buildings as designated by the Town. Although the Town's standards will be used by the BOZAR in reviewing applications for architectural appropriateness, property owners should note that adherence to these principles and architectural approval do not constitute any expressed or implied approval of the property by the Internal Revenue Service.

Choosing an Approach for Your Rehabilitation Project

Preservation projects may include a range of activities, including maintenance of existing historic elements, repairs to deteriorated historic elements, replacement of missing features, and construction of new additions. When planning an approach, consider the definitions of the following terms: adaptive use, additions, maintenance, preservation, rehabilitation, remodeling, renovation, replication, and restoration.

Adaptive Use

Converting a building to a new use that is different from that which its design reflects is considered to be an adaptive use. A good adaptive-use project retains the historic character of a property while accommodating the new functions. An example of an adaptive use is converting a residential structure to offices.

Additions

Increasing the size of an existing historic structure is possible if done within the constraints of these Guidelines. It is imperative that the integrity of the original structure not be compromised or obscured by the new construction. The design of the new construction should be respectful of the existing historic structure by relating to it, but not mimicking or copying it. Location of the original and the size and style of additions are the most important factors in assessing compatibility. The less visible the addition is from public ways, the larger the addition can be without detracting from the original historic structure. Every situation is unique, and compatibility consists of a variety of factors. These factors make up the substance of the Guidelines.

Maintenance

Some work focuses on keeping the property in good working condition by repairing features as soon as deterioration becomes apparent, taking special care to use procedures that retain the original character and finish of the features. In some cases, preventive maintenance is executed prior to noticeable deterioration, and no alteration or reconstruction is involved. Such work is considered to be maintenance. For example, painting to seal and preserve wood is a form of maintenance. Property owners are strongly encouraged to maintain their properties in good condition so that more invasive measures of rehabilitation, restoration or reconstruction are not needed.

Preservation

Preservation is the act or process of applying measures to sustain the existing form, integrity and material of a building or structure, along with the existing form and vegetative cover of a site. It may include initial stabilization work, as well as ongoing maintenance of the historic building materials. Essentially, the property is kept in its current good condition. An example of preservation work is repairing historic wood siding.

Rehabilitation

Rehabilitation is the process of returning a property to a state which makes a contemporary use possible while still preserving those portions or features of the property that are significant to its historic, architectural and cultural values. Rehabilitation may include the adaptive reuse of the building; major or minor additions may also occur. Most good preservation projects in Crested Butte may be considered rehabilitation projects. An example of rehabilitation is adding a concrete foundation and sill plate under a historic structure that previously sat on dirt.

Remodeling

To remodel means to remake or make over the design image of a building. The appearance is changed by removing original detail and by adding new features that are out of character with the original. An example of remodeling is removing historic double-hung windows and replacing them with a large picture window that extends down to the floor level. Please note that remodeling is inappropriate for historic buildings in Crested Butte.

Renovation

To renovate means to improve by repair or to revive. In renovation, the usefulness and appearance of a building is enhanced. The basic character and significant details are respected and preserved, but some sympathetic alterations may occur. Alterations are generally reversible should future owners wish to restore the building to its original design. An example of a renovation is the reconstruction of a front porch with a roof added over an opening for protection from snow shedding.

Many projects, such as this commercial false front, have experienced appropriate maintenance and preservation. As owners and businesses change, the exterior image can be updated while preserving the building's character. Compare the photographs above.

Replication

A replica is a very close reproduction or copy of an original object. In building, missing details may be replicated to accurately match the appearance of the original. In some rare cases, a building may be reconstructed as a replica, although most such buildings are not exact copies of the original, and therefore the term is not used accurately.

In some cases, the term replica is used to refer to the design of a new building in which a historic design style is used, but the building does not actually attempt to reproduce an earlier structure. It is simply a building that evokes an older style. In general such replications are inappropriate in Crested Butte because they falsely convey the history of the community.

Restoration

To restore, one reproduces the appearance of a building exactly as it looked at a particular moment in time. Restoration reproduces a pure style, either interior or exterior. This process may include the removal of later work or the replacement of missing historic features. Use a restoration approach for missing details or features of a historic building when the features are determined to be particularly significant to the character of the structure and when the original configuration is accurately documented. An example of restoration work is the replacement of original windows with newer windows in the original location as determined through historic photographs and inspection of the existing wall framing.

Many successful rehabilitation projects that involve historic structures in Crested Butte may include a combination of preservation, restoration and other appropriate treatments. For example, a house may be adapted to use as a restaurant, and in the process missing porch brackets may be replicated in order to restore the original appearance, while existing original dormers may be preserved.

In general, the term rehabilitation refers to all approaches to the appropriate treatment of historic properties, including adaptive use, maintenance, preservation, remodeling, and renovation.

The Guidelines for the treatment of historic properties that follow are organized into three divisions:

A. Guidelines for the rehabilitation of all historic properties.
These apply to all historic structures as defined by the Town, including primary and accessory buildings, fences and walls.

B. Guidelines for rehabilitation of historic residential structures.
These apply to all historic residential-type structures, in addition to the Guidelines for the Reha bilitation of All Historic Properties.

C. Guidelines for rehabilitation of historic commercial structures.
These apply to all historic commercial-type structures, in addition to the Guidelines for the Reha bilitation of All Historic Properties.

The Dogwood building before rehabilitation.

The Dogwood building after rehabilitation.

3A-DESIGN GUIDELINES FOR THE REHABILITATION OF ALL HISTORIC PROPERTIES

The Guidelines in this section apply to all rehabilitation projects, including additions to historic buildings. They apply to all structures designated as contributing to the historic district. These Guidelines also apply to historic secondary structures and site features, such as fences and walls.

Note: The primary structure of a lot is the original or historic structure that served the primary inhabited function of the historic lot.

LANDSCAPING AND SITE FEATURES

Street trees, garden plantings and other site features may contribute to the historic character of the site. These elements should be preserved.

3.1 Preserve historic landscape features when feasible.

a. Historic features may include walkways and retaining walls, street trees, special plantings, and ornamental site features.

Preserving the historic rock wall is integral to the character of the historic residence.

b. When street trees must be removed because of disease or death, replace them in kind.

SITE ORIENTATION

***3.2 A historic primary structure shall remain on the lot on which it has been historically located.**

a. In order to maintain the structure's historic relationship with the lot, the structure should remain on its historic footprint location and in its traditional orientation.

***3.3 Preserve historic accessory structures on site when feasible.**

a. In limited circumstances, a historic accessory structure may be relocated to a similar context in the historic district if it is currently deteriorated and will be rehabilitated immediately after the move.

b. If a structure is intact, it must remain on the lot with which it has been historically associated. However, accessory structures that lack historical significance may be moved.

APPROPRIATENESS OF USE

Building uses that are closely related to the original use are preferred because they will cause less need to alter the original building design to meet functional requirements. Therefore, every reasonable effort should be made to provide a compatible use for the building as this will require minimal alteration to the building and its site. An example of an appropriate adaptive use is converting a residence into a bed and breakfast. This can be accomplished without radical alteration of the original architecture. Note that the Board does review and approve conditional uses as covered in the zoning ordinance, however property owners should consider the impacts that some changes in use would have upon their historic properties since this may affect design considerations that the BOZAR reviews.

***3.4 Seek uses that are compatible with the historic character of the building.**

a. These uses may aid in interpreting how the building was used historically.

b. Check the zoning code to determine which uses are permitted or allowed as conditional uses.

Seek uses that are compatible with the historic character of the building. This adaptive use is compatible with the historic character of this structure because conversion of the original residence into a restaurant has kept the original character-defining features intact.

TREATMENT OF HISTORIC FEATURES

Historic features contribute to the character of a structure and should be preserved when feasible. Such features include architectural details, window and door openings and building form and materials. When planning a rehabilitation project, follow this sequence: First, if a feature is intact and in good condition, maintain it as such. Second, if the feature is deteriorated or damaged, if feasible repair it to its original condition. If it is not feasible to repair the feature, then replace it with one that is similar in character (materials, details, finish) to the historic one. It is best to replace only that which is beyond repair. If the feature is missing entirely, reconstruct it from appropriate evidence. These principles are defined in more detail in the guidelines that follow.

PRESERVATION OF SIGNIFICANT ORIGINAL QUALITIES

Original materials and building details, as well as the distinctive form and scale of a structure, contribute to the historic character of the structure and should be preserved whenever feasible. Rehabilitation work should not destroy the distinguishing character of the property or its environment.

***3.5 Respect the historic design character of the building.**

a. Don't try to change its style or make it look older or younger than it really is.

3.6 Minimize intervention with historic elements.

a. First, maintain character-defining features. Then, repair those features that are deteriorated. Fi nally, replace only those features that are beyond repair.

Original materials and building details, as well as the distinctive form and scale of a structure, contribute to the historic character of the structure and should be preserved whenever feasible.

Respect the historic design character of the building.

3.7 Protect and maintain significant stylistic elements.

a. Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensi tivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required.

b. Preserve stylistic elements by employing treatments such as rust removal, caulking, limited paint removal, and re-application of paint.

3.8 Avoid removing or altering any historic materials or significant features.

a. Examples of historically significant architectural features are porches, chimneys, enclosed exteri or stairways, turned columns, brackets, and jig-saw ornaments. Other significant features include the building's overall form and its roof form.

b. Preserve original doors, windows and porches in their original condition.

c. Also preserve original wall and siding materials in their original condition. Do not try to make old, weathered siding appear to be newer than it is by making it smooth.

d. Materials such as asbestos, vinyl and aluminum siding are not acceptable.

e. While stucco was occasionally used for re-siding, its use as a primary exterior finish to cover historic siding is strongly discouraged.

3.9 Use the gentlest possible procedures for cleaning, refinishing and repairing historic materials.

a. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character.

b. For example, do not use harsh paint removal methods. These will damage the historic finish of the material. (See more detailed advisory materials for technical rehabilitation that are available at the planning department.)

c. Also see technical rehabilitation literature published by the National Park Service and available on the following website: https://www.nps.gov/tps/how-to-preserve/briefs.htm.

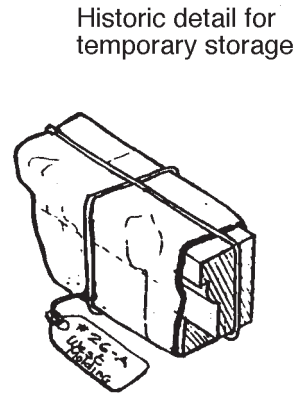
Strap work details in the gables of the historic depot are examples of significant stylistic elements that should be preserved.

3.10 Repair original building features when feasible.

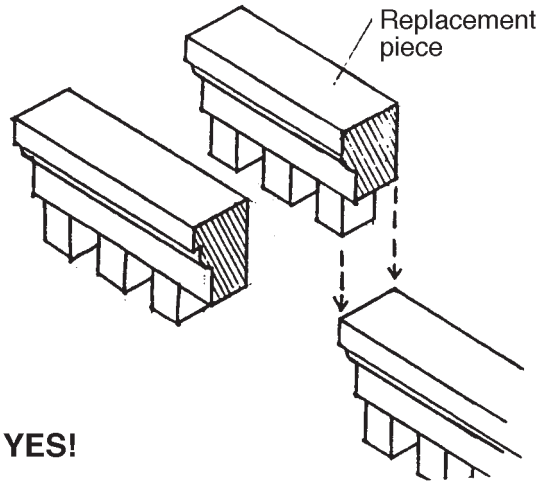
a. Whenever possible, deteriorated architectural features should be repaired rather than replaced.
b. Whenever possible, patch, piece-in, splice, consolidate, or otherwise upgrade the existing materi al using recognized preservation methods, rather than remove the element.

3.11 When disassembly of a historic element is necessary for its restoration, use methods that minimize damage to the original materials.

a. For example, it may be necessary to remove a historic window to repair it.
b. Always devise methods of replacing the disassembled materials in their original configuration.
c. When disassembly of a historic feature is required in a restoration procedure, document its location so it may be repositioned accurately.



When disassembly of historic elements is necessary, carefully identify all historic elements that will be stored during your rehabilitation project. Store them in a safe place until they are reinstalled.



Replace only those portions of features that are beyond repair.
The original material, even in worn condition, is preferred over an exact replica.

REPLACEMENT OR SUBSTITUTION OF ORIGINAL FEATURES

While restoration is the preferred alternative, replacement in kind is an option. In the event replacement is necessary, the new material should match that being replaced in design, color, texture, and other visual qualities.

3.12 Replacement of missing elements may be included in repair activities.

a. Use the same kind of material as the original when feasible. A substitute material is acceptable if the form and design of the substitute itself conveys the visual appearance of the original material.
b. Replacement elements should be based on documented evidence.

3.13 Replace missing original features in kind when feasible.

a. Replace only those portions that are beyond repair.
b. If alternate materials must be used, they should match the original in appearance as closely as possible.
c. Later covering materials that have not achieved historic significance should be removed. For example, asphalt siding that covers original wood siding is inappropriate, as is vinyl siding over original stone or brick.

Replacement materials should be similar in character to those used historically.
This is an inappropriate use of materials. Coverings such as this obscure the original lap siding.

3.14 Replacement of missing architectural elements should be based on accurate information about original features, when feasible.

a. The design should be substantiated by physical or pictorial evidence to avoid creating a misrep resentation of the building's genuine heritage. *(Rev. 2020)*
b. Overall, a large percentage of the materials and features of the property must be historic in order to retain the integrity of the resource as a historic property.

3.15 When there is insufficient information to allow for an accurate reconstruction of missing features, it is appropriate to develop a compatible new design, based upon simple design features seen in the neighborhood, that is a simplified interpretation of the original. *(Rev. 2020)*

a. The new element should relate to comparable features in general size, shape, scale and finish.
b. Other evidence such as subtle shadow lines may also be used.

3.16 Conjectural "historic" designs for replacement parts that cannot be substantiated by written, physical or pictorial evidence are generally inappropriate.

a. Many architectural details were repeated around Crested Butte. Such details from similar struc tures may be considered as substantiation of architectural details.
b. When feasible, use materials similar to those employed historically.

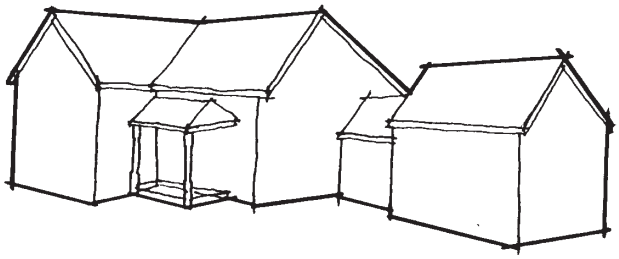
When reconstruction of an element is impossible, developing a compatible new design that is a simplified interpretation of the original is appropriate.

ADDITONS TO EXISTING BUILDINGS

When planning an addition to a historic building, consider the effect the addition will have on the historic building itself. Loss of historic building fabric should be minimized. The addition also should not strongly diminish one's perception of the building's historic character. In historic districts, also consider the effect the addition may have on the district as seen from the public right of way, which includes views from alleys and to the sides of buildings.

***3.17 Design additions to historic buildings such that they will not destroy or obscure any significant historic architectural or cultural material.**

a. Additions also should not obscure significant features.
b. Set back additions from primary facades in order to allow the original proportions and character to remain prominent, or set them apart from the main building and connect them with a link.
c. In theory, additions should be reversible so that a future owner may be able to restore the build ing to its historic condition if they so desire.



Separate a large addition from the historic structure and use a smaller connecting element to link the two.

***3.18 Additions should be compatible in size and scale with the main building.**

a. Historically, additions stepped down in size to the rear. They should be visually subordinate to the main building. Additions should not be taller than the primary module of the historic struc ture unless it is necessary to increase the height to allow the matter-of-right square footage permitted in the zone and still meet other zoning requirements. *(Rev. 2001)*

Historically, additions stepped down in size to the rear. They should be visually subordinate to the main building.

b. If it is necessary to design additions that are taller or wider than the main building, set them back substantially from primary character-defining façades and link them to the historic structure through the use of connectors that are smaller than the linked elements. Large additions should be placed on the site in such a manner so as to be screened from the primary street views by landscaping or existing structures. *(Rev. 2001)*

c. No addition, nor the total mass of all additions, should be larger than the mass of the original structure unless it is necessary to allow more square footage to be added to reach the matter-of-right square footage for that structure. *(Rev. 2001)*

When it is necessary to design larger additions, separate an addition with a smaller link.

***3.19 New additions or alterations that would hinder the ability to interpret the historic character of the building are not acceptable. Additions should be recognized as products of their own time.**

a. Additions can be made distinguishable from the historic building elements, while also remaining visually compatible with these earlier features.

b. A change in setback of the addition from the main building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.

c. New additions that create an appearance inconsistent with the historic character of the building are discouraged.

d. Alterations that seek to imply an earlier period than that of the building are inappropriate.

e. Alterations that seek to imply an inaccurate variation on the historic style are inappropriate be cause they would convey a false history of the character of the building. In particular, adding very ornate trim, which was not seen in Crested Butte, would be an inappropriate alteration be cause historically buildings were simpler in character.

f. Alterations that cover significant features are also inappropriate.

New additions or alterations that would hinder the ability to interpret the historic character of the building are not acceptable. Additions should be recognized as products of their own time, as this one is.

New additions such as this create an appearance inconsistent with the historic character of the building, due to its height and change in roof peak orientation. This large addition should have been discouraged or separated from the original by a connector element.

3.20 Respect historic alignments that may exist on the street when planning additions to buildings.

a. Some rooflines and porch eaves on historic buildings in the area may align at approximately the same height. Avoid placing additions in locations where these relationships would be altered or obscured.

3.21 Respect traditional entrance patterns when planning additions to buildings.

a. Retain the appearance of the relationship of primary entrances, usually facing the street, when planning new additions.

b. Additions that obscure original entrances are strongly discouraged.

EXISTING ALTERATIONS ON HISTORIC BUILDINGS

Many additions to buildings that have been constructed over time are themselves evidence of the history of the building and its neighborhood and therefore may merit preservation. These additions may have developed significance in their own right, and this significance should be recognized and respected.

3.22 Alterations that occurred after initial construction, but more than 50 years ago may have become significant and thus should be preserved.

a. An example of such an alteration may be a porch or a kitchen wing that was added to the original building early in its history.

b. Recent alterations that are not historically significant may be removed. An example is asphalt siding that has not achieved historic significance and that obscures the original clapboard

siding. In this case, removal of this alteration and restoration of the original material would be encouraged.

c. Most alterations less than 50 years old lack historic significance unless they have been deter mined to be historically significant or contributing according to the criteria listed at the beginning of this section.

Alterations that occurred after initial construction, but more than 50 years ago, may have become significant and thus should be preserved.

NEW PROPOSED ALTERATIONS

When planning a new alteration, consider the effect it will have on significant historic features of the property. Such alterations should not negatively affect the property. Alterations may be considered for historic structures where the proposed alterations maintain the historic features of the property. These may include adding a porch, providing an opening for a new window, or adding a dormer.

3.23 When planning alterations to a historic building, minimize negative effects on existing character-defining features.

a. Do not remove significant features to accommodate new alterations.

b. Such character-defining features may include a porch, ornamental details, the roof pitch, dormer designs, window shapes, fascia size, and the building's siding materials.

c. In theory, new alterations should be reversible.

3.24 Minimize negative technical effects upon historic features.

a. One should be concerned about any technical impacts that may occur on the historic structure as a result of the new construction or alteration. For example, a construction process may cause vibration that result could in cracks in a historic masonry wall.

(Before) *(After)*

When planning alterations to a historic building, minimize negative effects on existing character-defining features. This design alters the character of the original design.

ARCHITECTURAL DETAILING

Uncovering architectural details that currently are covered but not destroyed offers an opportunity for an interesting renovation. These details also contribute to the historic value of the building and add visual interest to the district.

3.25 Preserve original architectural detailing.

a. Do not add decorative elements that cannot be documented as original.
b. Protect existing details with weather-protective finishes, such as a good coat of paint.
c. If original details are covered, expose them and incorporate them into the renovation design.
d. Repair damaged details.

Of special concern is what to do in a renovation scheme where details are missing. In some cases, a portion of the ornamentation remains from which copies can be made. In other situations, all is missing. Where feasible, these should be replaced.

3.26 Replace ornamentation where it is known to have once existed.

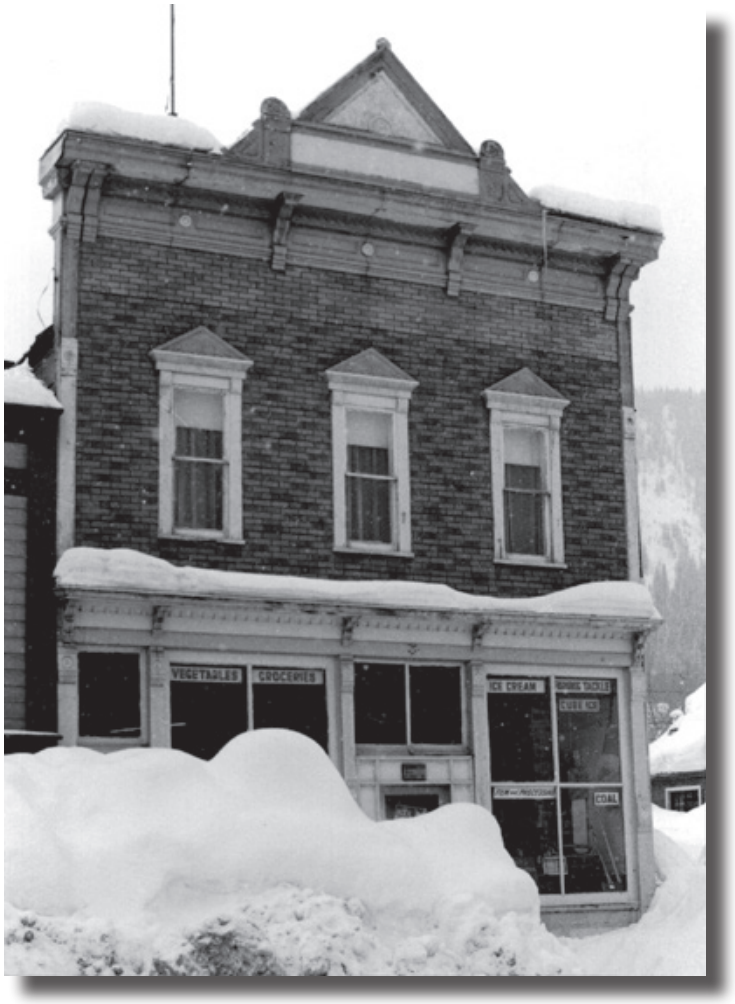
a. Use remaining portions of details as models if they exist. Also, refer to old photographs for in formation. Attention to proportion and detail is essential.
b. If you cannot determine what originally existed, a simplified ornamentation similar to those on similar buildings would be appropriate.
c. Don't misrepresent history by creating ornate details when no evidence of such detailing exists. Fancy jigsaw trim will not be approved unless documented by historic photographs.

d. Decorative shutters are inappropriate, as they were not used during the POS. (Added 2020)

Where no evidence of elements such as railings, columns or eave trim exists, new designs may be substituted if they maintain the traditional proportions that original elements would have had.

3.27 Simplified modifications may be appropriate where historic elements have already been lost.

a. Simplicity and restraint should be used to avoid detracting from the characteristically simple lines of Crested Butte's houses and commercial buildings.



Preserve original architectural detailing. Note that original metal siding is obscured by an imitation brick covering.

BUILDING MATERIALS

Primary structures in Crested Butte were traditionally covered in horizontal lap wood siding along with some log. Accessory structures were covered with board-and-batten siding. In general, retaining original materials is preferred. Some replacement may occur but should be a low percentage of the overall building.

3.28 Replacement materials should appear similar in character to those used historically when they cannot

be the same.

a. Substitute materials may be used for replacing individual building elements if the need can be substantiated and it is not the building's primary building material. An example of prima ry building material is wood siding.

b. If portions of masonry walls must be replaced, be sure to match the size, proportions and finish of the original.

***3.29 Original building materials should not be covered with synthetic siding.**

a. If original masonry is currently covered, consider exposing it.

b. Masonite, T-111, vinyl, aluminum, composition, pressed board, panelized siding, stucco, and imi tation bricks are prohibited as replacement materials.

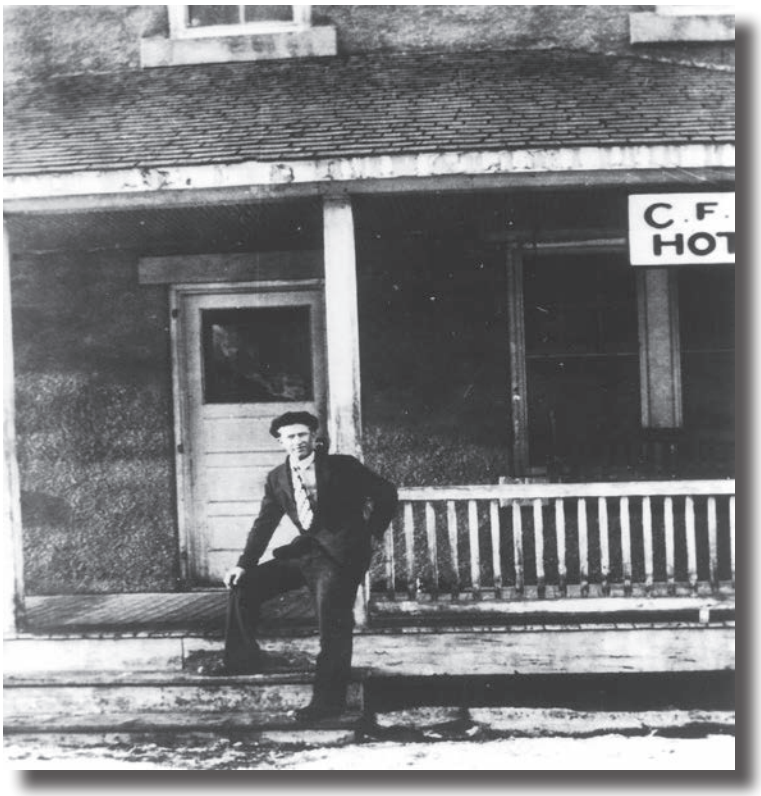
3.30 Preserve original mortar characteristics.

a. In some cases, matching the composition of the historic mortar mix may be essential to the pres ervation of the brick or rock itself.

b. In limited quantities, stucco may be used as an exterior finish material if it already exists on the historic structure.

3.31 Protect historic wood with paint, varnish or other protective finishes.

a. Repair door frames by patching, splicing, or reinforcing them.



Historically many decorative features, such as this balustrade, were crafted as simple elements free of excessive detailing.

(Before) Uncover original building materials. (After)

WINDOW TREATMENT *(Section added in 2009)*

Wood windows are encouraged on new building in the core zones. Restoration of wood windows on all buildings is encouraged. Contributing historic buildings must use wood windows on replacements, additions and rehabilitations.

3.32 Wood windows are encouraged on new construction and renovations in the historic core zones.

a. Historic wood windows are generally constructed from old-growth wood; therefore, they should be restored and weatherproofed whenever possible.
b. Consider adding removable storm windows to increase energy efficiency during the winter months.
c. If historic wood windows must be replaced, windows that emulate the size, style and appearance of the originals are strongly encouraged.
d. For additions to contributing historic buildings, wood windows are strongly encouraged.

3.33 Metal-clad windows may be considered in core zones on noncontributing historic buildings.

a. Window treatment for non-contributing houses in the core will be taken on a case-by-case basis.
b. Non-historic buildings may use metal-clad windows.
c. Vinyl windows are not acceptable in any zone.

3.34 Skylights on historic buildings must not be visible from the street.** ***(Added 2020)

a. Skylights must be located on roofs that face the rear and side yards and not be visible from the street.
b. Bubble skylights are not allowed.
c. Skylights should be relatively small in size (2'x3' or smaller) and number (1 per plane) and sit at least one foot below the ridgeline. In commercial buildings, no more than two per building. For buildings with larger roof areas, the Board may give special consideration.

d. Skylights should be vertically oriented and not wider than they are tall.

MECHANICAL EQUIPMENT

Introducing a new heating and ventilating system into a historic building should be planned to avoid damaging or obscuring historic materials. These systems also should not alter the perceived character of a historic building as seen from the public way.

3.35 Minimize the visual impacts of new mechanical systems.

a. Especially avoid placing mechanical and electrical equipment on the exterior of primary, charac ter-defining façades. When possible, consider locating mechanical equipment inside the roof form to lessen its visual impact.

b. Avoid damaging historic materials when installing new mechanical and electrical systems.

c. Visually screen service equipment, including transformers, dryer vents and commercial kitchen fans or locate them out of public view. Use screen designs that are in character with the proper ty. Also check to see that the design will comply with Town codes.

d. Locate satellite dishes and other telecommunications equipment away from primary, charac ter-defining façades and screen them in an appropriate manner.

3B-DESIGN GUIDELINES FOR THE REHABILITATION OF HISTORIC RESIDENTIAL PROPERTIES

The Guidelines in this section apply to all residential-type buildings within the district that are historically significant either individually or because they are considered contributing to the character of the district as determined by the BOZAR. These standards apply to the treatment of historic primary and secondary structures that are residential. They provide more detailed guidance for issues that specifically relate to this building type and should be used in conjunction with the general Guidelines for all historic properties.

Set back additions from primary façades in order to allow the original proportions and character to remain prominent, and set them apart from the main building with a connecting link. This example is a less desirable solution.

The addition is distinguished from the historic building with a connector piece.

GROUND-LEVEL ADDITIONS

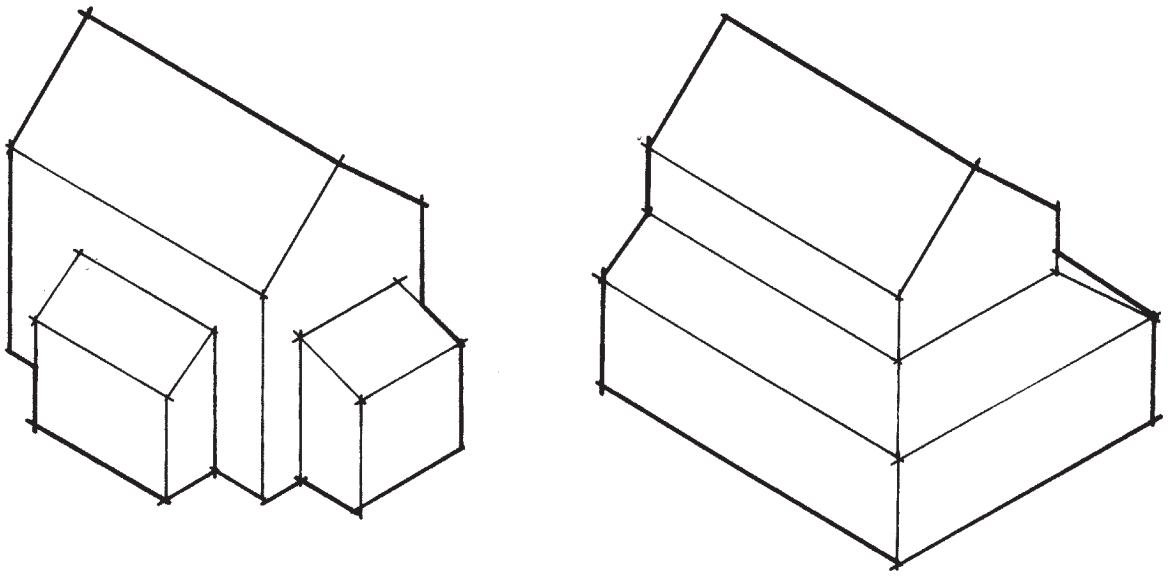
Ground-level additions should be designed to be compatible with the historic structure. They should minimize destruction of historic building materials and should not alter the perceived character of the historic structure.

***3.36 A new addition should be subordinate to the historic structure.**

a. The addition must be set back significantly from primary façades.
b. The addition should minimize destruction of historic material.
c. The addition should be consistent with the scale and character of the main structure.
d. On large additions, separate the addition from the historic structure and use a smaller connecting element to link the two. The larger the addition, the greater the separation. Connectors should be long enough to provide a visual break in the structure.
e. Additions should not wrap around the first story of a historic structure.

3.37 Additions that can be distinguished, in subtle ways, as being new are encouraged.

a. Additions may be shown to be a later construction by jogging the wall plane such that it is inset from the original wall.
b. A change in siding depth, a change in fascia size or a subtle difference in style also may be con sidered.



As illustrated above, additions should not engulf or wrap around the first story, especially if the first story retains character-defining details.

3.38 Materials of a new addition should be similar to and compatible with the primary structure.

a. Within applicable zone districts (all except T, C, B2, M, R4, R1E, R1D, R2A), the materials also should be similar to those seen historically in the neighborhood. *(Rev. 2020)*
b. Exposure of new foundations above grade should be kept to a minimum.

3.39 Roof forms for additions should be compatible with the historic structure.

a. Typically, gable, hipped and shed roofs are appropriate.
b. Flat roofs are appropriate in business and commercial districts only.

3.40 On primary elevations, the solid-to-void ratio should be similar to that of the historic structure.

DORMER ADDITIONS

These Guidelines apply to dormers and other rooftop additions. When considering constructing an addition to the top of a historic residence, it is important that the integrity of the historic resource be preserved. Therefore, the addition should be designed in a manner that minimizes damage to the historic building fabric and that does not alter the perceived character as seen from the street. The character of the dormer addition must also be in keeping with the original structure.

***3.41 A new dormer should remain subordinate to the historic roof in scale and character.**

a. A new dormer should fit within the existing wall plane. It should be lower than the ridgeline and in from the eave.
b. A gable dormer is the preferred form.
c. The mass and scale of a dormer addition must be subordinate to the scale of the historic building.

3.42 Raising the ridge of a roof above its historic height is inappropriate.

3.43 The dormer should respect the established orientation of the building.

a. For example, if historically the building had a horizontal emphasis, this perceived orientation should be preserved.
b. The addition should not result in an asymmetrical roof form.

3.44 The materials of rooftop additions must be compatible with those of the primary structure.

a. They should also be similar to other upper stories in the neighborhood.
b. However, additions may be differentiated as being new by a subtle change in lap dimension of the siding.

3.45 Windows in the addition should be similar in size and character to those of the historic structure.

3.46 The roof form of the addition must be in character with the historic structure. Historically, roof pitch ranged from 8:12 to 12:12.

a. The slope must be in character with that of the historic structure.
b. If the roof of the historic building is symmetrically proportioned, the roof of the addition should be symmetrically proportioned also. Eave lines on the addition must be similar to those

of the historic building.

c. Dormers must be subordinate to the main roof element and in scale with those that appeared on similar historic structures.

d. The ridge line of a dormer should be lower than the ridge line of the roof element the dormer is attached to. In no circumstance should a pitch of 4:12 or less be used.

e. Dormers on any one side of a module should not occupy more than 30% of the roof. *(Added 2009)*

f. Dormers (gable and shed) should be placed in the middle 1/3 of the primary roof form, measured from the centerline of the dormer. Gable dormers placed toward the rear of the home may be considered, if not highly visible from the street. *(Rev. 2020)*

g. One dormer is allowed per roof plane. *(Added 2020)*

A rooftop addition should be set back from the existing building front and, to a lesser degree, the back and sides.

PORCHES

Porches protect entrances from snow and provide shade in summer. A porch is often one of the most important character-defining elements of the primary façade of a historic residence. Their general character should be preserved.

***3.47 Preserve the original porch.**

a. Replace missing posts and railings when necessary.

b. Match the appearance of original proportions and spacing patterns of balusters, while adhering to currently adopted Building Codes.

c. Do not use wrought iron posts or railings on porches.

d. Although locating an addition to the rear is often a preferred alternative, it may involve the dem

olition of an original rear porch, which contributes to the character of the property. Consider other options such as moving the original porch to the rear of the addition or using it as a con nector, if feasible.

e. Avoid enclosing historic front porches.

3.48 If a porch must be replaced, reconstruct it to match the original in scale, form and detail.

a. Use materials with similar dimensions to the original wherever feasible.

b. Avoid decorative elements that are not known to have been used on the house or others like it.

c. When difficult to discern the scale, forms and material dimensions, the new porch should be in proportion to elements of the primary structure, relate visually to the human scale using conventional materials of the period. *(Rev. 2020)*

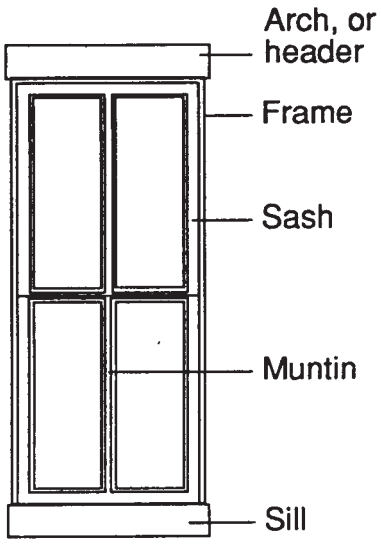
Preserve the original porch.

Avoid enclosing historic front porches.

WINDOWS

The basic character-defining elements of a window are its shape and proportions, the number of divisions and the dimensions of the frame. These features should be preserved.

Most historic windows were of a rectangular shape. A few instances of odd shapes did exist. These were usually half and quarter rounds as opposed to triangles and trapezoids.



Historic window elements shall be preserved.

3.49 Preserve the functional and decorative features of original windows.

a. Such features can include frames, sash, muntins, mullions, glazing, sills, heads, jambs, and mold ings.
b. Repair frames and sashes by patching, splicing, or reinforcing.
c. If replacement is necessary, replace in kind to match the original.
d. Most windows were wood with fixed frames on the exterior and interior.
e. Refer to technical information available at the Town Building Department for renovation tech niques.

3.50 Avoid changing the position of historic windows.

a. This is especially important on significant façades.
b. Avoid adding new windows to façades that are visible from the street.

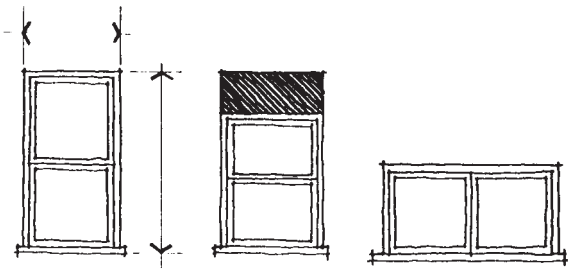
***3.51 Maintain original window proportions.**

a. Most windows have a vertical emphasis, which should be preserved. In some cases kitchen win dows were horizontally oriented.

b. Do not reduce the size of the original opening to accommodate smaller windows.
c. In core zones, only four window sizes on the front façade or on elevations highly visible from the street are allowed. *(Added 2020)*

3.52 Maintain the historic subdivisions of windows.

a. Replacing multiple panes with a single, fixed pane is inappropriate.
b. Property owners should note that replacing single-pane glass with double-pane glass does not achieve a significant increase in R-value or energy efficiency. The most significant en ergy savings come from eliminating gaps in existing windows that allow cold air to move through the window assembly. Re-glazing, caulking, and adding weather stripping to an existing window will significantly improve energy conservation. Adding a storm window will further enhance savings.
c. True divided lights are preferred. It is not acceptable to create panel lights with add-on mullions that are not integral to the window pane.
d. Mullion and muntin sizingg should relate to historic profiles.



Maintain original window proportions.

3.53 When a replacement window is necessary, use materials that appear similar to those seen historically.

e. Replacing a wood window with another wood window is essential if the window is historic. Some materials, such as metal-clad, may appear similar at the time of installation but weather differently than wood and therefore do not match over time.
f. The window components should be similar in dimension and depth to those used historically and should be set a similar depth in the wall plane.
g. Maintain historic trim proportions.

3.54 Install storm windows on the interior when feasible.

a. Interior storm windows will not alter the perceived character of the original window as seen from the public way.
b. Where exterior storm windows are necessary, wood windows with sashes matching those of the original windows are most appropriate.
c. Removable metal storm windows may be appropriate if the frames match the proportions and profile of the original windows and if the frames are anodized or painted so that raw metal is not visible.

DOORS

The size, proportion and design details of original doors contribute to the character of a historic building and should be preserved where feasible.

***3.55 Preserve the functional and decorative features of original doors.**

a. Such features can include frames, sills, heads, jambs, and moldings.

***3.56 Avoid changing the position of historic doors.**

a. This is especially important on significant façades.
b. Also avoid adding or deleting doors to façades that are visible from the street.

***3.57 Maintain the original door proportions.**

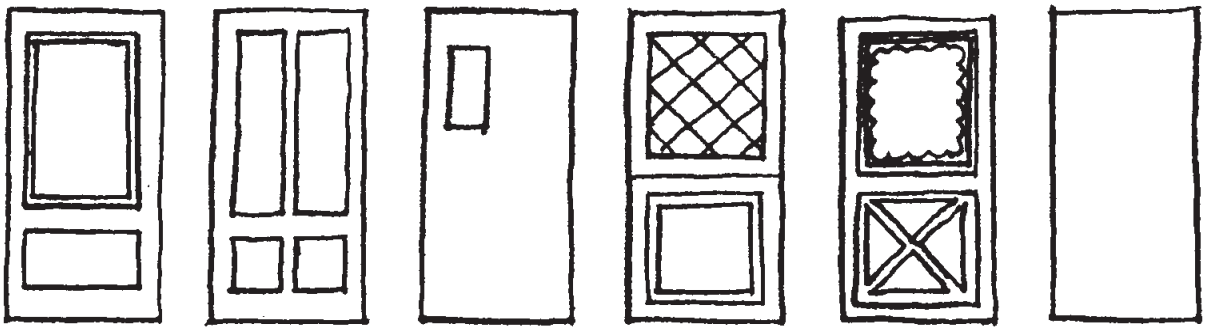
a. Do not enlarge the opening to accommodate a larger new door.
b. If a wider door is needed for access, consider alternative locations.
c. If door proportions need to be altered to comply with ADA standards, if possible consider locating the door on the side of the building.

3.58 When replacing doors, use designs similar to those found historically on comparable buildings.

a. Metal replacement doors are inappropriate.
b. New materials may be considered on secondary doors if they appear to match the original doors. (Added 2009)
c. Folding and sliding doors are inappropriate. *(Added 2020)*

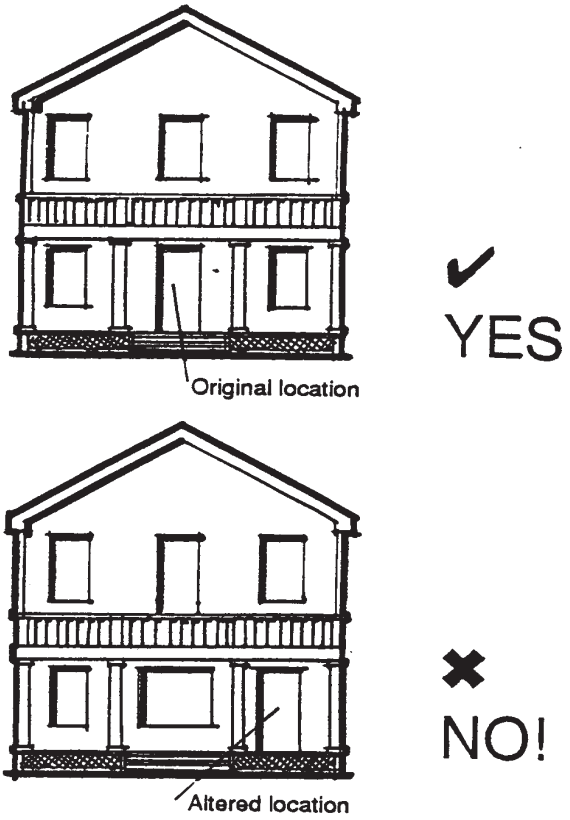
3.59 New doors should reflect the character and details of historic doors used in Crested Butte.

a. Overhead garage doors are allowed provided they are laminated with wood materials that emu late historic side hinged double doors. *(Rev. 2020)*
b. In new doors, additional insulating qualities should be obtained through thicker wood doors.

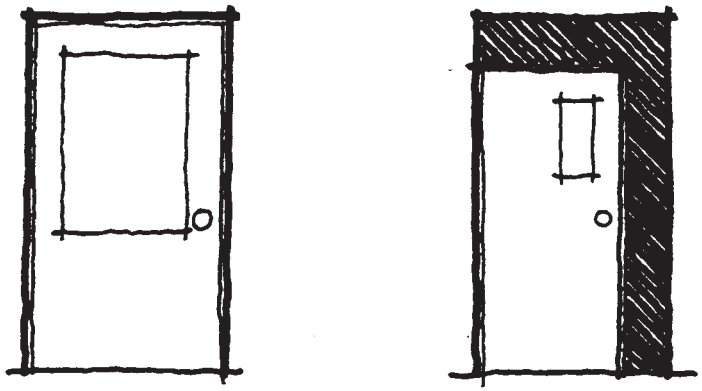


YES *YES* *NO* *NO* *NO* *NO*

Preserve the functional and decorative features of original doors.



Original location vs. altered location: Avoid changing the position of the historic doors.



Maintain the original door proportions and relationship to the original opening.

ROOFS

Typical primary roof shapes are gabled, hipped and shed. Even commercial and institutional structures had these roof forms. Gambrel and mansard roofs are not traditional to Crested Butte and are discouraged.

3.60 Preserve the original roof form of a historic residence.

a. Avoid altering the historic pitch of the roof.
b. Maintain the perceived line of the roof from the street.
c. Roof additions, such as dormers, should be kept to a minimum and should be set back from the primary façade so that the original roof line is perceived from the street.
d. Flat skylights mounted flush with the roof may be considered. Bubbled or domed skylights are not appropriate. Skylights should not be visible on primary façades of buildings. Please see GL 3.34 for more information.
e. Locate solar panels so they are not visible from the street. Please refer to GL 2.10 for more information.

3.61 Preserve original roof materials when feasible.

a. Galvanized corrugated metal is preferred. Standing seam may be considered. *(Rev. 2020)*
b. Smooth-sawn wood shingles are also traditional roofing materials.
c. Brightly colored roofs are strongly discouraged.
d. Avoid removing roof material that is in good condition.
e. Where replacement is necessary, use materials similar to the original. Replacing with smooth-sawn wood shingles is encouraged. Low-profile asphalt shingles may be appropriate replace ments for wood shingles because they have a similar appearance. Asphalt shingles that exhibit a thick edge to simulate hand split and/or shake shingles are inappropriate.

Preserve original roof materials when feasible.

WOOD DETAILS

Wood trim and details are often found on historic houses in Crested Butte. To preserve wood, it is important to maintain with paint or a weather-protective coating.

3.62 Preserve original ornamental details.

a. Do not remove historic details.
b. If original details are currently covered, expose them and incorporate them into the renovation design.
c. Generally, decorative shingles are appropriate only in gables and on dormers.

3.63 Protect historic wood with paint or a sealant.

a. Milled wood siding on historic primary buildings should be painted or stained.
b. Historic log structures should be treated with a sealant or stain. *(Rev. 2020)*
c. For other parts of the building that do not require painting, select colors that will complement the building. *(Rev. 2020)*
d. If an existing building is already painted, consider applying new colors that simulate the original color.

ACCESSORY BUILDINGS

Accessory buildings, including garages and sheds, were secondary to primary structures, and were traditionally important elements on a residential site. They were generally simpler in form than primary structures and helped to establish a sense of scale and frame yards. Their presence helps one interpret how an entire site was used historically, and therefore accessory buildings should be preserved.

***3.64 Preserve historic accessory buildings.**

a. Previous Guidelines for primary structures about items such as window shapes, roof pitches, doors, etc. apply here as well.

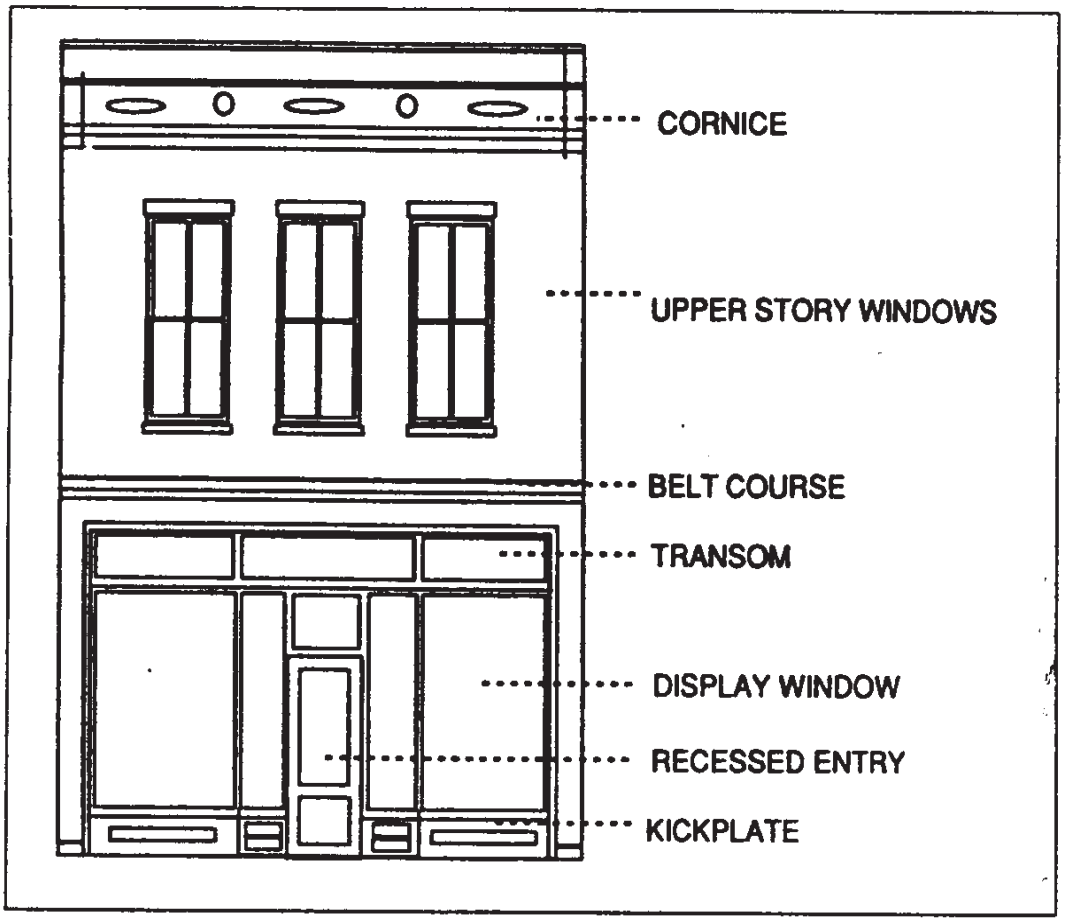
Two historic accessory buildings on this property have been preserved as a garage and a storage shed. Every effort should be made to preserve historic outbuildings.

3C-DESIGN GUIDELINES FOR THE REHABILITATION OF HISTORIC COMMERCIAL PROPERTIES

These commercial design standards apply in addition to the general standards presented earlier in this section.

TYPICAL BUILDING COMPONENTS

The commercial buildings typically exhibit the traditional features of historically seen commercial store fronts: A large area of display glass at the ground level with an upper level of more solid material and smaller, vertically-oriented windows. Ornamental moldings often separated the display windows from the upper levels, and a decorative cornice capped the building. This flat parapet was a false front that concealed a gabled roof. Other typical components are shown in the illustration below. The design standards that follow apply to historic commercial buildings.



Typical storefront elements should be preserved.

This old photograph shows that storefronts traditionally were designed with large windows to provide interest to pedestrians. Note the historic awning and wooden sidewalks.

This historic photograph shows traditional storefront wall alignment.

***3.65 Maintain the original size and shape of the storefront opening.**

a. If possible, preserve the large panes of glass that were part of the original storefront opening. These transparent surfaces allow pedestrians to see goods and activities inside.
b. If the storefront windows have been reduced in size over the years, re-establishing their original dimensions is encouraged. Be certain that the glass fits within original piers or columns that may exist. These are also essential parts of the design character that add interest and should not be obscured.
c. The important principle is to provide surfaces that encourage walking and browsing in the down town.
d. Opaque materials, such as black plexiglass, are not appropriate in the place of display windows because they do not create pedestrian interest. Reflective, mirrored glass, which hides indoor activities and creates glare on the sidewalks, also is not appropriate.

3.66 Maintain the storefront wall in its historic position.

a. Pedestrians downtown are accustomed to having the inside edge of the sidewalk clearly defined by a wall of storefronts, which presents interesting activities and merchandise to the street.
b. This characteristic is an essential element of healthy downtown retailing.

3.67 Where feasible, preserve the glass at the sidewalk line in order to define the pedestrian zone.

a. This is especially true if the building has historic significance because the original glass, frame and columns may be intact.

3.68 Maintain recessed entries where they exist.

a. These areas provide protection from the weather, and the repeated rhythm of these shaded areas along the street helps to identify business entrances.
b. Avoid placing doors flush with the sidewalk.
c. If the original recessed entry has been removed, re-establishing it is encouraged.
d. Use doors with large areas of glass where feasible to improve visibility of the business to outside viewers. Using an accent color on the door is encouraged. This will help to lead customers in side.
e. Center the sign over the door as a way of highlighting the entrance for customers.

Maintain recessed entries where they exist.

3.69 Maintain the kickplate that is found below the display window.

a. If the kickplate is missing, one option is to reconstruct the original using old photographs as a guide. This provides for a decorative color scheme. Coordinate the color scheme of the kickplate with other façade elements.

b. If original design information is not available, another option is to design a new, simplified kick plate.

c. Appropriate materials are painted wood or painted metal.

Maintain the kickplates that are found below display windows.

3.70 Preserve the transom above the display windows, if it exists.

a. The upper glass band of traditional storefronts introduced light into the depths of the building, saving on lighting costs.

b. These bands of glass are found on many buildings, and they often align at the same height in a block. Maintaining this line will help to reinforce a sense of visual continuity for the street.

c. When transoms are covered and the original moldings and window frame proportions are cocealed, or where the transom frame has been removed, the impact of the storefront is weak ened. Restoring the transom to its original appearance is encouraged to maintain alignment of the storefront transom with others in the block. Use glass in the transom if possible. Glass is preferred because it introduces light into the interior of the store.

d. As an alternative, use the space as a sign or decorative panel. Keep the background color dark, similar to the way glass is perceived. Always retain the original shape and proportions of the opening. If the interior ceiling is now lower than this glass line, pull the dropped ceiling back from the window on the inside to maintain the historic dimensions of the glass.

A glass transom is best because it allows more light into the store.

3.71 Preserve the size and shape of upper-story windows.

a. Typical upper windows are vertically oriented, and usually several are uniformly spaced along the building front. This rhythm of upper story windows is a very important unifying feature of downtown, because it is repeated on most buildings.

b. Re-opening of windows, if they are currently blocked, is encouraged. Window manufacturers now offer replacement windows that will fit the original openings; others will provide custom-or dered windows to fit exactly. Do not reduce or expand the opening to accommodate a stock window that does not fit the building!

Preserve the size and shape of the upper-story windows.

3**.72 When substantiated by photographic evidence, using awnings over doorways to provide weather protection and create interest along the street front is encouraged. Please refer to GL 3.14-3.24. *(Rev. 2020)***

a. Historically, awnings were on the north and east sides of the street. Shed roofs were the predom inant form. Where possible, awnings associated with historic buildings should be restored.

b. Awnings are useful on buildings. They provide shade for merchandise, shelter for pedestrians and a colorful accent to the building front.

c. The size of the awning should fit the dimensions of the storefront opening and extend no more than three feet from the building, as seen historically. They may also extend from the door and shield street-facing windows. They should not obscure ornamental details. (Rev. 2020)

d. Mount the top edge of the awning to align with the top of the transom above the door. Another option is to align the awning with the framing to separate the transom from the main display

window. This will strengthen the visual continuity of storefronts.

e. Awnings were made of wood supported by either posts or brackets. Operable fabric awnings are difficult to maintain and should be avoided. (Rev. 2020)

f. Coordinate the color of the awning with the color scheme of the entire building.

g. Rough-sawn wood, plastic, shake, or asphalt shingles are not appropriate materials for canopies. Fake mansard roofs are also inappropriate.

h. Installing lighting in awnings so they effectively act as an internally lit sign is inappropriate. These tend to overpower the building front at night, detracting from display windows rather than drawing attention to interesting building interiors.

i. Small awnings over individual windows are not appropriate. *(Rev. 2020)*

j. Retractable awnings are not appropriate in core zones. Instead, consider use of umbrellas. *(Rev. 2020)*

Awnings are encouraged. Their shape and dimensions should reinforce the character of historic window sizes.

(Before) *(After)*

On some buildings horizontal wood canopies may be appropriate where there is historic precedence for their use on similar buildings and where allowed by code.

Preserve original ornament and details of the façade.

3.73 Preserve original ornament and details of the façade.

a. Architectural details add interest to downtown and are a part of the unique identity of a building.
b. Parapets, cornices and window arches are examples of decorative elements found on many buildings in downtown Crested Butte.
c. Where portions of these details have been removed, refer to photographic evidence of the build ing's earlier condition and look for details that may have been removed and stored to use as patterns for new designs.
d. Where exact reconstruction of details is not feasible, consider developing a simplified interpreta tion of the original in which its major form and line are retained.
e. Ornamental caps or cornices at the top of the façade are especially encouraged because they give a finished look to the building. When these cornices are repeated along the street they create an important line that should be reinforced at every opportunity.
f. Consider emphasizing details with accent colors.

3.74 If appropriate, develop rear entrances for shared public and service access.

a. Use materials and colors that coordinate with the main façade so customers will learn to recognize that both entrances are related to the same business.
b. Use a smaller version of the front sign to identify a rear entrance.
c. Provide minimal lighting at the rear entrance.

The rear of this Elk Ave. property was improved for outdoor restaurant seating when the historic building was remodeled.

A goal for downtown is to lower the light intensity level of the street, especially the light spill generated from

illumination of buildings. Lighting plans for buildings should not overwhelm the street or alter the perceived character of a historic building.

3.75 Use lighting to unify the building composition at night.

a. Coordinate lighting of the following elements:
   - Window displays
   - Entrances
   - Signs

b. Lighting should stay focused at the street level. Of those features that may be illuminated, the display-window lighting should remain the dominant element. Don't overpower this with extensive lighting on other façade elements or signs.

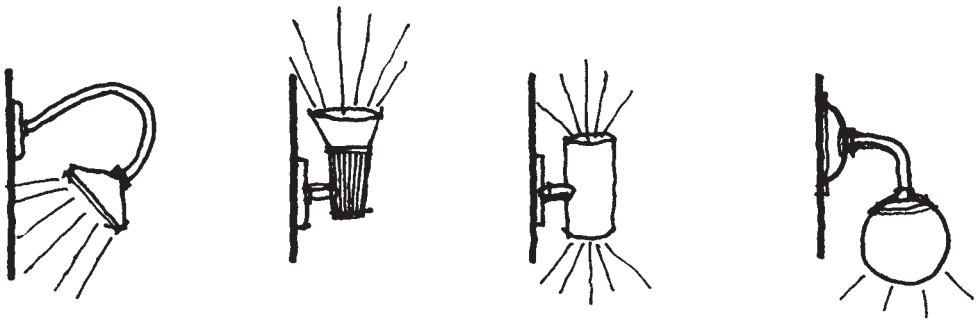
c. Lighting the entire building front, either with spotlights or with strings of small exposed lights, is inappropriate. Wall-washer and flood lights are not appropriate.

d. Use fully shielded, indirect light sources for all exterior lighting.

3.76 Balance the color and intensity of lighting among building features.

a. Warm-colored lights, similar to incandescent, will more easily draw attention to window dis plays. The Correlated Color Temperature and color rendering Index is regulated to achieve this affect. High-intensity discharge light is not allowed. The Town's lighting ordinance should be referenced. *(Rev. 2009)*

b. All exterior lighting shall have fully shielded cut-off fixtures. Light trespass onto adjacent properties is not allowed. Night sky protocol should be observed. *(Added 2009)*



Yes *No* *No* *No*

Use shielded, indirect light sources for all exterior lighting.

Chapter 4 Design Standards and Guidelines for New Commercial & Residential Construction

CHAPTER 4A- DESIGN STANDARDS AND GUIDELINES FOR ALL NEW COMMERCIAL CONSTRUCTION

These design principles apply to all new commercial construction projects in the Town of Crested Butte. They are general design policies that apply in addition to the standards and guidelines for individual neighborhoods or districts, where more detailed guidance is provided.

New construction within Crested Butte should be compatible with the town's historic resources. Drawing upon the design elements of the historic buildings, yet they should not directly imitate historic structures in their entirety. Such design expression allows the historical evolution of the area to be evident, not projecting a false sense of history. Thus, creativity in new design that also is compatible with the design goals of the community is especially encouraged. This philosophy is based on strongly-established, accepted preservation theory, and, in particular, is espoused by the National Park Service, the federal agency responsible for administering programs established by the National Historic Preservation Act, including the National Register of Historic Places.

CONTEXT

4.1 Structures should not be excessively similar to other structures in a neighborhood. It is in the interest of diversity to have structures vary somewhat in form, materials, color and detailing in an immediate neighborhood, as was the case historically in Town. Please see Code Section 16-2-30 (1).** ***(Added 2001, Rev. 2020)

a. Whereas a proposed structure may meet all Guideline requirements, if a proposal appears excessively similar to structures within 400 feet or one block of the proposal, changes may be required.

4.2 A structure should not be excessively dissimilar from other structures of like use in its neighborhood, zone or the Town. a. The Design Standards and Guidelines are to be used to aid in the design process to keep structures from becoming excessively dissimilar from the Town's historic context. Please see Code Section 16-2-30 (2). ***(Added 2001, Rev. 2020)***

SITE PLAN

***4.3 Develop the site for a new building in a manner similar to that used historically.**

a. Orient new building parallel to lot lines, similar to historic building orientation.
b. Maintain the typical building spacing pattern found on the block.
c. Where uniform setbacks are characteristic, maintain the alignment of uniformly setback facades.
d. Use architectural features such as fences and hedges, to define property boundaries.

The consistent alignment of structures should be maintained.

BUILDING ORIENTATION

4.4 Orient the building containing the primary use toward the street.

Entry doors face the street at the sidewalk edge.

4.5 Clearly define primary entrances.

a. For example, provide a recessed entryway on a commercial building.

MASS AND SCALE

***4.6 New construction should appear similar in scale to historic structures found traditionally in the neighborhood.**

***4.7 If a larger building is divided into multiple modules, these should be expressed three-dimensionally, by having significant architectural changes, throughout the entire building.**

Divide larger buildings into modules. Note the variations in the color schemes effectively distinguishes each module.

MATERIALS

A general philosophy to use when selecting new materials is that they should have a simple finish.

4.8 Traditional materials are preferred, primarily wood clapboard.** ***(Rev. 2020)

a. Wood should be painted, or it should have a pigmented stain.

4.9 New materials must have a demonstrated durability and ability to be repaired. ***(Rev. 2020)***

a. Materials such as aluminum and vinyl may look similar when installed but tend to dent over time.

b. New materials may be considered, but they should appear similar in character to those used traditionally in Crested Butte for the relevant building type.

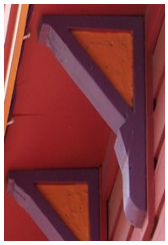
4.10 Materials should be used in a manner similar to those used traditionally.

a. Diagonal wood siding is inappropriate.
b. Logs may be considered, but should have a whole log, hand-hewn appearance. Machine milled logs are inappropriate.
c. Wood clapboard and board and batten are appropriate materials.
d. Rock, stone, plywood and brick are not appropriate as primary materials.
e. Dryvit and panelized stucco are also inappropriate materials.
f. Indigenous rock is an appropriate foundation material.
g. Corrugated metal siding may be appropriate for commercial buildings.
h. In the historic core commercial zones, mixing primary materials on a building is inappropriate. A maximum of two primary materials may be considered in the new commercial zones. More information about this can be found in Chapter 5 for specific zone districts. *(Rev. 2020)*

ARCHITECTURAL CHARACTER

***4.11 The exact replication of older historic structures is discouraged.**

a. One should not replicate historic structures, because this blurs the distinction between old and new buildings, as well as making it more difficult to visually interpret the architectural evolution of the district.



Historic corbel detail

Simplified modern corbel detail

***4.12 Interpretations of older historic styles may be considered if they are distinguishable as new.**

Contemporary interpretations of traditional details, such as this canopy bracket, are encouraged on new buildings in Town.

4.13 Contemporary interpretations of traditional details are encouraged.

a. Decorative window shutters are inappropriate, as they were not seen during the period of significance.

WINDOWS AND DOORS *(Rev. 2020)*

4.14 The window-to-wall ratio should be similar to those seen on comparable historic buildings.

***4.15 Windows with vertical emphasis are encouraged. A general rule is that the height is twice the dimension of the width.**

a. Double-hung windows with traditional depth and trim are preferred.
b. Sliding-glass doors are not appropriate.
c. Folding or accordion style doors are not appropriate in core zones.

4.16 Keep windows simple in shape.

a. Odd shapes, such as triangles and trapezoids, are discouraged.

4.17 Primary street front entrance doors should be wood or be indistinguishable from wood. They historically featured significant glass. ***(Added 2009)***

4.18 Windows and doors should be trimmed with wood; this trim should have a dimension similar to that used historically.

ROOFS

***4.19 Roofs should be similar in form to those used historically.**

a. Gable roofs are appropriate for commercial structures.
b. Gable roofs should be symmetrical in design.
c. Exotic roof forms are inappropriate. Examples are geodesic domes or A-frames that end near the ground.
d. Gambrel and mansard roofs are inappropriate.
e. Roof ridges must be parallel with floor planes.
f. Hip roofs may be appropriate.

4.20 Roofs should be similar in scale to those used historically on comparable buildings.

a. The length of a roof ridge should not exceed those seen historically on comparable buildings.

4.21 Shed roofs are appropriate on secondary structures and on subordinate appendages to other buildings.

a. Clerestories are inappropriate.

4.22 Flat roof may be considered on commercial structures.

a. Flat-roofed commercial structures should have a false front and tall side parapets. Front parapets of false fronts should be taller than side parapets. Construction of these types of roofs should be correlated with zoning districts.

4.23 Metal and wood milled shingles in muted colors are appropriate for roofs. ***(Rev. 2020)***

Note the modules minimize the scale of commercial infill. The flat roof does not overwhelm the historic buildings located on either side.

DECKS AND BALCONIES *(Added 2020)*

4.24 In commercial zones, roof top decks shall not be adjacent to residential zones/uses due to noise pollution and impacts on adjacent property owners. Roof top decks are not appropriate on front facades and facades highly visible from the street.

CHAPTER 4B-DESIGN STANDARDS AND GUIDELINES FOR ALL NEW RESIDENTIAL CONSTRUCTION

The design principles outlined in this chapter apply to all new residential construction within the Town of Crested Butte. Primarily they address new structures, but the Standards and Guidelines also apply to additions and alterations to existing structures.

New Construction should be compatible with town's historic resources. New construction in the historic core zones and directly abutting the core zone needs to be very sympathetic to the historic resources and traditional design without exactly imitating the historic structures. Construction in the new construction zones should utilize the basic forms and elements of historic design and draw inspiration from the historic architecture. More variation is allowed in the new construction zones to provide a sense of evolution to the town's architecture. Street front facades and those elevations highly visible from the street are more sensitive than rear facades or those less visible, and a higher standard may be applied.

The Standards and Guidelines should be read carefully. Certain Standards and Guidelines will apply more specifically to the core residential zones or to the new development zones. The new development zones are R1, R1A, R1B, R1D, R1E, R2, R2A and R4 zones. The core residential zones are R1C and R2C, as well as parts of the R3C, B3 and B4 zones that contain historic residential structures. Those structures directly abutting the R1C and R2C zones, yet in the R1 and R2 zones, should also review Standards and Standards and Guidelines specific to the core zone and attempt to utilize those Standards and Guidelines as well in order to affect a sympathetic transition between the historic zones and the new construction zones.

The Standards and Guidelines reflect the dominant building patterns and materials used historically in Crested Butte. Variations exist historically and may be permitted on a case-by-case basis, given that some precedent is proven on more than one non-altered historic property or with historic pictorial evidence. The variations will not

be allowed in excess to the proportions that they occurred historically.

The Standards and Guidelines serve two purposes: The first is educational. It is not realistic to expect that those unfamiliar with Crested Butte architecture can readily discern those patterns and elements that make the architecture of Crested Butte unique. It is expected that the Standards and Guidelines will be reviewed and used as a learning tool to create designs sympathetic to historic Crested Butte. The second purpose is to act as a standard against which a proposal may be evaluated by the BOZAR.

Those Standards and Guidelines which are starred (*) are weighted more heavily than those which are not. Different Standards and Guidelines may be weighted differently from project to project to achieve a successful product. The goal is to construct designs that blend and provide architectural continuity. It is always a challenge to achieve the balance between sympathetic coherent infill and architectural diversity.

CONTEXT

4.25 Structures should not be excessively similar to other structures in a neighborhood. It is in the interest of diversity to have structures vary somewhat in form, materials, color and detailing in an immediate neighborhood, as was the case historically in Town. Please see Code Section 16-2-30 (1).** ***(Added 2001, Rev. 2020)

a. Whereas a proposed structure may meet all Guideline requirements, if a proposal appears excessively similar to structures within 400 feet or one block of the proposal, changes may be required.

4.26 A structure should not be excessively dissimilar from other structures of like use in its neighborhood, zone or the Town. a. The Design Standards and Guidelines are to be used to aid in the design process to keep structures from becoming excessively dissimilar from the Town's historic context. Please see Code Section 16-2-30 (2). ***(Added 2001, Rev. 2020)***

SITE PLAN

4.27 Develop the site in a manner similar to that seen historically.** ***(Added 2001)

4.28 The landscape plan should be similar to that seen traditionally in the Town. (Added 2001)

a. Use architectural and landscape features, such as fences or landscaping, to define property boundaries.
b. The height and openness of a fence should be similar to that found traditionally in the neighborhood.
c. The use of large deciduous trees, such as cottonwoods, situated as traditional "street trees" in the first ten feet of the front yard setback is required unless prohibited by site constraints. Two trees minimum per 50-foot street frontage are recommended.
d. Landscaping, as opposed to tall fences, should be used to provide screening for less traditional features or for privacy.
e. Consult the zoning code book for fence requirements Section 16-14-30. *(Added 2009)*

The inclusion of low-level fencing, vegetation and tree placements complements the architectural design of the residence.

4.29 Parking should be accessed from the alley when feasible. ***(Added 2001)***

a. If parking is accessed from the street or avenue, limit the access to 10 linear feet of the street or avenue. Perpendicular spaces should be utilized. In new development zones up to 20 feet of street frontage may be utilized when alley access is not practical or the stacking of parking spots is not feasible. Multi-unit buildings (more than 2 residential units per building) may utilize up to 50% of lot frontage on a street or avenue to access parking if approved by the BOZAR.

b. Consider stacking parking, one car behind another, for each individual residential unit rather than utilizing side-by-side parking.

c. When parking is provided from an alley, enough space should be provided to allow an adequate turning radius into the space, particularly off of a 16 foot alley. A minimum of an additional 5 feet of depth with an unobstructed turning radius can be required in these circumstances. The front of the parking space should be a minimum of 23 feet into the site in these circumstances.

d. Screen parking from the street with landscaping if possible.

e. Parking spaces should be well defined. *(Added 2020)*

f. In the R2A zone, parallel parking within the residential lot may be considered on a case-by-case basis. *(Added 2020)*

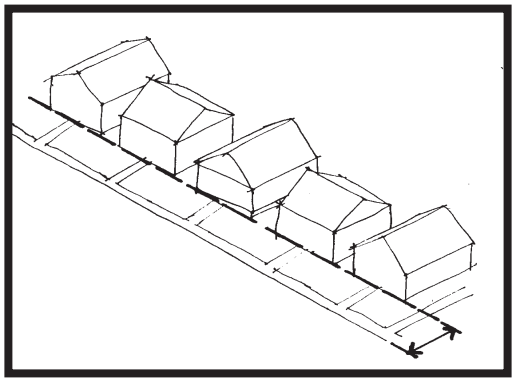
This alleyway accommodates parking for the homes adjacent to Rainbow Park.

4.30 Consider how much snow is to be plowed, shed and stored on the property. Snow storage should be delineated on the site plan. See also GL 2.7. *(Added 2001)*

a. Allow unobstructed space for snow storage adjacent to plowed areas.
b. Do not place vulnerable landscaping where it is likely to be damaged by snow shed off of roofs. Consider low-level shrubs in these areas.
c. Generally, snow storage areas should be one third the size of all areas to be plowed. ***(Added 2020)***
d. Snow must not shed or be stored on adjacent properties. *(Added 2020)*

4.31 Buildings should be oriented to the street and each other in a manner similar to historic structures. *(Added 2001)*

a. The largest building containing the primary use should be closest to the street.
b. The front plane of a structure should be parallel to the street.
c. Where uniform front setbacks are characteristic, maintain the traditional alignment, particularly in the core zones. Front yard setbacks in other neighborhoods should not vary more than 10 feet from each other.
d. Maintain the typical spacing between buildings found on the block.
e. Accessory structures should be placed to the rear of the site.



Where uniform setbacks are characteristic, maintain the alignment of uniformly setback facades.

MASS, SCALE AND FORM

4.32 New construction should relate to the predominant scale and apparent scale of existing structures of similar use and like zoning on the streetscape and in the neighborhood.** ***(Added 2001)

a. The apparent size and scale of a structure as viewed from the street is the most critical view. The street appearance should be kept as small as possible to relate to the historic scale of the Town. It should be noted that in the core zones the front street module would typically be the largest of the modules.

b. Proposals for square footages greater than the matter of right square footage allowed in a zone need to pay particular attention to the neighborhood context and how the scale is perceived from the street. It is preferable to increase the length of the footprint to gain square footage rather than the height or width.

Minimizing the scale of the street-side view of this home appears relational with historic homes.

4.33 A diversity of form and size is encouraged in new development zones. Effort should be made to keep structures from becoming excessively similar. ***(Added 2001)***

4.34 New construction should be massed or have forms similar to historic structures of like use. Historic structures should be used for inspiration to keep new structures from becoming excessively dissimilar from the historic building patterns.** ***(Added 2001)

a. The structure should be a series of rectangular modules.

b. There should be a discernable primary module, preferably the module closest to the street. In

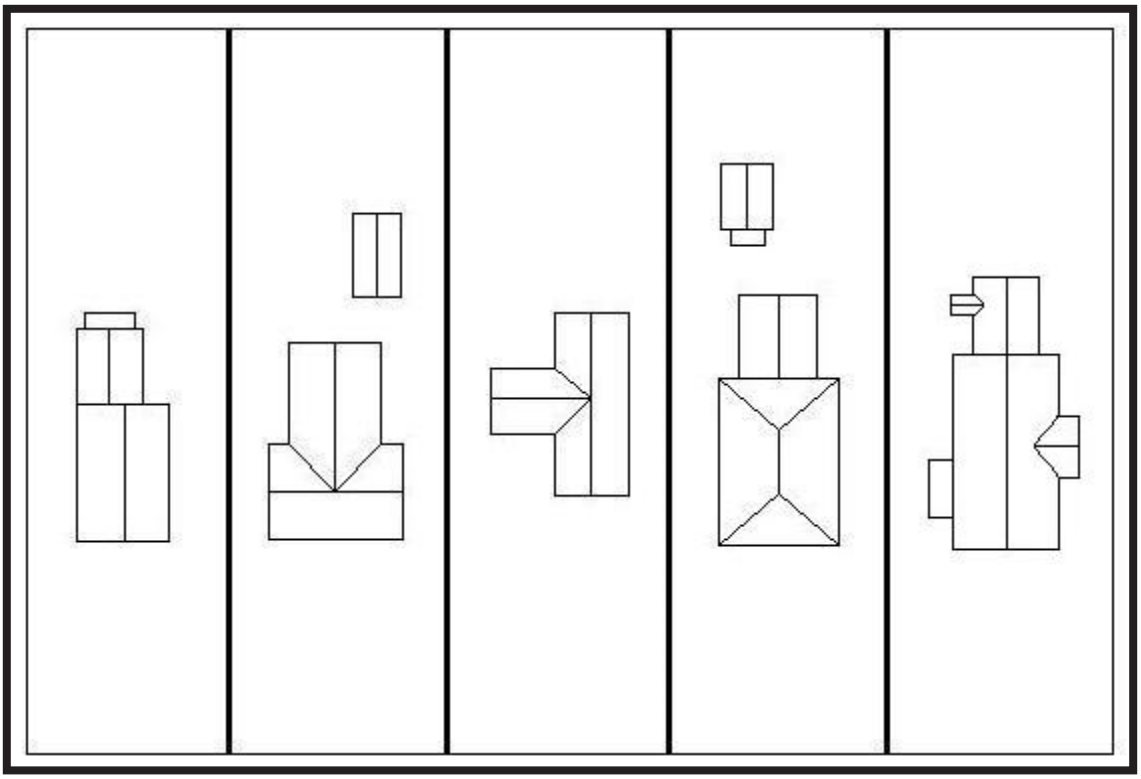
new development zones the module second closest to the street may also be considered to be the primary module. In core zones, there should be a discernable primary module, typically the largest enclosed module in terms of height and width, which is preferably the module closest to the street.

c. The primary module is typically the largest enclosed module in terms of height and width.

d. Subsequent rectangular modules should be smaller than the primary modules and step down toward the sides or preferably the rear.

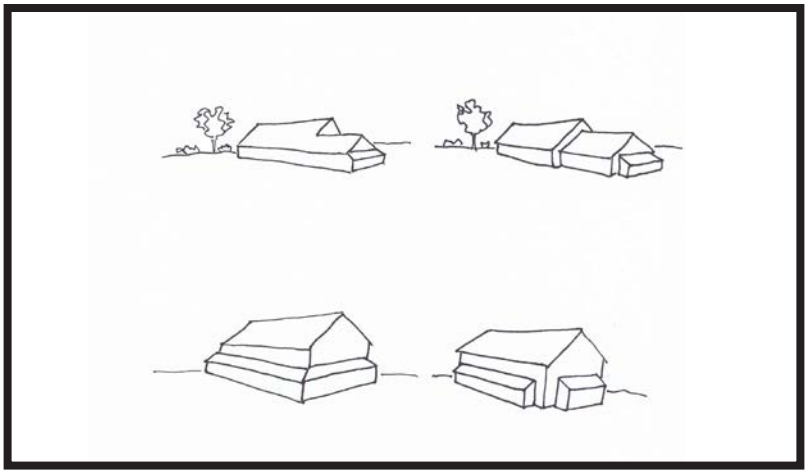
e. When subordinate modules are attached to other modules there should be an offset, preferably a smaller, narrower or shorter module, from the wall or roof planes of the larger module. If enclosed portions of buildings step down toward the lot boundaries, the step down should appear as an addition on the side of the structure and not occupy the entire elevation.

f. Consider utilizing the mix of traditional residential building shapes found in Crested Butte.



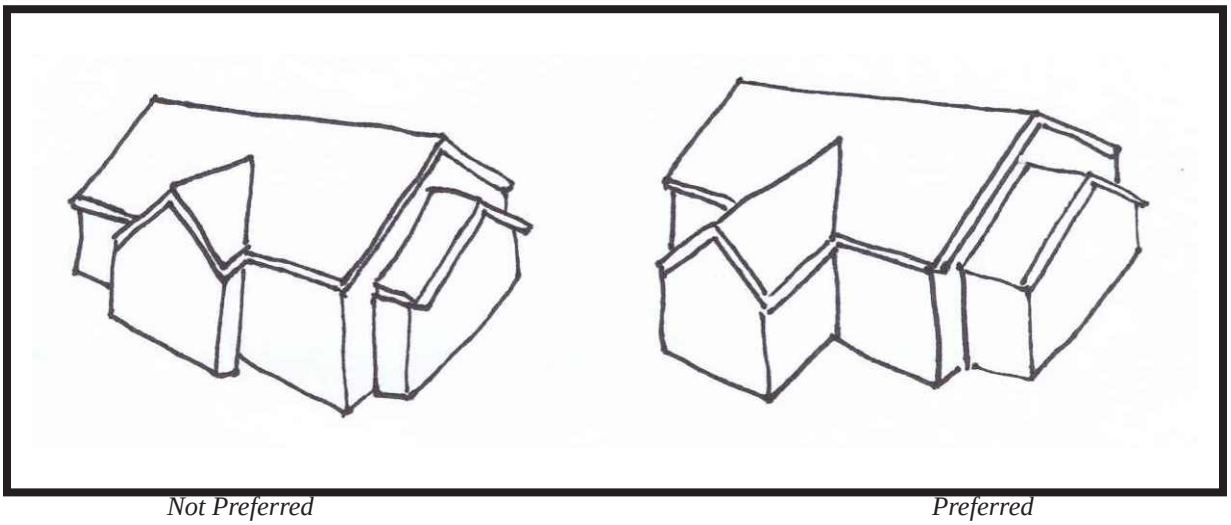
Rectangular *T-Shaped* *L-Shaped* *Hip-Roofed* *Combo*

Variations of rectangular roof forms provides effective diversity for the neighborhood.



Not preferred massing

Preferred Massing



Not Preferred *Preferred*

Traditionally additions were made in room size components. In the historic core zones, with the exception of dormers and bay windows, modules should be three dimensional and large enough to appear as usable space.

DESIGN AND STYLE

4.35 Interpretations of older historic styles are encouraged if they are distinguishable as new.** ***(Added 2001)

4.36 The exact replication of older structures is not appropriate. New structures should utilize traditional forms and massing, yet incorporate subtle differences to make them distinguishable as contemporary. It is important to be able to distinguish historic structures from new structures so as to not dilute the historic residence. ***(Added 2001)***

4.37 Contemporary interpretations of traditional details are encouraged. ***(Added 2001)***

a. The simplification of historic details is encouraged.
b. Consider a minor variation in the size of elements from the historic norm. More variation is allowed in the new development zones than in the historic core. For example, a typical historic fascia board would be 3.5 to 4 inches wide. Therefore, consider a fascia of 5.5 to 6 inches in the core zones. Smaller fascia is encouraged, but up to 9.5 inches in the new development zones may be allowed.

4.38 The mixing of architectural styles on a structure is inappropriate. For example, a whole log supporting a porch roof on a clapboard sided Victorian style house is inappropriate. ***(Added 2001)***

4.39 A new addition should be similar and compatible with the existing primary structure. ***(Added 2020)***

a. Scale and form of the addition should complement the existing building. Otherwise, the addition is encouraged to be in the rear.
b. Architectural details such as windows and trim should be consistent with the rest of the home.
c. Materials of the new addition should be similar to and compatible with the existing building.

4.40 Duplexes should be designed so as to appear to be single family houses. ***(Added 2001)***

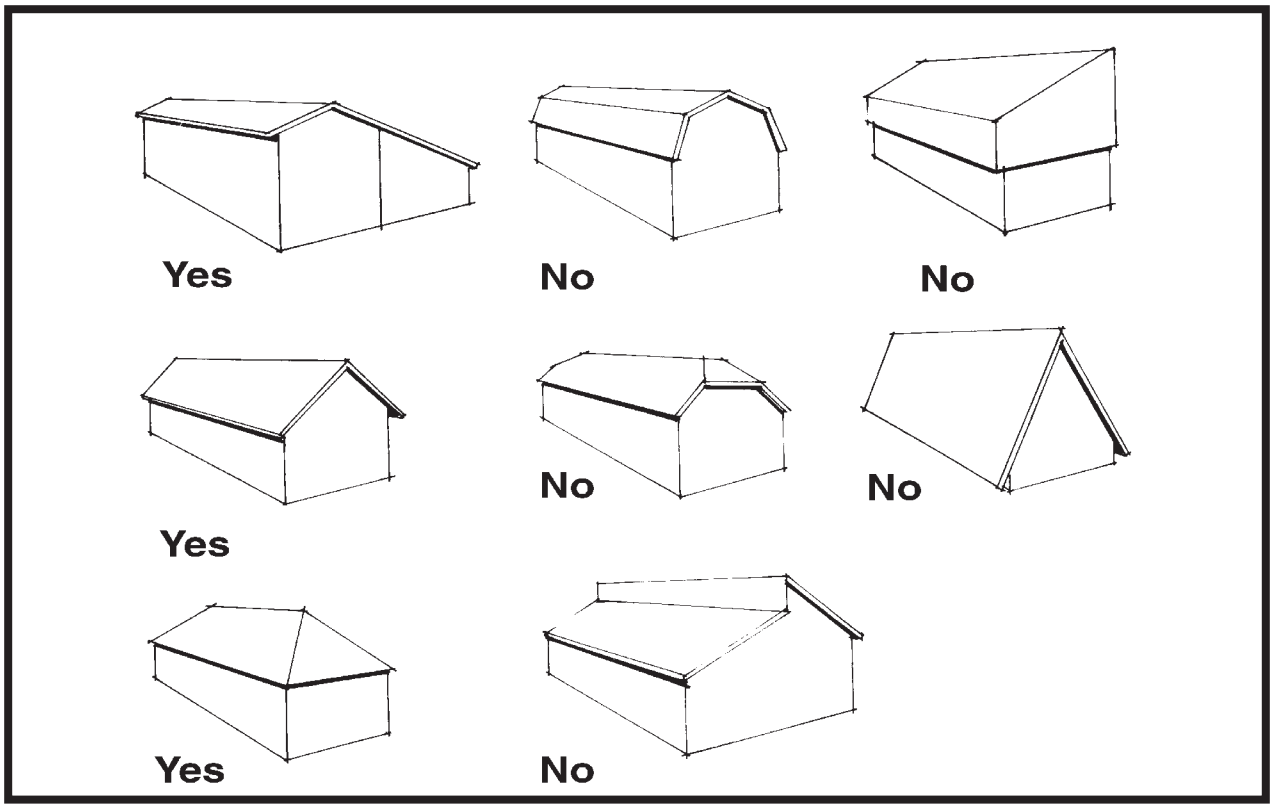
a. Side-by-side mirror image duplexes are discouraged.
b. The street frontage should have one dominant entry door facing the street.
c. In new development zones, multi-family structures are not held to as strict a standard with regard to the single family appearance. However, large structures are encouraged to emulate single family massing and details or be divided into more distinct modules.

One entry door faces the street on this duplex.

ROOFS

4.41 Roofs should be similar in form to those used historically.** ***(Added 2001)

a. Gable roofs are appropriate for residential structures.
b. Gable roofs should be symmetrical and balanced in design.
c. Exotic roof forms are inappropriate. Examples are geodesic domes or A-frames that end near the ground.
d. Flat and mansard roofs are not allowed.
e. Roof ridges must be parallel with floor planes.
f. Hip roofs and Dutch hips may be appropriate.
g. Clerestories, roof structures where one roof element is higher than the adjacent one on a vertical plane near the peak of the structure, are not allowed.
h. Cruciform roof forms which are not reflected in the footprint are discouraged in the core zones.



The roof shape should be similar in form to those used historically.

4.42 Shed roofs are appropriate on smaller accessory buildings and on subordinate appendages to primary modules, but not as the dominant roof form on a primary structure. ***(Added 2001)***

4.43 It is appropriate to mix roof styles on different modules of one structure. For example, a shed roof covering a secondary module may be attached to a primary module with a gable roof. ***(Added 2001)***

4.44 Ridgelines should be similar in length to those used historically on comparable buildings. ***(Added 2001, Rev. 2020)***

a. The length of a roof ridge should not exceed 39'. *(Rev. 2020)*

b. On longer structures, step the roof ridge down a minimum of 12 inches on at least the rear third of the structure to provide a more traditional look.

c. Architectural features such as gable dormers may be used to break the length of the ridge. However, shed dormers and chimneys do not achieve this. *(Added 2020)*

Note the length of the primary ridge length of this historic building. Additons drop down to the rear.

***4.45 Roof pitches should be similar to those used historically on comparable buildings and elements. (Added 2020)**

a. The desired pitch on a primary module of a residence is between 10:12 (40 degrees) and 12:12 (45 degrees) in the core zones. Roofs that are shallower or steeper, between 8:12 (34 degrees) and 14:12 (49 degrees) may be considered in new development zones.

b. The pitch on secondary modules of a residence should be between a 4:12 (19 degrees) and 14:12 (49 degrees).

c. Different roof pitches are allowed on separate modules or elements of the same structure. In the core zones, special attention should be given to blending with the primary module and the neighborhood context.

Primary roof angles of 10:12 and 12:12 are shown with lower angles for the porch and secondary modules.

DORMERS AND SKYLIGHTS

4.46 Dormers may be used on new construction. ***(Added 2001)***

a. Gable dormers are the traditional form.

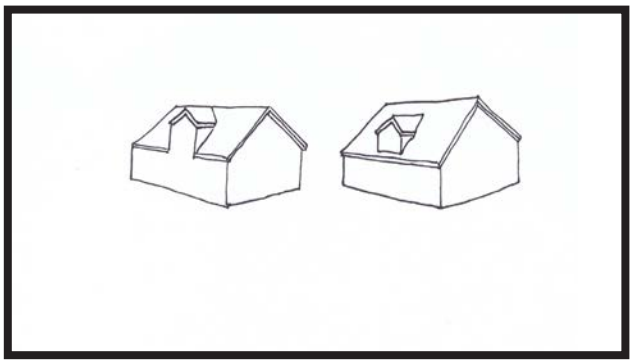
b. Shed and hip roofed dormers may be considered but should not become the dominant form in a neighborhood.

c. Dormer types should not be mixed on a module in locations where the difference may be observed from one location on the street.

4.47 Dormers may not be the dominant roof feature. Dormers shall be a subordinate element on a roof. ***(Added 2001)***

a. Dormers, whether gable or shed, on any one side of a module should not occupy more than 30% of the roof.

b. Dormers (gable and shed) should fit within the primary roof plane. Gable and shed dormers should be lower than the primary ridgeline in the core zones. The preferred dormer detail is to have a section of continuous roof beneath the dormer to make it appear as a more subordinate element. This is required for third story dormers and dormers in the core zones. This reduces the appearance of mass without appreciably affecting the livable space in the dormer.



Not Preferred *Preferred*

c. If a dormer is allowed in a roof module where the siding treatment below the dormer on the structure wall continues unbroken by a roof section onto the vertical dormer face, the 30% rule above still applies. The 30% is measured by assuming a continuous fascia or roof detail exists at the level it would normally appear and then measuring the vertical face above it for the dormer area.

d. Typically, shed dormers that occur in the middle 70% of a roof form are encouraged.

e. The vertical wall of shed dormers should not exceed 4 feet in height.

The design of the dormer is a subordinate element on the plane of the roof.

4.48 The use of skylights is allowed in locations that are not highly visible from the street. This applies to both front and side facades. ***(Added 2001, Rev. 2020)***

a. Skylights should be located on roofs that face the rear and side yards and not be visible from the street. *(Rev. 2020)*

b. Skylights should be as flat to the roof plane as possible. Bubble skylights are not allowed.

c. Skylights should be relatively small in size (2'x3', unless required for egress) and number (up to two per plane) and sit at least one foot below the ridgeline. In commercial buildings, no more than two per building. For buildings with larger roofs, the Board may give special consideration. In accessory buildings or dwellings, no more than one skylight per roof plane. *(Rev. 2020)*

d. Skylights should be vertically oriented and not wider than they are tall.

One skylight located on accessory buildings is acceptable. Note the small size.

PORCHES, DECKS AND BALCONIES

4.49 Covered porches that shield the primary entrance door on the ground level are strongly encouraged in residential structures. They promote a pedestrian friendly façade, as seen historically. *(Added 2001, Rev. 2020)

a. A sloping roof should cover primary entrance porches. Flat roofs are not appropriate.
b. Gable, hipped and shed roofs are appropriate.

Entry porches on the front facade are encouraged. It is important to ensure the depth is functional and at least four feet.

4.50 A mix of porch sizes is appropriate in a neighborhood. *(Added 2001, Rev. 2020)*

a. Most porches should be large enough to be functional for sitting.
b. The depth of the porch must be at least four feet. *(Added 2020)*

4.51 Roofed porches on the sides or rear of structures should be simpler than porches shielding the primary entrance. For example, a hipped roof porch on the front of a structure and a shed roof structure in the rear is acceptable. ***(Added 2001)***

a. Small simple gable or shed roofs supported from the wall of the structure are acceptable on secondary entrances.

b. In new zones, retractable awnings are allowed provided they are located on rear or side elevations and are not highly visible from the street. In core zones, awnings are not appropriate. Awnings should be small in scale, must be removable and must be mounted on a building without additional posts or structure. *(Added 2020)*

4.52 Second and third story decks are prohibited on the front facades of homes. These decks are acceptable on the rear of structures and may be considered on the sides of structures if unobtrusive and not highly visible from the street. ***(Added 2001, Rev. 2020)***

a. In all zones, second story decks should be screened by structure or substantial landscaping if approved on the sides of structures. *(Rev. 2020)*

b. The area below second story decks may be hard surfaced at ground level without being considered as a covered porch. If the improved surface is above the adjacent grade level it will be counted as a covered porch for floor area ratio purposes.

c. Decks must be rectilinear in shape. *(Added 2020)*

d. Rear elevation decks and stairs should not extend past the width of the house. *(Added 2020)*

e. Third story decks are only appropriate in commercial zones on a case-by-case basis. *(Added 2020)*

WINDOWS

4.53 The window to wall ratio should be similar to that seen on comparable historic buildings. ***(Added 2001)***

a. On facades highly visible from the street in the historic core zones, there should be more glass on the first floor than on the second floor.

b. In new development zones the primary street frontage should adhere to this policy.

On facades that are highly visible from the public way, the window to wall ratio should in most cases, be similar to those seen on comparable historic buildings. The windows in this building are inappropriate. They cover too much of the façade surface and the shapes should be simpler.

4.54 Windows with vertical emphasis are encouraged. A general rule is that the height is twice the dimension of the width. Window operation, materials, divided light pattern and dimensions should be provided to insure compatibility with the Standards and Guidelines.** ***(Added 2001, Rev. 2020)

a. Double-hung windows with traditional depth and trim are strongly encouraged. In new development zones casement windows may be approved if they have a traditional look. Casements should have divided lights or the appearance of double-hung and are more acceptable for egress. *(Rev. 2020)*

b. Windows with significant relief should be used. Relief or reveal is the distance from the face of the window frame to the glass or glazing. Windows which appear flat with the wall plane or window frame shall not be used.

c. A limited number of small square windows may be acceptable. Windows larger than 24 inches by 24 inches must have divided lights. *(Rev. 2020)*

d. Horizontal windows and large fixed panes are not allowed. Where more glass is desired, divide the area into multiple windows.

e. Smaller full length or ¾ length flanker windows bracketing a larger window or door are inappropriate.

Double hung windows are vertically oriented. Note the glazing is on the first floor is greater than the second floor.

4.55 Keep windows simple in shape.** ***(Added 2001)

a. Triangle and trapezoids are not allowed.

b. In new development zones, arched top windows and round windows may be considered on a limited basis in gable or accent windows. *(Rev. 2020)*

c. Fan lights are not allowed. *(Added 2020)*

d. If stained glass windows are used, the glass must be permanently affixed on the interior. *(Added 2020)*

4.56 While wood windows are preferred, in the new development zones and infill development, metal-clad wood windows windows are acceptable. Fiberglass windows may be considered if they provide the reveal similar to a true divided from the exterior and divided light pattern, as seen historically (* ***Added 2001, Rev. 2020)***

a. Vinyl windows are not acceptable in any zone with exception of the Mobile Home Zone. *(Added 2020)*

4.57 Fenestration patterns should be similar to historic window placement patterns. *(Added 2001, Rev. 2020)*

a. Windows shall not crowd the outside corners of structures. There shall be at least 12 inches between the corner of a structure and the outside of the window trim.

b. On street-facing facades or those highly visible from the street, windows may not be placed so as to split floor levels. Windows should match sill or header heights on any given elevation. *(Rev. 2009, Rev. 2020)*

4.58 Groupings of more than 2 windows in the core zones and 3 windows in the new development zones on a façade facing or highly visible from the street are not allowed. Individual windows within a grouping should be of historic proportions. *(Added 2001)*

a. In the core zones at least 3.5 inches must separate windows in a pair. In new development zones, two windows may be mulled together: If three windows are grouped together there must be at least 3.5 inches between each unit.

b. Sunspaces with greater glazing can be considered provided they are located in subordinate modules. They can deviate from the above fenestration rules on a limited basis. Window dimensions should adhere to conventional two to one (height to width ratios). Glazing patterns that appear relational with historic sunspaces are acceptable. *(Rev. 2020)*

c. In new zones, a maximum of four window sizes on the front elevation and up to six window sizes on side elevations may be considered. *(Added 2020)*

Triple windows should have 3.5 inches between each unit.

4.59 Windows and doors should be trimmed. This trim should have a dimension similar to that used historically. *(Added 2001)

4.60 Divided lights should be formed from smaller muntins integral to the window. ***(Added 2001)***
a. Pop-in muntins and muntins not on the exterior glass are unacceptable.

4.61 A limited number of transom windows may be used under the following provisions: ***(Added 2020)***

a. The rough opening is no taller than 18". In R1B, R1D and R1E zones, where not highly visible from the street, transom windows may be up to 24".
b. The transom is situated above a window or door with at least (2"minimum mullion) dividing trim.
c. The use of trim that is continuous from window or door below is strongly encouraged.
d. Half round windows may be considered as transom windows.
e. Sensitivity to the window to wall ratio should be considered. See 4.53.

4.62 The use of bay or bow windows should be confined to the ground floor. ***(Added 2009)***

a. There should be sufficient structure beneath the glass of these windows to reach the ground or give the appearance of reaching the ground.

4.63 The use of exterior window wells or exterior staircases to access below-grade doors may be considered if the following conditions are met. ***(Added 2009)***

a. Window and door wells should not be placed on the front façade of a building unless concealed by a covered porch feature. If possible, locate window wells under a covered porch feature or small roofed area on all other elevations of the home, as required in the Building Code. *(Rev. 2020)*
b. Window and door wells should not be larger than necessary to allow legal egress.
c. When possible, window and door wells should be screened from public view by landscaping.
d. Snow can heavily impact the function of window and door wells. Window wells required for

egress must be covered by a roof or other feature to assure year-round accessibility per the building code requirements. *(Rev. 2020)*

DOORS

4.64 The primary entrance door should face the street on the front of the primary residence on a site. ***(Added 2001)***

Primary entry doors should be made out of wood.

4.65 The primary entrance door should be made of wood and be of a standard size. Doors made of materials indistinguishable from wood may be considered. The preferred form is a half-light door. ***(Added 2001, Rev. 2009)***

a. A full light door may be considered if it has true divided lights.
b. Doors with oval glass may be considered.
c. Sliding glass doors are not appropriate.
d. Fan light doors are not appropriate.
e. In new development zones, unique styles and carved doors may be considered. *(Added 2020)*

These historic homes address the street in a traditional manner with front stoops and consistent alignment on the street façade.

4.66 Secondary doors should be similar to those seen historically. ***(Added 2001)***

a. Sliding glass doors are not appropriate.

b. French doors may be considered if not on the primary street façade or highly visible from the street.

c. On duplex, triplex or multi-family, entry doors for each unit may also look like a primary door and be more decorative or may be simple in design. *(Added 2020)*

d. In core zones for infill development, one two-panel folding door may be considered when not highly visible from the street. The maximum opening is 6'. *(Added 2020)*

e. In new development zones, when not highly visible from the street, a maximum of one, three-panel folding/accordion door may be considered per home. The maximum opening is 9'. *(Added 2020)*

f. It may be possible for two, two panel folding/accordion/French doors that are separated by siding per façade to be considered. They must not be highly visible from the street. The maximum opening for each opening is 6'. *(Added 2020)*

Locate French, folding or accordion doors in the rear or away from street-side views.

4.67 If the structure is a duplex the doors should be positioned so as to emulate a single-family dwelling door placement. *(Added 2001)*

a. Two or more primary entrance doors should be avoided on the main street elevation. Two doors facing the street on the main façade may be considered on multifamily dwellings as long as the placement is not excessively similar.

One entry door faces the street in this duplex emulating a single family residence.

4.68 Garage doors should not face the primary street frontage when garages are integrated into the primary structure. *(Added 2001)*

4.69 Garage doors should be of wood exterior and emulate traditional accessory building hinged doors. *(Added 2001)*

DETAILS

4.70 The incorporation of interpretations of historic elements and details is encouraged. *(Added 2001)*

4.71 Chimneys may be considered. Traditionally, chimneys were of brick, measured on average 2'x2' and most exited the structure near the ridge because heating appliances were centrally located in the house. ***(Added 2001, Rev. 2020)***

a. In the new development zones, oversized masonry or rock chimneys that dominate the facade are discouraged. In core zones, oversized chimneys are not appropriate. *(Rev. 2020)*

Chimneys were historically constructed of brick and were small in scale.

4.72 Houses should have eaves and overhangs in historic proportions and styles. ***(Added 2001)***

a. Eaves, at the bottom roof pitches, should range from 6 to 18 inches. Overhangs on gable ends should range from 6 to 24 inches.

4.73 Connectors may be considered. Connectors are small enclosed structures, which connected two larger modules on a site.

a. Connectors should be smaller (shorter and narrower) than either module they connect.
b. Connectors are traditionally no more than one story in height.
c. Connectors should be fully enclosed and may have windows.
d. Connectors should connect modules from the front to the back of a site, not laterally across the small dimension of the lot.
e. Connectors should connect a smaller rear module to a larger front module.

LIGHTING

4.74 Lighting should be unobtrusive. The Board, as part of the review process, may require lighting specifications. ***(Added 2001)***

a. Lighting fixtures should be confined to areas adjacent to doors and walkways.

b. All fixtures should be fully shielded down light fixtures. Floodlight fixtures are not allowed. (See the Town's lighting regulations, Chapter 16, Article 17)

c. The light quality should be similar to incandescent lights. Sodium vapor, metal halide or mercury vapor fixtures are not allowed.

d. Bared bulbs are inappropriate. Bulbs that hang below the shroud of a fixture are also not allowed. *(Added 2020)*

e. Lumen range for LED is generally 2,000-4,000 K to ensure that the light is warm and not cool, bright light. *(Added 2020)*

MATERIALS

4.75 Exterior materials should be similar to those seen historically on the relative building type.** ***(Added 2001)

a. Horizontal wood siding materials are preferred on primary structures. Traditional siding patterns are required in the core zones. These include bevel and drop lap patterns. Diagonal wood siding is inappropriate.

b. Logs may be considered if they can meet efficiency standards but should have a whole log, hand-hewn appearance. Machine milled logs are inappropriate. Log looking veneers may be considered in the new development zones but not in the core zones and should not become a dominant look in a neighborhood.

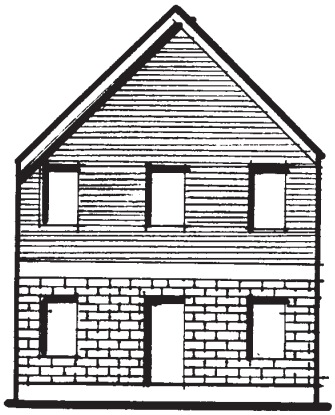
c. Vertical board and batten as well as board on board are appropriate materials, particularly on accessory buildings.

d. The use of corrugated metal may be considered for accessory buildings.

e. Dry stacked stone and corrugated metal are acceptable as a foundation material or foundation veneer. The maximum height from grade is 18". Rounded stone or river rock meeting the same requirements may be considered in the new development zones. *(Rev. 2020)*

f. Rock, stone, brick, plywood, panelized composite materials including T1-11 and Masonite, aluminum and vinyl are not acceptable as primary exterior materials. Cementous board (Hardi-plank) and composite siding may be considered in the new development zones if they are applied in traditionally sized pieces. *(Rev. 2020)*

g. Metal is not an acceptable material for fascia and other details in the core zones. In new zones metal details can be considered as an accent material (i.e. corbels, knee braces and brackets, etc.),as long as a wood element is incorporated. They must meet the criteria in Standards and Guidelines 4.72 to be considered elsewhere. *(Rev. 2020)*



NO! Masonry is not appropriate as a primary material.

4.76 In new zones, plank and chink siding or barn wood/reclaimed lumber siding may be allowed in limited situations, as a primary material. The use of both materials on a building is inappropriate. ***(Added 2020)***

a. The accompanying material with the plank and chink or reclaimed lumber/barn wood shall be painted or stained.

b. In new zones, reclaimed lumber/barn wood may be considered as a primary material, but should not become the dominant look in the neighborhood. In new zones, no more than 20% of a block (up to four homes) within a 250' radius are allowed. In core zones, 10% of a block (up to two homes) within a 250' radius should be taken into account.

c. In new zones, plank and chink may be considered as a primary material, but should not become the dominant look in the neighborhood. In new zones, 20% of a block (up to four homes) and 250' radius should be taken into account. In core zones, plank and chink is not allowed.

Historically, residences were clad with wood clapboard and painted.
Limit the presence of reclaimed wood or barnwood within the neighborhood.

4.77 New materials may be considered. The material, if approved, will be monitored for 12 months and then evaluated for use in other districts/applications. In order to be considered the materials must meet all the following criteria: ***(Added 2001, Rev. 2020)***

a. They must appear similar, initially and over time, to traditional building materials found on historical buildings of like use. Shadow lines, reveals, texture, joints and joining of the materials, as well as the finished appearance of the product, may be considered when determin ing a material's acceptability.

b. They must have a demonstrated durability in this climate and the ability to be repaired.

c. They must demonstrate some advantage over traditional materials with regard to energy efficiency or resource conservation.

Horizontal cementous siding as seen on this residence is an appropriate new material.

4.78 Stucco or stucco appearance products may be considered under limited conditions. With limited exceptions, stucco in Crested Butte was historically a veneer treatment over frame structures where the original finish material was wood. Large expanses of stucco on residential structures should be minimized. Traditionally stucco homes were small, with an average size of 1,236 square feet. Projects that adhere to all of the following standards and guidelines may be considered. ***(Added 2001)***

a. In the historic core zones, homes with stucco may not exceed 1,700 square feet of FAR. In new development zones, homes with stucco may be up to 2,100 square feet of FAR or the matter of right FAR for the property, whichever is smaller. Stucco homes should use traditional forms and massing to appear similar to those seen historically.

b. In new development zones, there is more latitude for use of stucco, 20% of a block (up to four homes), which takes into account both sides of the street. In core zones, the use of stucco is 10% of a block (up to two homes). *(Added 2020)*

c. Stucco tones that are generally darker are more acceptable. It is recommended that as the size of the structure increases the color of the stucco should become darker.

d. While simple rectangular mass should be the primary form, varying planes on the outside walls is an effective way to break up the appearance of large masses of stucco. The larger the structure the more dramatic the plane changes should be. *(Rev. 2009)*

e. Because of the increased potential for a non-traditional appearance with stucco, additional historic elements should be added to achieve a more compatible structure. True divided light windows, contrasting window trim, wooden doors, porches and other features are important elements that also help break up large masses of stucco and create a more historic appearance. *(Rev. 2020)*

f. Windows should be recessed so that the plane of the stucco and the glass are different and shadows are introduced.

g. Substantial wood trim on doors and windows in a color contrasting with the stucco color is required.

h. Use other siding materials on subordinate modules if the primary module is stucco.

i. Textured stucco is more desirable than smooth stucco. Panelized stucco with visible joints is not acceptable. *(Rev. 2009)*

j. Corners should appear square rather than rounded.

Substantial wood trim on doors and windows painted in a color contrasting with the stucco should be provided.

4.79 In the core zones, wood siding on primary street front modules of primary structures shall be painted or have a solid body stain treatment. This is highly recommended in the new development zones, although more variety is allowed. ***(Added 2020)***

a. A diversity of color treatment is desirable in a neighborhood and may be required. The neighborhood context should be considered.

b. In the core zones it is encouraged that the trim be painted in a contrasting color.

4.80 Materials should be applied in a similar manner as seen historically. It was common for siding to be applied within six inches of grade. ***(Added 2001, Rev. 2020)***

a. Foundation treatments (i.e. metal, dry stacked stone or concrete) on residential structures may be allowed provided that they do not exceed the height of 18 inches above finished grade. *(Rev. 2020)*

Corrugated metal or stacked stone foundation treatments are acceptable provided the material at the top cap does not exceed 18" from grade.

4.81 Mixing primary materials on a structure may be considered. ***(Added 2001)***

a. In the core zones, primary materials may not be mixed on any one module, but may change at vertical breaks between modules. In new development zones materials may change vertically between modules or a change may be considered horizontally at floor levels only.

b. Traditionally, the more finished substantial materials occurred on the dominant street frontage module. This is recommended. For example, the primary module may have horizontal siding while a subordinate module may have vertical board and bat siding.

c. Accent materials may be considered if used in a manner similar to their use on historic structures. For example, shingles or vertical wood may be used in gable treatments.

4.82 Roofing materials should be similar to those used historically. ***(Added 2001)***

a. Metal roofing is acceptable. In new development zones and infill within core zones, metal roofing in muted colors are acceptable. To minimize glare, metal roofs that are highly reflective are not allowed. *(Rev. 2020)*

b. Sawn wood shingles are acceptable. Split shake shingles and asphalt shingles may be considered in the new development zones but not in the core zones.

c. Galvanized corrugated metal is preferred, but standing seam may be considered. *(Rev. 2020)*

Metal roofing to reduce glare or in muted colors is encouraged.

Corrugated metal is desired and standing seam metal roofing is acceptable.

4.83 Consider adding rails to porches. In all zones, front porch railings, balusters and posts must be wood. ***(Added 2001, Revised 2020)***

a. In new zones, decks or balconies on the side or rear elevations, which are not highly visible from the street, materials may be metal, but should provide either wood posts or wood dimensional lumber top cap.

b. In core zones, top rail shall be a proportionally appropriate dimensional lumber. Metal balusters are supported if they are on a deck or balcony not highly visible from the street.

c. Composite materials may only be used as decking.

d. In all zones, horizontal metal tubing or cables appears too contemporary and are not supported.

Wood balusters and porch rails are consistent with historic materials and styles.
Deck railing should include wood materials visible to the eye.

ACCESSORY BUILDINGS AND ACCESSORY DWELLING UNITS

4.84 Accessory buildings are encouraged. Accessory buildings are smaller than the primary building on the site. Historically accessory buildings were used for storage, livestock shelter, coal sheds, icehouses, smokehouses, outhouses and other non-primary uses. ***(Added 2001)***

4.85 Accessory buildings and accessory dwellings should be located on the rear of the site. ***(Added 2001)***

4.86 An attempt should be made to vary the appearance of accessory buildings and accessory dwellings within a neighborhood. ***(Added 2001)***

a. Consider varying the size, footprint, height, materials and detailing.

4.87 Accessory dwellings should appear similar in height and width to those seen historically. Dwellings are encouraged to not exceed a height to width ratio of 1 to 1 as measured on the street facing facade. ***(Added 2001)***

a. Accessory dwellings should be of simple design and massing. *(Added 2020)*
b. Accessory dwellings may include simple dormer designs provided that they comply with GL 4.44-4.45 for dormers. *(Added 2020)*
c. Dormers on accessory dwellings may break the eave-line of the roof if the dwelling ridge height is 3 or more feet lower than the allowable height from natural grade.
d. Gable-style dormers or intersecting ridge valleys on accessory dwellings do not allow for decreased set-backs below the standard requirements for accessory dwellings.

This building achieves one-to-one height to width ratios.

4.88 Accessory dwellings should be simpler and less detailed than primary structures. ***(Added 2020)***

a. Porches should be smaller and simpler in form. They should be less detailed than primary structures.
b. Accessory dwellings should have a greater solid to void ratio than primary structures.
c. Accessory dwellings should have one primary siding material for the main module. A secondary

material may clad smaller modules in new zones. One material is required in the core zones.

d. Accessory dwellings may have small second story decks. They should be located in the rear and/or not be highly visible from the street.
e. Accessory dwellings can be painted or stained with two colors for the siding and trim details, or they may be left unpainted.
f. In the core zones, accessory dwellings should have simpler finish materials than the primary structure on the site.
g. In the new zones, metal siding that is relational to historic treatments may be considered, provided wood accents and trim are used to break up the expanse of the material. In the core zones, metal siding material is not allowed. *(Added 2020)*
h. Exterior staircases are discouraged, unless they are well screened with structure or landscaping from primary street views.

4.89 Accessory buildings should be simpler and less detailed than primary structures. ***(Added 2001, updated 2020)***

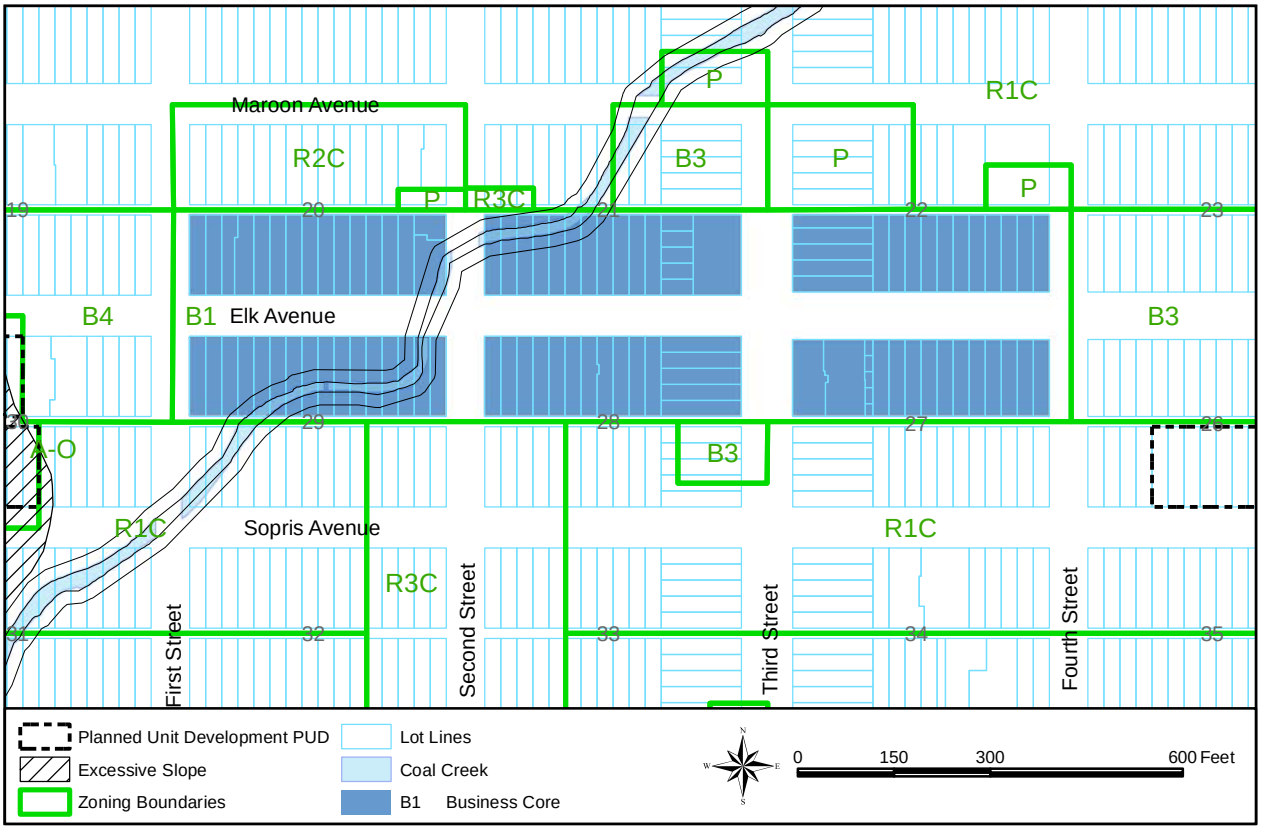
a. Accessory buildings may be left un-painted.
b. Accessory buildings should have simpler detailing. For example, they may be constructed without soffit and fascia.
c. Accessory buildings should be of simple design and massing.
d. If used, porches should be small and unobtrusive.
e. Accessory buildings should have fewer windows and a greater solid to void ratio than primary structures.
f. Dormers on accessory buildings are not allowed.
g. Accessory buildings should not have second story decks.
h. In core zones, accessory buildings should have simpler finish materials than the primary structure on the site.
i. In the new zones, metal siding that is relational to historic treatments may be considered, provided wood accents and trim are used to break up the expanse of the material. In the core zones, metal siding material is not allowed. *(Added 2020)*
j. Exterior staircases from second floors should be screened with structure or landscaping from primary street views.
k. There should be no more than one skylight per roof plane on accessory buildings. *(Added 2020)*

Wood materials can be left unpainted on accessory buildings. A natural stain with UV protection should be applied to protect the wood.

4.90 When garages are incorporated within accessory building the appearance of garage doors should be minimized and have a wood exterior to emulate historic accessory building doors.

Chapter 5-Design Standards and Guidelines for the Neighborhoods of Crested Butte

The Guidelines that follow apply to individual zone districts, and should be used in addition to the relevant General Guidelines, Guidelines for Historic Properties and Guidelines for All New Construction.



B1 ZONE DISTRICT within the TOWN OF CRESTED BUTTE, COLORADO

Note that the Design Standards and Guidelines in the following chapters may also apply:

Of special concern are the following Standards and Guidelines:
2.33 Respect the Town grid in all new development.
3.2 A historic primary structure shall remain on the lot on which it has been historically located.
3.5 Respect the historic design character of the building.
4.6 New construction should appear similar in scale to historic structures found traditionally in the neighborhood.
4.10 Materials should be used in a manner similar to those used traditionally.

B1 BUSINESS CORE DISTRICT

This district was created to allow the use of land for retail, recreational and institutional purposes along the street, with customary accessory uses, in order to enhance the business and service character in the central core of town. Accommodations and residential uses are limited to accessory buildings, with the exception that service housing is encouraged as part of a business structure. Please reference Chapter 16, Article 5, Division 2 of the Town Code for additional information about this zone district.

Historic Character of the District

Historically, commercial buildings dominated this area. These were large, wood-frame structures with gable roofs. The roof ridges were oriented perpendicular to the street and often were concealed behind rectangular false fronts. Entrances were recessed, and display windows were typical at the street level. The B1 district contains a scattering of historic residential-type structures. New buildings adjacent to these resources should be sensitive to them in scale, materials and setback. Although commercial buildings are more typical in the B1 district, the historic variety in development must be respected.

Existing Character of the District

The character of the B1 district is predominantly defined by business and service-related structures. In this area, a majority of the tourist-oriented eating and entertainment establishments are mixed with shops that serve both the tourist and local populations. A mix of historic and new buildings exists in the district. The historic buildings found there should establish the context with which to relate for new construction. New construction has been a combination of renovations, additions and infill on open lots. Several small, historic residential properties occur in the B1 zone and should utilize the B3 guidelines as a basis for design and review.

Before: A goal for the B1 district is to protect its historic character.

After: This rehabilitation project has preserved the essential historic character of the building.

Development Trends

Buildings larger than those seen historically are appearing. It is important that these be designed in such a way that they appear to be similar in scale to those seen traditionally. Some of the larger commercial buildings are malls with businesses on upper and lower floors. Many front yards that were historically soft surfaces have been transformed into paved courtyards. Frequently, these adjoin false fronts, which are set back from the sidewalk.

B1 District Design Goals

The Town's design goals for the B1 District are:

- To protect the historic character of the area.
- To maintain the traditional sense of scale on the street.
- To assure that new construction will very carefully fit with the historic context.
- To maintain the area as a pedestrian-oriented environment. Development of streets, sidewalks

and pathways should encourage walking, sitting and other pedestrian activities. Buildings should be visually interesting to invite exploration of the area by pedestrians. Existing pedestrian routes should be enhanced.

- To preserve views along rights of way that have become community assets.
- To provide lighting that complements the historic character of the street and reinforces the over all sense of continuity of the neighborhood. Lighting should not create glare that overpowers the valley scene at night.
- To continue the development of visual interest along the stream bank. Provide a variety of forms and materials that enhance the pedestrian orientation and mix with other established functions.

B1 District Design Standards and Guidelines

LANDSCAPING AND SITE FEATURES

5.1 Outdoor amenities that will facilitate year-round pedestrian activity are encouraged.

a. Landscaped areas, bicycle racks and benches are examples of such amenities.

b. The amount of hard surface should not exceed the hard surfacing on the historic yards on the block.

5.2 Preserve the views along Elk Avenue.

a. Locate taller elements, such as upper stories, towers and tall trees where they will help frame the view, not block it.

b. Locate taller elements to preserve views of historic landmarks.

***5.3 Preserve existing mature landscaping.**

Protection of mature trees is important.

BUILDING ORIENTATION

5.4 Maintain the traditional spacing pattern created by upper-story windows.

a. Avoid changing the dimensions of openings found on historic buildings. Maintaining established window patterns is especially important when renovating existing buildings.

b. Align windows with others on the block when feasible.

5.5 Buildings should align in plan with others at the sidewalk edge.

a. However, buildings may be set back to preserve existing trees or to relate to residential-type structures or adjacent historic buildings or view corridors.

5.6 The use of false fronts is encouraged.

a. It is preferred that the roof form behind the false front be a peaked, sloped roof rather than a flat roof. This is in keeping with traditional roof forms.

b. Flat roofs may be used. Parapets on the fronts of buildings should be taller and more ornate than side parapets.

Draw inspiration from historic buildings to maintain typical alignments of horizontal features and upper story windows.

5.7 Maintain the alignment of horizontal features on building fronts.

a. Typical elements that align include upper-story window moldings, cornices, kick plates, tran soms, and parapets at the tops of buildings.

b. This requirement applies to both rehabilitation and new construction.

c. In order to preserve the character of the neighborhood, be sensitive to traditional building elements and their alignment. This alignment occurs because many of the buildings are similar in height.

***5.8 Maintain the typical proportion of void to solid (window to wall) in walls seen traditionally on Elk Avenue.**

a. Traditionally, ground floors were more transparent than upper stories. *(Added 2009)*

Maintain the typical proportions of solid to void in building walls. Traditionally, first floors were more transparent than upper levels.

5.9 Building entrances should appear similar to those used historically.

a. The entrance should be at grade level.

***5.10 Buildings should be oriented to Elk Avenue, with the long dimension perpendicular to the street.**

These newer commercial buildings address Elk Ave. in the same manner as historic commercial buildings.

5.11 Along three-story rear façades, building forms that step down in scale to the alley are encouraged.

a. Consider stepping down the overall building mass as it approaches the alley to reduce the visual impact on adjacent residential zones. *(Rev. 2009)*
b. Use projecting roofs over entrances, decks and separate utility structures in order to establish a pedestrian scale.

5.12 Develop alley façades to create visual interest.

a. Use varied building setbacks and changes in materials to create interest.
b. Balconies, courtyards and decks may be considered.
c. Pedestrian-scaled entrances, porches or similar elements may be considered.
d. Consider incorporating appropriate lighting sources that will facilitate pedestrian activity in alleys.
e. Secondary public entries may be considered.
f. Signs at rear entrances may be considered. *(Added 2009)*
g. Be sensitive to adjacent residential areas.
h. Provide functional areas for dumpsters, mobile trash, and/or recycle receptacles. *(Rev. 2020)*

MASS AND SCALE

***5.13 Buildings should appear similar in scale to those seen traditionally in the neighborhood, especially smaller historic structures nearby.**

a. Traditional standards in scale, proportion and materials should be met.

Buildings should appear similar in height to those seen historically. The traditional height was one or two stories.

***5.14 The traditional spacing pattern created by the repetition of uniform building widths along the street and the alley must be maintained.**

a. If a larger building is divided into multiple modules, these should be expressed three-dimensionally throughout the entire building. These modules should be no more than 25 feet in width. They should have a variety of heights, with a maximum height of 35 feet.

b. Where buildings are planned to exceed this width, use a change in design features to identify individual modules that suggest the traditional building widths. Changes in façade material, window design, façade height, and decorative details are examples of techniques that may be considered.

Divide larger buildings into multiple modules, as seen in the building on the right.

***5.15 Buildings should appear similar in height to those seen historically.**

a. Façade heights of new buildings should fall within the established range of the block.

b. In large projects, provide a variety of heights.

5.16 Floor-to-floor heights should appear to be similar to those seen historically.

a. In commercial projects, the break in floors should be expressed on the exterior façade by the traditional configuration of spaces, using features such as display windows, belt courses and vertically-oriented second-story windows.

b. Split levels or half basements should not be visible from the street.

Floor to floor heights of the east addition appears relational with the historic building.

BUILDING DETAILS

5.17 On the front façade, avoid introducing new architectural elements that were not used traditionally.

5.18 Rooftop decks may be considered, but must be located to the rear of the property and can only be associated with residential or hotel uses housed within the building. ***(Added 2020)***

5.19 Canopies may be considered. ***(Rev. 2020)***

a. Permanent canopies that are hung from the building are appropriate.
b. Canopies supported on posts are discouraged.

Canopies spanning the front facades of two historic buildings on Elk Avenue.

5.20 Building materials should appear similar to those used historically.

a. Clapboard is appropriate as a primary building material.
b. Metal and stucco may be considered as accent materials on a building.

5.21 Use lighting to integrate the building with other buildings on the block at night.

a. All light sources must be fully shielded to minimize glare into the street and onto adjacent properties.
b. Lighting for parking and service areas should be especially shielded and designed to minimize glare into the street and adjacent properties.
c. Window display lighting should also be designed to minimize glare.
d. Light sources shall be of a low intensity. Lumen range for LED is generally 2,000-4,000 K to ensure that the light is warm and not cool, bright light. *(Rev. 2020)*

5.22 The light for a sign shall be an indirect source.

a. Light shall be directed at the sign from an external, fully-shielded lamp. Internal illumination of a sign is prohibited.
b. A warm light, similar to daylight, is appropriate. Energy-efficient compact-florescent lights or LED may be used with kelvin ratings noted in GL 5.21 (d). Sodium vapor lamps are inappropriate. *(Rev. 2009, 2020)*

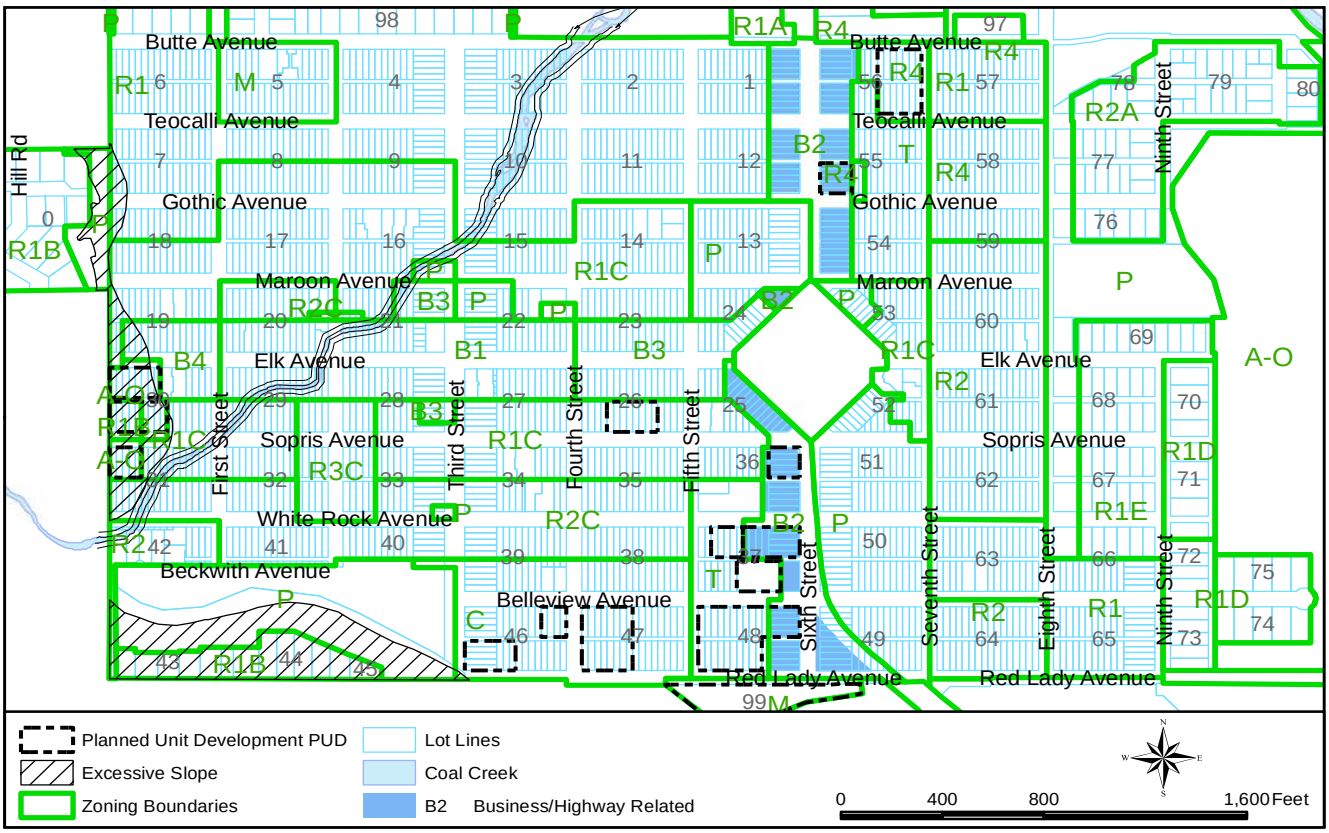
Lighting of signage must be from an indirect source. Ensure the lamp is fully housed within the light fixture.

5.23 Develop rooftop equipment and appurtenances as design elements that contribute to the overall composition of the site.

a. Consider enclosing mechanical equipment in structures that are similar in color and texture to other materials used in the building.

Display windows, transoms and kick plates are traditional details of commercial buildings that are appropriate in new construction.

B2 BUSINESS / HIGHWAY-RELATED DISTRICT



B2 ZONE DISTRICT within the TOWN OF CRESTED BUTTE, COLORADO

This district was created to provide for orderly business development along Highway 135 and the ski-area road, and to do so in a way that is compatible with safe traffic flow and the aesthetics of the town. Please refer to Chapter 16, Article 5, Division 3 of the Town Code for additional information about this zone.

Existing Character of the District

The existing character forms a transition between the auto-oriented approach of the ski area-road and Highway 135 to town, and the mixed pedestrian orientation along Elk Avenue. This area is home to larger service commercial businesses such as banks, grocery stores, office buildings, motels, and gas stations, which all contribute to heavy traffic flow.

Development Trends

This area is experiencing larger projects, and planned unit developments that pose a challenge in breaking up the massing to reduce the perceived scale of the buildings. Larger projects inevitably yield greater parking requirements, resulting in more parking lots. The visual impacts of these elements should be minimized. As the Guidelines indicate, parking behind buildings or on the street is suggested to mitigate negative visual effects.

Current zoning requires that smaller buildings with side-yard setbacks in blocks not already substantially developed have parking lots to the rear of the property.

This structure appears similar in form to traditional commercial buildings.

Note that the Design Standards and Guidelines in the following chapters also apply:

Chapter 2 for All Projects p. 30
Chapter 4, Section 4A for All New Commercial Construction p. 98
Chapter 5 for B1 Construction p. 136

Of special concern are the following Standard and Guidelines:
2.15 Include substantial amounts of landscaping in all projects.
2.27 Minimize the visual impacts of parking.
2.34 Site buildings to maintain established views where feasible.
4.6 New construction should appear similar in scale to historic structures found traditionally in the neighborhood.

B2 District Design Goals

The Town's design goals for the B2 District are:

- To establish a frame for Sixth Street, compatible with traffic flow to and from Elk Avenue and the ski area. This should be compatible with the historic character of town, while expressing the fact that this area has developed more recently.
- Efforts should be made to avoid buildings that contribute to the creation of a canyon effect.

Spaces and corridors between structures should be maintained.

- Development should encourage pedestrian activity and therefore should relate to the street in a manner more similar to that of traditional commercial buildings.
- Landscaping is particularly important in this district and must be maintained.
- The context includes fewer large gable and hipped-roof structures, as well as flat roofs with various parapet styles, than in other areas. Therefore, flexibility is given in review to encourage a variety of building shapes and more contemporary interpretations of the Guidelines.
- The continuity of sidewalks is desired.

A larger building should be divided into modules that express typical building sizes. This structure exceeds the traditional size of buildings and as a result is out of scale.

Divided into modules, this building is effective in minimizing the overall scale.

B2 District Design Standards and Guidelines

***5.24 Buildings should appear similar in form to industrial, commercial and residential buildings seen traditionally in Crested Butte.**

a. Use the Standards and Guidelines for the B1 zone as a basis for design.

Window placements appear relational with commercial buildings seen historically.

5.25 Maintain the typical proportion of void to solid (window to wall) seen traditionally in commercial buildings in Crested Butte.

***5.26 Buildings should appear similar in width to those seen historically.**

a. Larger buildings divided into multiple modules should be expressed three-dimensionally, throughout the entire building. Include walls on the interior that are perpendicular to the street and express the typical modules, as seen from the street.

b. These modules should not exceed 25 feet in width.

Divide larger buildings into modules reduces the scale and provides interest.

5.27 Buildings should appear similar in height to those seen historically in other commercial zones in Crested Butte and not exceed 35 feet in height. Modules should not exceed 30 feet in width. ***(Rev. 2020)***

The height of this building is relational with historic commercial buildings.

5.28 Floor-to-floor heights should appear to be similar to those seen historically on commercial buildings in Town.

5.29 Canopies are encouraged.

5.30 Outdoor amenities that will facilitate year-round pedestrian activity are encouraged.

5.31 Building materials should appear similar to those used historically.

a. Preferred materials include wood clapboard siding and metal roofs.

5.32 Building entrances should appear similar to those used historically.

5.33 Street-level, one-story buildings should appear similar in scale to those seen traditionally in the neighborhood.

5.34 Buildings should be oriented to the street.

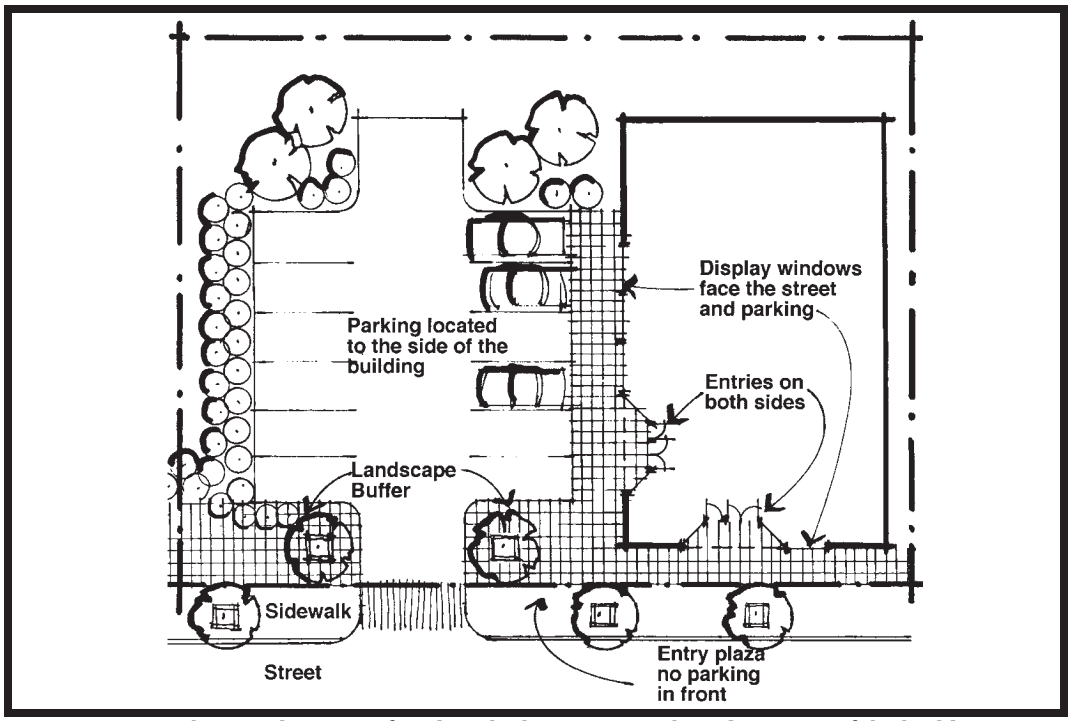
a. In larger new buildings, a variety in façade setbacks is encouraged to break up the massing.
b. Align the front at the sidewalk edge where feasible.
c. Use front setbacks for courtyards and landscaping, not parking.
d. A sidewalk shall be provided along the street edge.

5.35 Minimize the visual impacts of parking.

a. Locate parking in the rear.
b. Screen parking view from the public way.
c. Access parking from the alley.

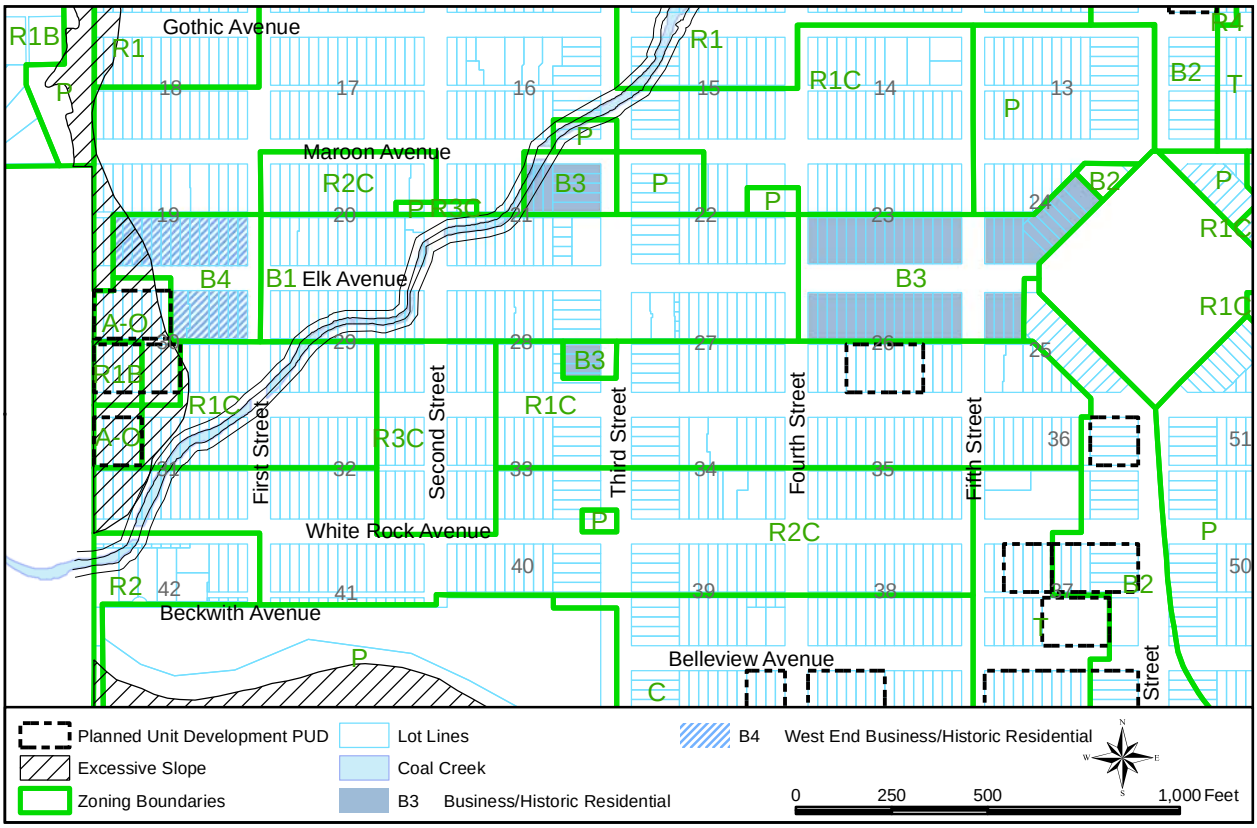
Minimize the visual impacts of parking. Areas such as these should be screened.

Minimize the visual impact of parking with screening. This area is effectively screened with vegetation.



Minimize the visual impact of parking by locating it to the side or rear of the building.

B3 & B4 BUSINESS & HISTORIC RESIDENTIAL DISTRICTS



B3 & B4 ZONE DISTRICTS within the TOWN OF CRESTED BUTTE, COLORADO

These districts were created to encourage the preservation of the historic and architecturally interesting structures found here. Preservation is encouraged by allowing the structures to remain in residential use or by converting them to business uses as long as essentially the same structures are retained. Please refer to Chapter 16, Article 5, Division 4 (B3 zone) and Division 5 (B4 zone) of the Town Code for information about these zone districts.

The Historic Character of the District

Historically, these areas were primarily residential in character. Structures were small residences with sloped roofs. The ridgelines in most single-family units were perpendicular to the street.

Existing Character of the District

Today, increasing numbers of commercial uses are seen housed within the existing residential-type buildings.

Development Trends

The increase in commercial uses has meant an increase in signage and paved surfaces, especially in front yards, and the accumulation of display merchandise. More commercial uses are anticipated.

B3& B4 District Design Goals

The Town's design goals for the B3 & B4 districts are:

- To preserve the traditional residential character of the neighborhood while accommodating new uses.
- To maintain an overall residential scale.
- To maintain soft-surface yard space.

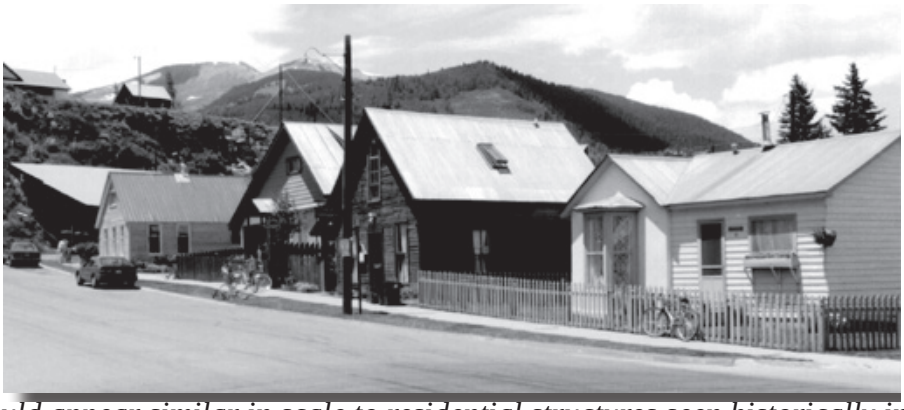
Note that the Design Standards and Guidelines and Standards in the following chapters also apply:

Chapter 2 for All Projects p. 30
Chapter 3 for Historic Properties p. 51
Section 3A Rehabilitation for all Projects p. 59
Section 3B Rehabilitation of Historic Residential Properties p. 76
Section 3C Rehabilitation of Historic Commercial Properties p. 88
Chapter 4, Section 4A for All New Commercial Construction p. 98
Chapter 4, Section 4B for All New Residential Construction p. 105

Of special concern are the following Standards and Guidelines:

3.1 Protect natural features.
3.4 Seek uses that are compatible with the historic character of the building.
3.60 Preserve the original roof form of a historic residence.

Today, increasing numbers of commercial uses are seen housed within existing residential-type buildings in the B-3 District.



Buildings should appear similar in scale to residential structures seen historically in the neighborhood.

B3 & B4 Districts Design Standards and Guidelines

ALIGNMENT AND SETBACKS

***5.36 Maintain the spacing pattern of side-yard setbacks on the street.**

5.37 Maintain front-yard setbacks.

MASS AND SCALE

The allowed Floor Area Ratio (FAR) is greater than that which developed historically. Wherever feasible, new development should be built to be more similar to the historic FAR.

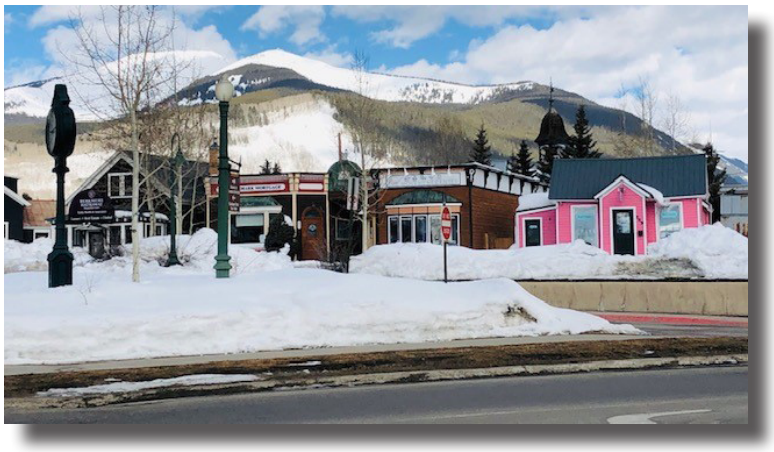
***5.38 Buildings should appear similar in scale to residential structures seen historically in the neighborhood.**

5.39 Buildings should appear similar in width to those seen historically in the neighborhood.

The width of this commercial building appears relational with the surrounding historic neighborhood.

5.40 Buildings should appear similar in height to those seen historically in the neighborhood.

a. False fronts are inappropriate in the B3 zone.



The center building's appear similar in height with the historic buildings on either side.

5.41 Floor-to-floor heights should be similar to those seen historically.

The floor to floor heights of new infill on the left is relational with the historic building on the left.

BUILDING FORM

5.42 Use forms similar to those seen on historic residential structures.

a. Historically, buildings in Crested Butte were designed as simple, rectangular forms, often with gable roofs. New buildings constructed in this district should reflect these traditional building forms.

b. Flat roofs are discouraged.

Use roof forms similar to those seen on historic residential structures.

WINDOW-TO-WALL (VOID-TO-SOLID) RATIO

5.43 Maintain the typical proportion of void to solid seen traditionally on residential structures.

MATERIALS

5.44 Building materials should appear similar to those used historically.

a. Wood clapboard is appropriate as a primary building material.

Wood clapboard clads this historic building.

ARCHITECTURAL DETAILS

5.45 Details related to residential structures are appropriate.

a. Large display windows are not appropriate.

5.46 Outdoor amenities that facilitate year-round pedestrian activity are encouraged.

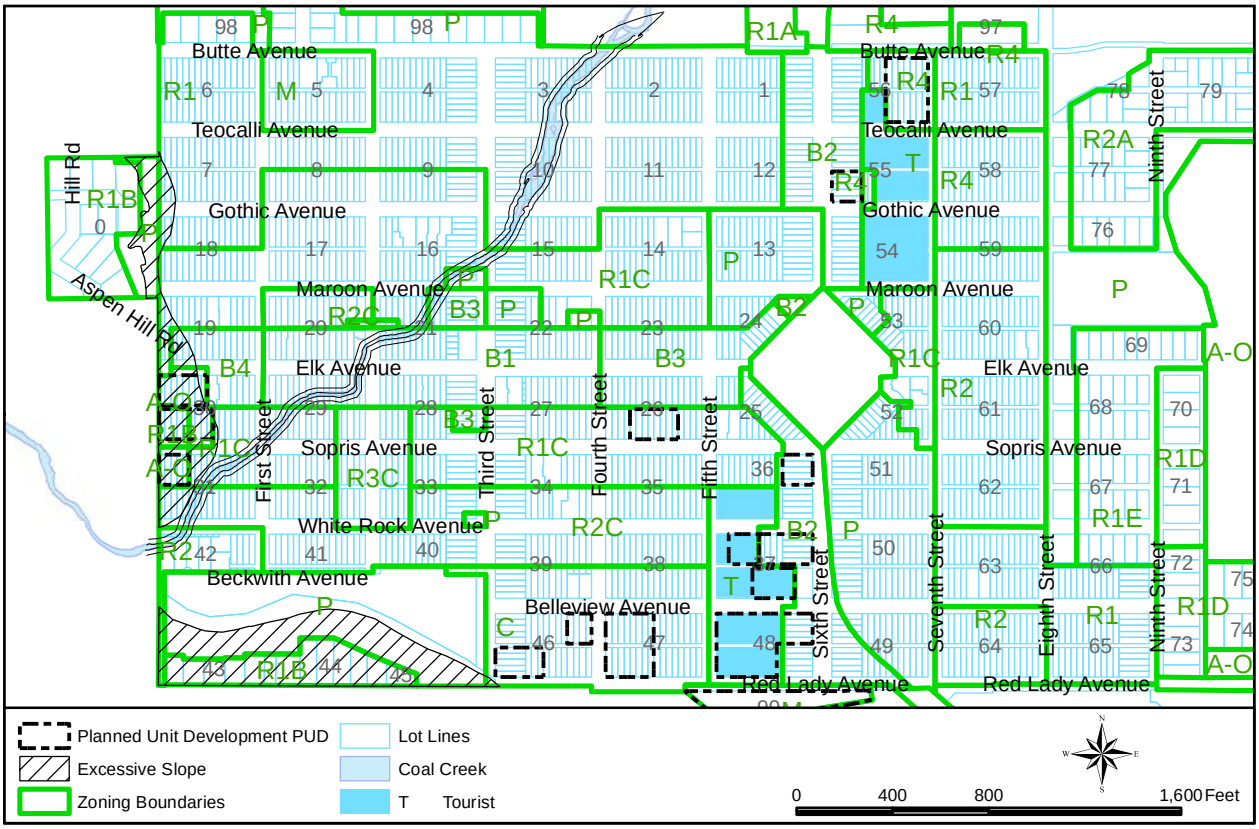
5.47 Building entrances should appear similar to those used historically.

5.48 Parking should only be located in the rear and accessed by an alley. ***(Rev. 2020)***

5.49 Preserve outbuildings in this area when feasible.

The preservation of historic outbuildings provides useful dwellings, garages or storage spaces while also providing important historical context in the neighborhoods throughout town.

T TOURIST DISTRICT



T ZONE DISTRICT within the TOWN OF CRESTED BUTTE, COLORADO

This district was created to provide areas for the establishment of tourist-oriented lodging accommodations and accessory uses. Careful attention will be accorded the scale at which such facilities and uses are built. Please reference Chapter 16, Article 5, Division 1 of the Town Code for more information about this zone district.

Historic Character of the Tourist District

Large residences with open space around the building.

Existing Character of the Tourist District

Large accommodations facilities and commercial structures are found in this area. This is one of the primary view corridors through town. Parking is very visible in front of most structures, and there is little landscaping.

Development Trends

This district includes more multi-unit residential structures, together with hotels, lodges and inns that serve the short-term rental market, as well as mixed-use facilities.

T District Design Goals

The Town's design goals for the Tourist district are:

- To develop a larger-scale, residential character. To form a stronger sense of connection with the historic core.
- To have the area act as a transition from the B-2 to the residential zones.
- To accomplish a transition in scale from the core to the residential.
- To make pedestrian connections extend through projects to a larger circulation network.
- To provide parking on site.

Note that the Design Standards and Guidelines in the following chapters also apply:

Of special concern are the following Standards and Guidelines:

2.15 Include substantial amounts of landscaping in all projects.
2.27 Minimize the visual impacts of parking.
2.34 Site buildings to maintain established views where feasible.
4.3 Develop the site for a new building in a manner similar to that used historically.
4.11 The exact replication of older historic styles is discouraged.

T District Design Standards and Guidelines

ALIGNMENT AND SETBACKS

5.50 A variety of setbacks is appropriate.

a. Provide space for snow storage on site.

5.51 Site buildings to maximize views through the site to the historic core of town.

Large projects should be broken into modules in order to break up the perceived scale. This development appears more massive than is desired.

MASS AND SCALE

There is a greater allowed floor area ratio (FAR) in this zone than most B2 zone properties. This makes the method of the transition to residential zones even more important.

***5.52 Buildings should appear similar in scale to those seen historically in the neighborhood.**

a. A variety in building scale is appropriate, similar to commercial, residential and industrial buildings seen historically in town. The immediate context should be considered when determining the appropriate mass and scale. *(Rev. 2009)*

b. Large projects should be broken into modules in order to break up the perceived scale of the project.

The scale of Anthracide Place affordable housing is minimized through three dimensional modulation and design.

5.53 Buildings should appear similar in width to those seen historically.

a. If a larger building is divided into multiple modules, they should be expressed three-dimension

ally throughout the building.

5.54 Buildings should appear similar in height to those seen historically.

5.55 Floor-to-floor heights should appear to be similar to those seen historically elsewhere in Crested Butte.

The residential style module is sensitive to the residential district located east (right) of the building.

***5.56 Buildings should be very sensitive to smaller-scaled residential zones.**

a. Buildings should step down in scale when adjacent to residential zones.

BUILDING FORM

5.57 Use forms similar to those seen on historic, residential, commercial, and industrial structures.

This new building uses traditional false-front and gable roof forms to reduce its overall mass.

5.58 Gable roofs are preferred. Flat roofs are discouraged.

a. A false front may be considered if a sloped roof is behind it.

Gable roofs such as these are preferred.

WINDOW-TO-WALL (VOID-TO-SOLID) RATIO

5.59 Maintain the typical proportion of void to solid seen on historic residential, commercial and industrial structures.

MATERIALS

5.60 Building materials should appear similar to those used historically.

5.61 Wood clapboard is appropriate as a primary building material.

a. Stone and stucco may be used as secondary building materials.

PARKING

***5.62 Parking will be provided on site.**

a. Minimize the visual impacts of parking.
b. Locate parking to the interior of the lot and screen it.
c. Pull-in parking accessed directly off the street is inappropriate.
d. Signage for ADA parking spaces is required. (Added 2009)

Minimize the visual impact of parking. Rows of pull-in parking, such as this, are inappropriate.

ARCHITECTURAL DETAILS

5.63 Outdoor amenities that will facilitate year-round pedestrian activity are encouraged.

5.64 Building entrances should appear similar to those used historically.

a. Orient the primary entrance toward the street.

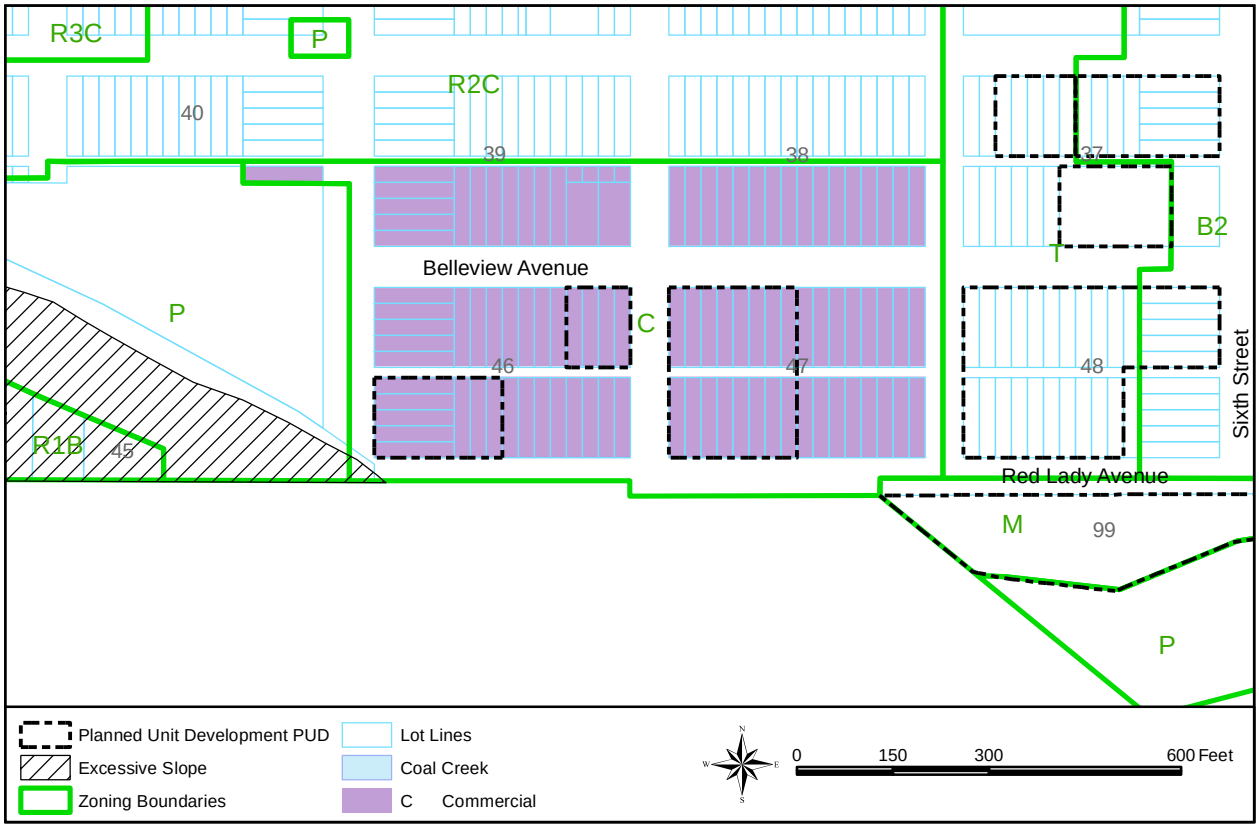
5.65 Rooftop decks may be considered but must be located to the rear of the property and can only be associated with residential or hotel uses housed within the building. *(Added 2020)*

LANDSCAPING

5.66 Projects in this zone shall provide substantial landscaping.

a. See the general standards for landscaping, page 13.

C COMMERCIAL DISTRICT



C ZONE DISTRICT within the TOWN OF CRESTED BUTTE, COLORADO

This district was created to allow the use of land for limited commercial purposes and limited industrial purposes with customary accessory and institutional uses. Employer or service housing is included as a conditional use in this district if it is incidental to the primary use. Please refer to Chapter 16, Article 5, Division 6 of the Town Code for additional information about this zone district.

Historic Character of the District

This area contained coke ovens and railroads. It was predominantly industrial.

Existing Character of the District

This area is outside the historic core and contains larger buildings and a mix of uses to accommodate semi-industrial service functions, some of which exist on two lot parcels. This is primarily an auto-access zone.

Development Trends

Existing service, commercial and industrial uses require larger, simple buildings, exterior storage and auto-related uses. This district need not be as sensitive to the historic context as some other districts. Some small residential, retail and office uses are appearing in the zone.

C District Design Goals

The Town's design goals for the Commercial district are:

- To allow flexibility to accommodate the necessity of larger buildings, provided the designs fit into the overall sense of place of Crested Butte.
- To screen commercial buildings from adjacent residential structures through landscaping and building orientation.
- To ensure that the fronts of buildings on the street are more finished than the sides.
- To ensure that along the north side of Belleview Avenue the buildings step down in scale toward the back to make a transition to the adjacent residential scale of buildings along Whiterock Avenue.

Note that the Design Standards and Guidelines in the following chapters also apply:

Chapter 2 for All Projects p. 30
Chapter 3 for Historic Properties p. 51
Section 3A Rehabilitation for all Projects p. 59
Section 3B Rehabilitation of Historic Residential Properties p. 76
Section 3C Rehabilitation of Historic Commercial Properties p. 88
Chapter 4, Section 4A for All New Commercial Construction p. 98
Chapter 4, Section 4B for All New Residential Construction p. 105

Of special concern are the following standards and guidelines:
4.22 Flat roofs may be considered on commercial structures.

C District Design Standards and Guidelines

ALIGNMENT AND SETBACKS

5.67 A variety of setbacks is appropriate.

5.68 The front façade of a building should be oriented toward the street on which the main access point is located.

MASS AND SCALE

***5.69 Buildings should step down in scale along rear lot lines where they abut residential zones.**

a. Because the C District has traditionally been an industrial area, buildings may be larger in mass. However, this mass should taper along the edges where residential zones begin. In addition, buildings of larger mass should be designed to relate to pedestrian activity.

b. Flexibility in the interpretation of these building forms is appropriate in this area.

5.70 When visible from the street, large wall surfaces should be broken up with some form of detailing.

a. Avoid large, continuous surfaces.

BUILDING FORM

5.71 Use forms similar to those seen on historic commercial and residential structures.

a. Simple, rectangular forms should be encouraged.

b. False fronts are appropriate for this district.

When visible from the street, large wall surfaces should be broken up with some form of detailing.

Use forms similar to those seen on historic commercial and residential structures.
This new building reflects the traditional false-front character of early commercial edifices.

WINDOW-TO-WALL (VOID-TO-SOLID) RATIO

5.72 Greater flexibility in the void-to-solid ratio is appropriate in this area, although in general ratios similar to those seen historically are encouraged.

Fenestration patterns on this building appear relational with historic buildings.

MATERIALS

5.73 Building materials should appear similar to those used historically.

a. Wood clapboard siding is appropriate as a primary building material.
b. Stucco and concrete block may be considered as building materials. Split-faced concrete block is recommended for the front façade. Cinderblocks are not appropriate for the front façade.
c. Corrugated metal siding may be considered as a siding material. *(Added 2020)*

5.74 Garage-door materials within the C zone should adhere to the following: *(Added 2020)*

a. Metal-faced garage doors are not allowed in the C zone.
b. Vinyl clad is not appropriate.
c. Metal garage doors are encouraged.
d. Full-glass garage doors are not appropriate.

5.75 Building entrances should appear similar to those used historically on commercial structures.

LANDSCAPING

5.76 Provide landscaping on all commercial sites.

a. This is especially important where properties abut residential districts.
b. Planter boxes with trees or tall shrubs are appropriate on building fronts. *(Added 2009)*

5.77 Screen storage and service areas.

ORIENTATION

5.78 Orient the primary entrance to the street.

5.79 Provide sidewalks.

PARKING

5.80 Provide on-site parking.

a. ADA parking is required to have signage. (*Added 2009)*

The provision of ADA parking is required.

5.81 Encourage parking in the rear.

5.82 Avoid large areas of asphalt pavement.

a. Break up large areas of asphalt if asphalt is necessary.
b. Use alternative materials that give a more natural appearance.

ARCHITECTURAL DETAILS

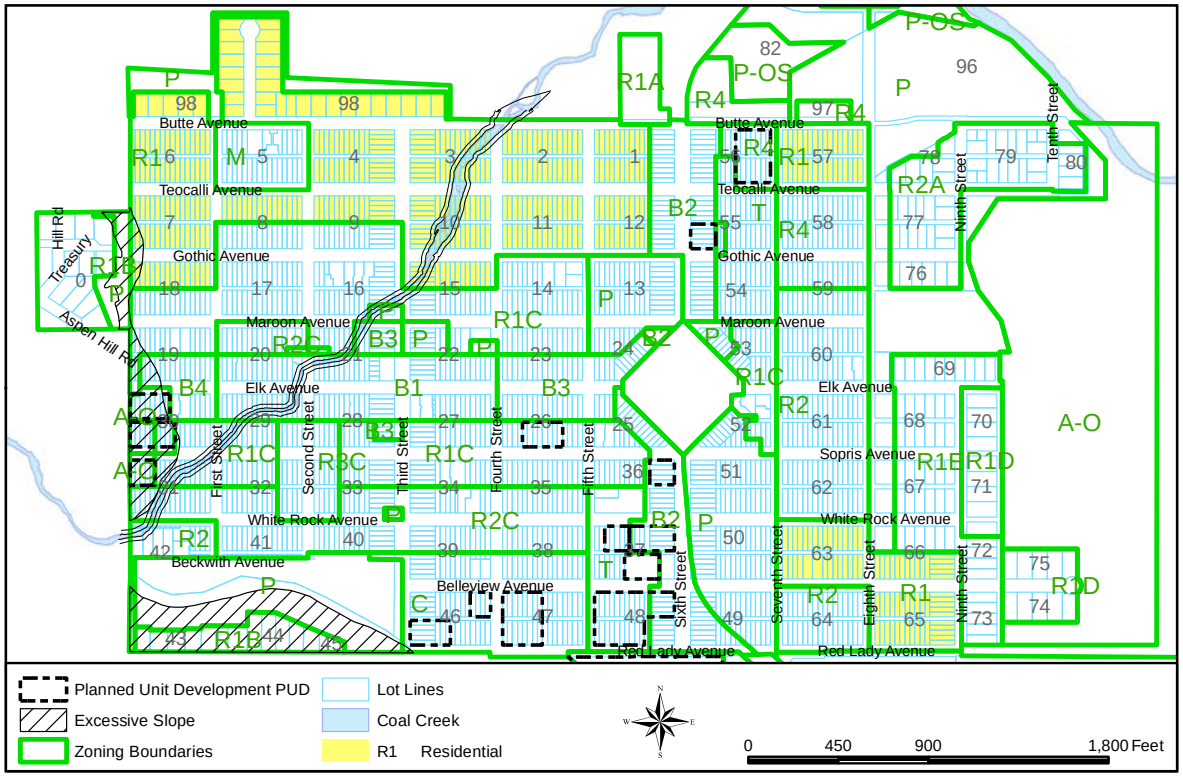
5.83 Outdoor amenities that will facilitate year-round pedestrian activity are encouraged.

5.84 Building entrances should appear similar to those used historically.

5.85 Rooftop decks may be considered but must be located to the rear of the property and can only be associated with residential or hotel uses housed within the building. ***(Added 2020)***

The provision of sufficient parking for older buildings in the Belleview Avenue commercial district is problematic. Ensure sufficient parking is provided for new construction.

R1 RESIDENTIAL DISTRICT



R1 ZONE DISTRICT within the TOWN OF CRESTED BUTTE, COLORADO

This district was created to provide 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. No more than two units, designed or used for dwelling by a family, shall be allowed on a site. Please refer to Chapter 16, Article 4, Division 1 of the Town Code for additional information about this zone district.

Historic Character of the District

The R1 zone was not built out prior to the 1970s. It was either vacant land or one block of company buildings that, for the most part, have been moved off site or destroyed over time.

Existing Character of the District

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.

Development Trends

In many instances, there is a desire to create larger structures to accommodate a resort lifestyle. This requires more space than a typical residence. In many instances, there is a desire to create larger, more modern structures that accommodate a resort lifestyle. This oftentimes requires a larger footprint and more space than a typical single-family residence. In some areas, redevelopment of smaller, older homes has resulted in increases to the overall mass and scale of the existing neighborhood. Ordinance No. 34, Series of 2019 was adopted in response to these changing circumstances by establishing Code requirements related to demolition, relocation and replacement housing.

R1 District Design Goals

The Town's design goals for this district are:

- To encourage appropriate infill and changes to existing structures that complement the character of the historic residential core areas.
- To maintain the size and scale of the R1 neighborhoods so they complement, rather than over whelm or detract from, historic structures.
- 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.

Note that the Design Standards and Guidelines in the following chapters also apply:

Chapter 2 for All Projects p. 30
Chapter 4 for All New Construction p. 98

Of special concern are the following Standards and Guidelines:

4.6 New construction should appear similar in scale to historic structures found traditionally in the neighborhood.

4.13 Contemporary interpretations of traditional details are encouraged.

Today the R1 District is a mix of occasional historic structures with new structures.

Buildings should appear similar in mass and scale to single-family houses seen historically.

R1 District Design Standards and Guidelines

MASS AND SCALE

***5.86 Use simple roof forms.**

a. These should be gable and oriented with the ridge either at a right angle or parallel to the street. *(Rev. 2009)*

b. The roof pitch should be similar to that used historically; neither too shallow nor too steep, typically 8:12 to 12:12 pitch. *(Rev. 2009)*

c. Steep pitches are preferred over shallow pitches, and flat roofs are not allowed.

d. Buildings should be a composition of simple, rectangular forms.

***5.87 The building should appear similar in mass and scale to single-family houses seen historically.**

a. Break up the mass of larger structures into groupings of modules, each of which expresses the mass and scale of buildings seen traditionally.

b. See guideline 4.4 in "All New Construction"

5.88 Buildings should appear similar in height to single-family houses seen in the neighborhood.

5.89 Buildings should appear similar in width to single-family houses seen historically in the neighborhood.

SETBACK AND ORIENTATION

5.90 Setbacks should be similar to those seen historically in residential areas.

5.91 Each structure should have a primary entrance that is oriented to the street.

a. Defining the entrance with a porch is encouraged.

LANDSCAPE

5.92 Providing landscaped front yards is required.

5.93 Minimize the visual impact of off-street parking.

a. Parking in the front yard is discouraged.

5.94 Minimize the visual impact of garages. Locate garages on the alley when feasible.

a. When garages are located as part of the primary structure, use single-car garage doors and paint or stain them the same color as the areas around them. Design the garage to be visually subordinate.

b. Set garages in from the street further than the primary façade, or orient the garage doors at a right angle to the street. *(Added 2009)*

Minimize the visual impact of garages on front façades as seen from public ways. A more appropriate design solution to this garage addition would have been to locate the garage in a secondary structure to the rear of the lot.

BUILDING FORM

***5.95 Buildings should have a simple rectangular mass as the primary form.**

a. Subordinate elements may be attached to the primary form.

b. These attachments should be clearly smaller.

Buildings should have a simple rectangular mass as the primary form.

***5.96 Windows should be similar in size and proportion to those used historically.**

a. Half-round and quarter-round windows may be acceptable.

b. Trapezoidal and round windows were not used historically and are discouraged.

c. Double-hungs or windows that have the appearance of double-hungs with roughly a 2:1 height to width ratio are encouraged. *(Added 2009)*

d. Large plate glass windows are not allowed. *(Added 2009)*

e. Windows larger than 24”x24” must have mullions. *(Added 2020)*

Window styles and placement are proportional with historic residences.

5.97 Windows and doors should be trimmed with wood of a dimension seen historically.

***5.98 Balconies and decks should appear subordinate to the main building.**

a. Balconies and decks should be located on the alley side of a structure rather than the street side.

Effective placement of second floor decks on the rear of this residence.

5.99 Clearly define entrances; use a porch to define the entry.

a. The porch should be the predominant element on the front of the structure.

The entrance is on thsi residence is clearly defined.

5.100 If a building incorporates a stepdown module toward the side-yard lot line, the module should appear as an addition on the side of the structure but not occupy the entire length of the side.

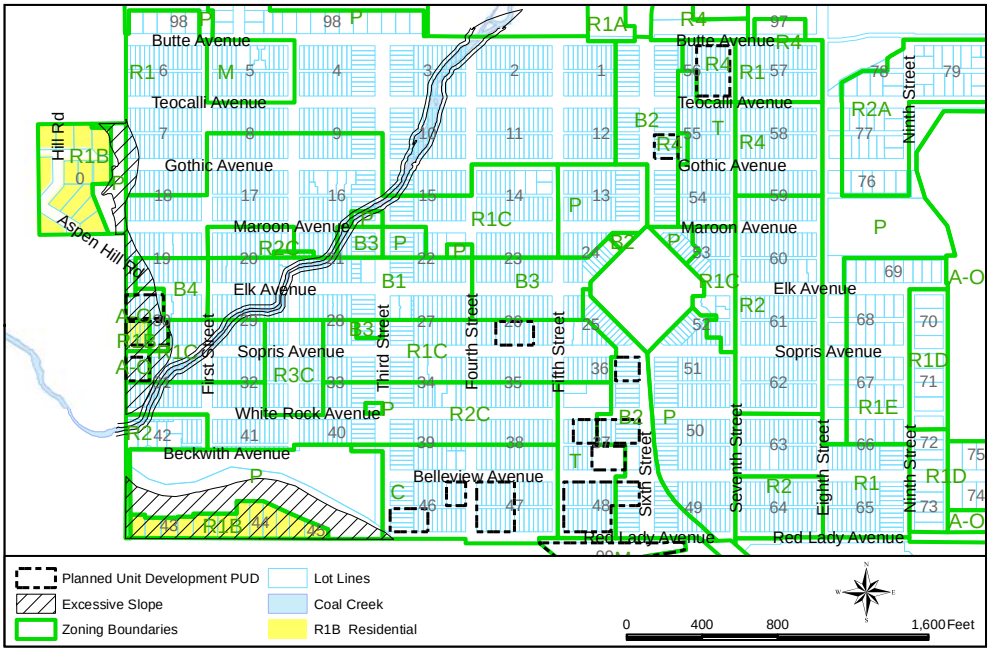
This new residential structure uses a porch to define the entrance. The garage is appropriately located to the rear.

As the building steps down to the side yard the stepdown module should appear as an addition on the side of the structure. It should not occupy the entire length of the side, as it does on this structure.

R1A RESIDENTIAL DISTRICT

This district is of limited size. It was designed to allow some existing development on the perimeter of town to be incorporated as a buffer to the surrounding open space. The Standards and Guidelines for new development in Chapter 4 should be used as the basis for design and review in this zone. Please refer to Chapter 16, Article 4, Division 4 of the Town Code for additional information about this zone district.

R1B RESIDENTIAL DISTRICT



R1B ZONE DISTRICT within the TOWN OF CRESTED BUTTE, COLORADO

This district was created for unique properties situated at higher elevations where larger building sites accommodate fewer structures, serving as a transition between the town and larger residential lots outside of town limits. No more than two units, designed or used for dwelling by a family, are allowed on a site. Unlike traditional town lots, the impact of structures may be elevated by their appearance from town that may not be the street frontage. Please refer to Chapter 16, Article 4, Division 5 of the Town Code for additional information about this zone district.

Historic Character of the District

The bench helps to define the edge of the valley. This ridge became the natural boundary to town on the south and west.

Existing Character of the District

R1B is a residential area consisting of large newer homes with views into town and over town to the Crested Butte ski area.

R1B District Design Goals

- To minimize the mass and scale of buildings as seen from below, buildings in this area should relate to those found traditionally in town.
- To encourage appropriate infill and changes to existing structures that complement the character of the historic core areas.
- To maintain the size and scale of the R1B neighborhoods and to place new structures so they complement, rather than overwhelm or detract from, historic structures.
- To maintain and encourage pedestrian size, scale, uses, and orientation.
- To allow for greater flexibility in design than what is allowed in historic areas.

Note that the Design Standards and Guidelines in the following chapters also apply:

Chapter 2 for All Projects p. 30
Chapter 4 for All New Construction p. 98

Of special concern are the following Standards and Guidelines:
2.29 The use of accessory structures is encouraged to reduce the overall mass on a site.

R1B District Design Standards and Guidelines

***5.101 Buildings should step down in scale as they approach the edge of the bench.**

a. If possible, limit height to 1 ½ stories at the edge of the bench to minimize the mass as seen from town.

5.102 Minimize roof mass.

a. Orient gable ridgelines toward the core in order to minimize the apparent mass of structures as seen from the center of town.

5.103 Provide landscape buffers along the edge of the bench to screen the mass of buildings.

***5.104 Minimize large glass areas facing town.**

a. Window-to-wall ratios should be no greater than those found in town.

5.105 Provide a variety of setbacks.

a. This is especially important for large structures.

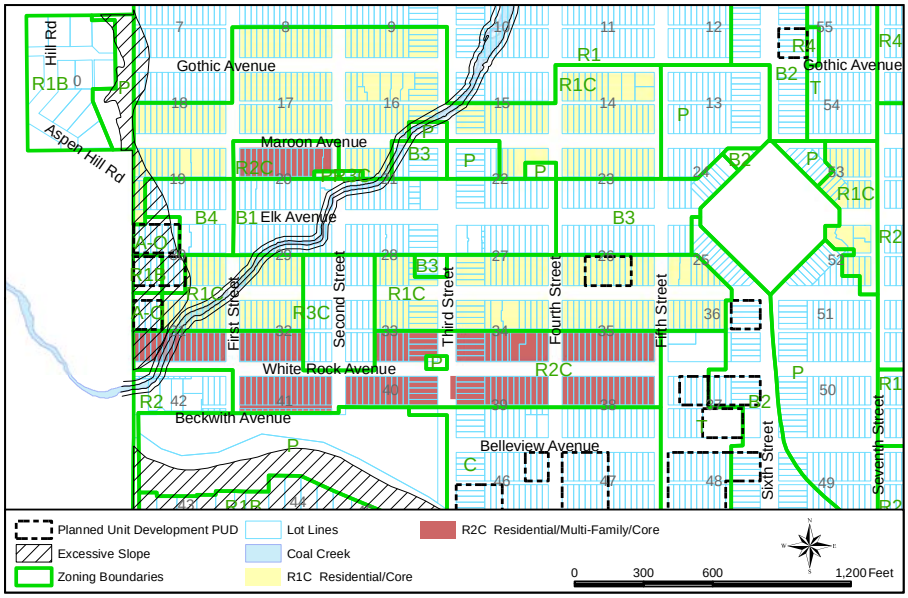
5.106 Locate structures away from the edge of the bench.

a. Minimize their appearance as seen from below.

***5.107 Minimize lighting that is visible from the town below.**

a. Locate light sources away from the edge of the bench.
b. Light sources should be screened or directed to minimize visual impact on neighbors and the town below.

R1C & R2C HISTORIC CORE RESIDENTIAL DISTRICTS



R1C & R2C ZONE DISTRICTS within the TOWN OF CRESTED BUTTE, COLORADO

The R1C District was created to provide 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. Residential and institutional uses customarily found in proximity to such residential uses are included as conditional uses. No more than two units, designed or used for dwelling by a family, are allowed on a site. Please refer to Chapter 16, Article 4, Division 6 of the Town Code for additional information about this zone district.

The purpose of the R2C District is to provide areas for more intensive residential development than allowed in the R1 District, along with customary accessory uses. It is imperative to carefully monitor such development so that it blends into its neighborhood context and the scale and fabric of the town, paying particular attention to the characteristics, size and scale of existing historic buildings. Please refer to Chapter 16, Article 4, Division 7 of the Town Code for additional information about this zone district.

Historic Character of the District

The R1C and R2C zones were the original residential areas of town. Houses were wood frame with sloping gable roofs. There were occasional larger structures that were originally boarding houses and lodging facilities. The R1C was primarily single-family, while the R2C included duplex residences as well.

Existing Character of the District

Today this area is a mix of historic structures and new infill. Many of the historic structures have been added on to and rehabilitated. Some recent additions and restorations have modified non-historic changes. Some of these earlier changes have set a character of their own often described as Carpenter Gothic, and include unique features such as jigsaw bargeboards on the fascia.

Development Trends

Many historic properties still remain for potential renovations and additions. In many instances there is a desire to create larger structures to accommodate the lifestyle of a resort setting. However, the intent is to promote development that is more in scale with the historic context.

Note that the Design Standards and Guidelines in the following chapters also apply:

Chapter 2 for All Projects p. 30
Chapter 3 for Historic Properties p. 51
Section 3A Rehabilitation for all Projects p. 59
Section 3B Rehabilitation of Historic Residential Properties p. 76
Section 3C Rehabilitation of Historic Commercial Properties p. 88
Chapter 4, Section 4A for All New Commercial Construction p. 98
Chapter 4, Section 4B for All New Residential Construction p. 105

Of special concern are the following Standards and Guidelines:

2.16 Arrange landscape elements in a manner similar to that seen traditionally.
3.18 Additions should be compatible in size and scale with the main building.
3.23 When planning alterations to a historic building, minimize negative effects on existing character-defining features.
3.47 Preserve the original porch.
3.64 Preserve historic accessory buildings.

R1C & R2C Districts Design Goals

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

Today the R1C District is a mix of historic and new structures. Many of the historic structures have been added on to and rehabilitated for contemporary living. Note: streets not yet paved.

Buildings should appear similar in width to that of single-family houses seen historically in this area.

R1C & R2C Districts Design Standards and Guidelines

***5.108 Buildings should appear similar in width and height to single-family houses seen historically in this district.**

5.109 Setbacks should be similar to those seen historically in residential areas.

5.110 Each structure should have a primary entrance oriented to the street. Define the entrance with a porch.

5.111 Provide landscaped front yards.

Landscaped front yards with fencing provides definition and interest.

5.112 Minimize the visual impact of off-street parking.

a. Parking areas and garages in front yards are discouraged.

***5.113 Minimize the visual impact of garages. When feasible, locate garages on the alley.**

a. When garages are located as part of the primary structure, use single-car garage doors. Design and paint the garage to be visually subordinate.

5.114 Buildings should have a simple rectangular mass as the primary form.

a. Other subordinate elements may be attached to this.
b. These attachments should be clearly smaller.

Simple rectangular forms are conveyed on this Ell shaped home.

5.115 Windows should be similar in size and proportion to those used historically.

a. If in scale, half-round and quarter-round windows may be acceptable in new construction.

b. Triangular, trapezoidal and round windows were not used historically and are discouraged.


Window styles and placements are relational with historic homes.

5.116 Windows and doors should be trimmed with wood of a dimension seen historically.

5.117 Balconies and decks should appear subordinate to the main building.

a. Balconies and decks should preferably be located on the alley side of a structure rather than the street sides.

Locating balconies on the rear of the residence is encouraged.

5.118 Clearly define entrances. Use a porch to define the entry.

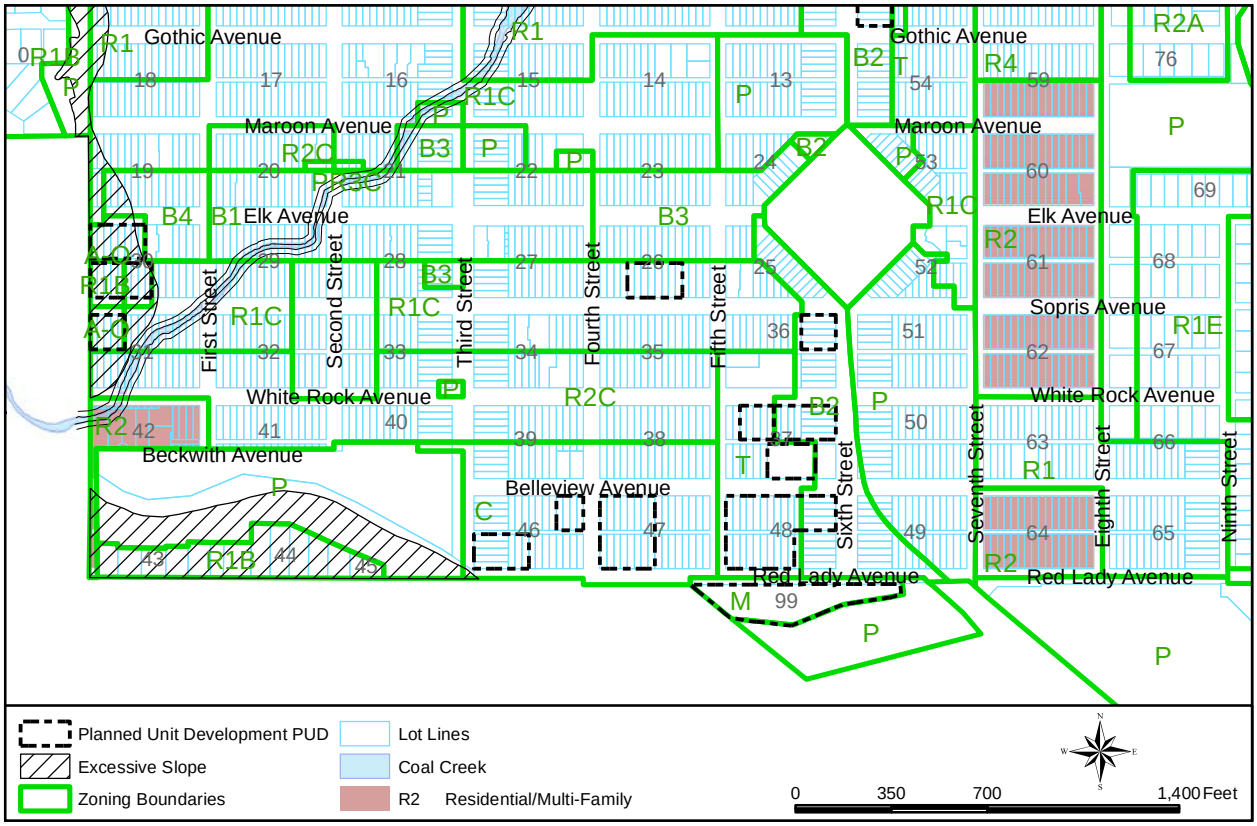
a. The porch should be the predominant element on the front of the building.

***5.119 Residences in the R1C District should be differentiated from those in the R1 District by being more pedestrian-oriented, smaller in scale and with garages or surface parking not facing the street.**

Buildings should have a simple rectangular mass as the primary form.

Windows and doors should be trimmed with wood of a dimension seen historically.

R2 RESIDENTIAL & MULTI-FAMILY DISTRICT



R2 ZONE DISTRICT within the TOWN OF CRESTED BUTTE, COLORADO

This district was created to provide areas for more intensive residential development than allowed in the R1 District, along with customary accessory use, but to carefully monitor such development so that it blends into its neighborhood context and the scale and fabric of the town. Please refer to Chapter 16, Article 4, Division 9 of the Town Code for additional information about this zone district.

Existing Character of the District

Today this area contains a mix of residential structures that vary in size. This variation ranges from small, single-family residences to larger, fourplex apartment and condominium buildings. Except for the Depot, all of the structures have been constructed within the past 50 years.

Development Trends

Larger structures are appearing on smaller lots, with visible street parking that is not well screened. The massing of these structures is often out of character with the appropriate historic scale of Crested Butte. Due to the size of these new structures, side-yard setbacks are minimal, leaving little room for open space, landscaping or light to buildings.

R2 District Design Goals

- To accommodate multiunit structures in a way that minimizes the scale on small lots and reduces the impact of parking as seen from the street.
- To locate structures in such a way that open space is maximized.

Today the R2 District contains a mix of residential structures that vary in size. This variation ranges from small, single-family residences to larger, fourplex apartment and condominium buildings. Besides the Denver and Rio Grande Railroad Depot located at 716 Elk Avenue, the historic mine superintendent's house located at 721 Maroon Avenue, and large portions the historic mule barn located at 709 and 723 Maroon Avenue, all of the structures have been constructed within the past 50 years.

Note that the Design Standards and Guidelines in the following chapters also apply:

Chapter 2 for All Projects p. 30
Chapter 3 for Historic Properties p. 51
Section 3A Rehabilitation for all Projects p. 59
Section 3B Rehabilitation of Historic Residential Properties p. 76
Section 3C Rehabilitation of Historic Commercial Properties p. 88
Chapter 4, Section 4A for All New Commercial Construction p. 98

Of special concern are the following Standards and Guidelines:
2.22 Protect natural features.
2.27 Minimize the visual impacts of parking.
4.6 New construction should appear similar in scale to historic structures found traditionally in the neighborhood.

R2 District Design Standards and Guidelines

5.120 Use simple building and roof forms.

a. There should be a gable with the ridge oriented to the street.
b. Buildings should be a composition of simple, rectangular forms.

The use of simple roof forms relate with historic residential buildings.

***5.121 The building should appear similar in mass and scale to single-family houses seen historically.**

a. Break up the mass of larger structures into a grouping of modules, each of which expresses the mass and scale of buildings seen traditionally. See guideline 4.4.

5.122 Buildings should appear similar in height to single-family houses seen historically in this neighborhood.

***5.123 Buildings should appear similar in width to single-family houses seen historically in this neighborhood.**

***5.124 Setbacks should be similar to those seen historically in residential neighborhoods.**

***5.125 Each structure should have a primary entrance that is oriented to the street.**

a. Define the entrance with a porch.

Primary entrances oriented to the street enhance the pedestrian orientation seen historically.

5.126 Provide a landscaped front yard.

a. Minimize the visual impact of off-street parking.

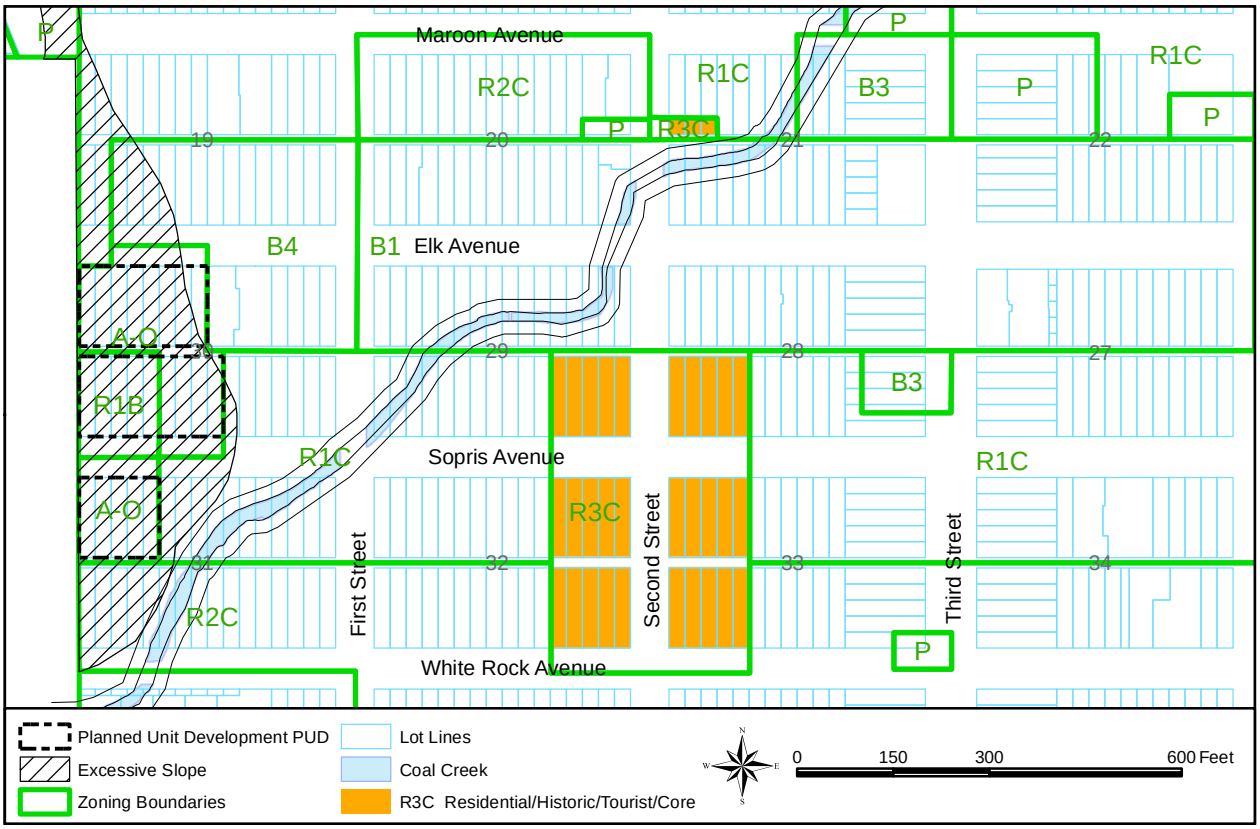
5.127 Minimize the visual impact of the garage.

a. See Guidelines 2.27 and 4.26 for more detail.

Break up the mass of larger structures to reduce their perceived mass. The mass on this site is divided into two buildings. Please note that the clerestory windows are not appropriate.

Minimize the visual impact of garages.

R3C CORE RESIDENTIAL DISTRICT



R3C ZONE DISTRICT within the TOWN OF CRESTED BUTTE, COLORADO

This district was created to allow greater flexibility in preserving significant historic buildings. Furthermore, this district was also created to allow for a business corridor and activity centers adjacent to the central business district of town, paying particular attention to the characteristics, size and scale of existing historic buildings. Please refer to Chapter 16, Article 4, Division 8 of the Town Code for more information about this zone district.

Historic Character of the District

The tipple for the mine, where coal was loaded onto train cars, was located at the southernmost edge of this district. Many mine workers made their way into town along Second Street at the end of the work day. To take advantage of this concentration of workers, a number of taverns were located along Second Street. Other commercial structures were also located along the street, mixed in with residential structures. Historically, the R3C District character was quite varied.

Existing Character of the District

The R3C District retains a mix of residential and commercial structures. The Old Croatian Meeting Hall located

at 512 Second Street is a notable landmark. Other historic commercial and residential structures have also been converted to new commercial uses.

Development Trends

Commercial uses continue to do well in this district, creating pressure for remaining residential structures to be converted into commercial uses over time.

R3C District Design Goals

- To accommodate changes in use within existing historic structures without losing the character of the original.
- To encourage compatible infill that supports the expansion of the business and activity uses adjacent to the central business district.
- To address traffic and parking problems in a congested area on the public transportation route.

Note that the Design Standards and Guidelines in the following chapters also apply:

Chapter 2 for All Projects p. 30
Chapter 3 for Historic Properties p. 51
Section 3A Rehabilitation for all Projects p. 59
Section 3B Rehabilitation of Historic Residential Properties p. 76
Section 3C Rehabilitation of Historic Commercial Properties p. 88
Chapter 4, Section 4A for All New Commercial Construction p. 98
Chapter 4, Section 4B for All New Residential Construction p. 105

Of special concern are the following Standards and Guidelines:
2.27 Minimize the visual impacts of parking.
3.2 Orient the building containing the primary use toward the street.
3.4 Seek uses that are compatible with the historic character of the building.

The R3C District retains a mix of residential and commercial structures. The old Croatian Meeting Hall is a notable landmark.

R3C District Design Standards and Guidelines

SCALE

***5.128 Buildings should appear similar in scale to those seen historically in the R3C district.**

a. If the overall floor area of a new structure would be greater than that of buildings seen traditionally, it should be divided into smaller, subordinate masses. It should appear to be an accretion of smaller masses instead of one uniform mass to reduce the perceived mass of larger structures.

BUILDING HEIGHT

5.129 Buildings should appear similar in height to those seen historically in the neighborhood.

a. Historically, buildings were one and two stories in height. New buildings should include some one-story portions.

b. First-floor heights also should appear to be similar to those seen historically in the area.

BUILDING WIDTH

5.130 Buildings should appear similar in width to those seen historically in the neighborhood.

a. Traditionally, façade modules of commercial-type buildings ranged from 25 to 40 feet in width. Façade modules of residential-type buildings ranged from 15 to 25 feet in width. New buildings should be organized into modules that reflect these traditional widths.

BUILDING FORM

***5.131 Use forms similar to those seen on historic residential and commercial structures.**

a. Simple rectangular forms are appropriate.

b. A gable roof is appropriate for the primary mass of the building.

ALIGNMENT

5.132 Variety in the setback of buildings is encouraged.

a. In general, it is appropriate that those buildings that relate to the traditional commercial store front building type should align at the sidewalk edge, while those that relate more to traditional residential structures in the neighborhood should be set back with a yard in front.

MATERIALS

***5.133 Building materials should appear similar to those used historically.**

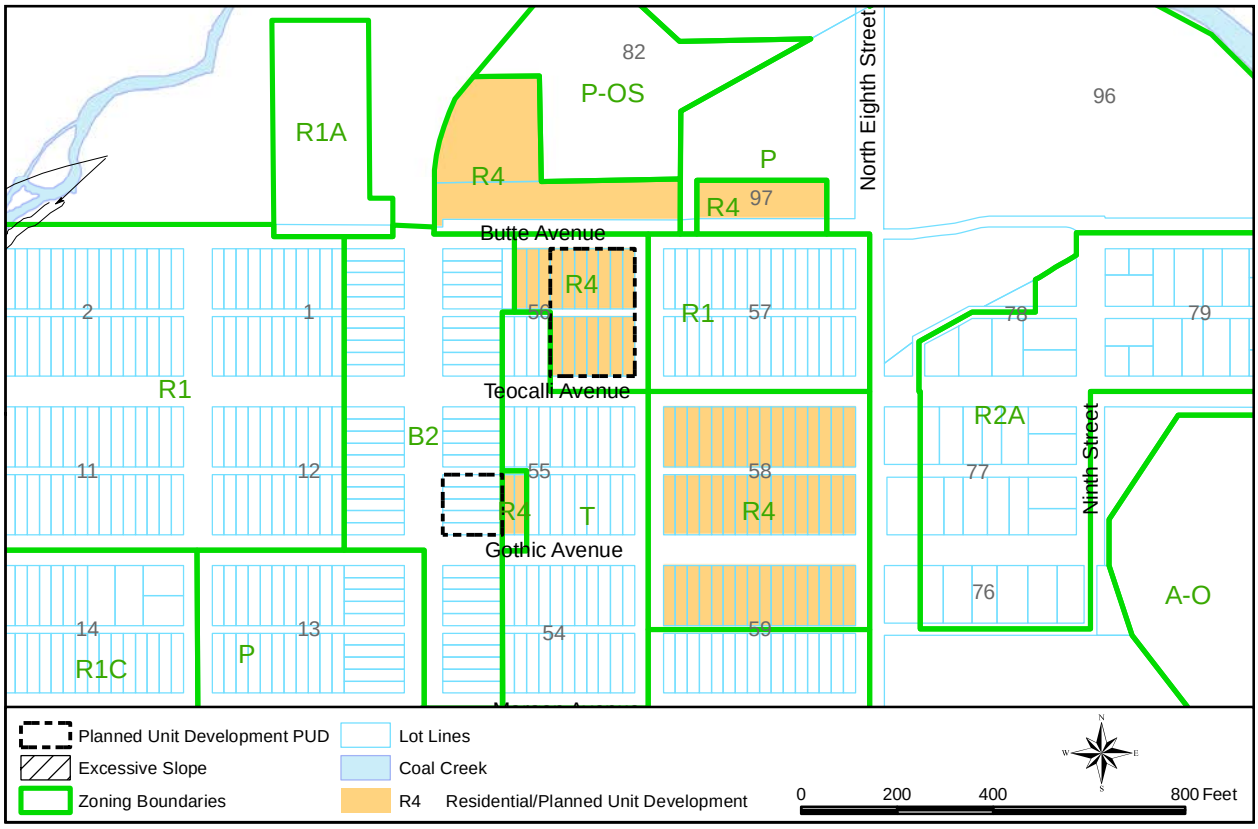
a. Wood clapboard is appropriate as a primary building material.

ENTRANCES

5.134 Orient the primary entrance of a building toward the street.

Secondary structures define the edge of the alley on the left in this photograph. These stand behind structures that are residential in character. The side of a commercial building forms the alley edge on the right. Such juxtapositions in character are found in the R3C district.

R4 RESIDENTIAL DISTRICT



R4 ZONE DISTRICT within the TOWN OF CRESTED BUTTE, COLORADO

This district was created to provide areas for more intensive residential development than allowed in the R1 or R2 Districts, along with customary accessory use, but to carefully monitor such development so that it blends into its neighborhood context. Please refer to Chapter 16, Article 4, Division 11 of the Town Code for more information about this zone district.

Historic Character of the District

Historically, this neighborhood held a few single-family homes, each with a large lot. Many properties faced out onto undeveloped open space outside the town boundary. Overall, it was sparsely developed.

Existing Character of the District

Today, the R4 areas are fully built out with duplexes and several large, multifamily buildings. These include a variety of simple, rectangular, two-story buildings and a few others that are more complex in form. More recent structures appear as a set of subordinate masses, helping reduce the perceived mass of these structures.

Development Trends

This area provides housing for residents, and its zoning provides greater flexibility in the development of residential uses, including condominiums and duplex residences.

R4 District Design Goals

- To continue to accommodate the variety of housing types that are allowed in this zone.
- To allow greater design flexibility because no immediate historic context exists for new build ings, yet renovations and replacement buildings (or redevelopment) should have visual relation ships with the historic core of town.
- In a broad sense, to have new development be visually related to the rest of town. At the edges of the R4 districts buildings should have a greater sensitivity to the lower-scale develop ment found in adjacent zones.
- Special attention should be given to parking and snow storage on higher-density projects.

Note that the Design Standards and Guidelines in the following chapters also apply:

Chapter 2 for All Projects p. 30
Chapter 4 for All New Construction p. 98

Of special concern are the following Standards and Guidelines:
2.33 Consider protecting views from public ways to the mountains and to historic landmarks when feasible.
4.4 New construction should appear similar in scale to historic structures found traditionally in the neighborhood.

R4 District Design Standards and Guidelines

ALIGNMENT AND SETBACKS

5.135 A variety of setbacks is appropriate.

a. Provide space for snow storage on site. This may be located in the setbacks in many cases.

Adequate snow storage areas were not provided for this four-plex. Storage areas should be provided to store snow between storm cycles that will be hauled away to ensure parking is accessible..

5.136 Site buildings to maximize views from the site to the historic core of town.

MASS AND SCALE

***5.137 Buildings should appear similar in scale to those seen historically in the neighborhood.**

a. A variety in building scale is appropriate, similar to commercial, residential and industrial buildings seen historically in town.

b. Large projects should be broken into modules to break up the perceived scale of the project.

The mass and scale of these buildngs are effectively minimized through design.

5.138 Buildings should appear similar in width to those seen historically in the neighborhood.

5.139 A new building should appear similar in height to those seen historically in the neighborhood.

a. Include some one- and two-story elements in the building.

5.140 Buildings should be very sensitive to smaller-scaled residential zones that may abut the R4 district.

a. Buildings should step down in scale when adjacent to other residential districts.

BUILDING FORM

***5.141 Use forms similar to those seen traditionally in residential areas of town.**

a. A simple, rectangular form is appropriate for the primary mass of a building.

5.142 Gable roofs are preferred.

a. A false front may be considered if a sloped roof is behind it.

b. Flat roofs are discouraged.

PARKING

***5.143 Parking is strongly encouraged on site.**

a. Minimize the visual impacts of parking when feasible.

b. Locate the majority of parking in the rear, and reserve the front yard for landscaping and two to three parking spaces.

WINDOW-TO-WALL (VOID-TO-SOLID) RATIO

5.144 Maintain the typical proportion of solid to void seen on historical residential, commercial and industrial structures.

a. Avoid locating large areas of glass, greater than those seen traditionally, on façades that face streets.

Window openings and placements in this multi-family building appear realtional with historic buildings.

MATERIALS

5.145 Wood clapboard is appropriate as a primary building material.

a. Stone may be used as a secondary building material.
b. Use stucco only in limited amounts.
c. See the Guidelines for All New Residential Construction.

ARCHITECTURAL DETAILS

5.146 Outdoor amenities that will facilitate year-round pedestrian activity are encouraged.

5.147 Building entrances should appear similar to those used historically.

a. Orient a primary entrance toward the street. The use of front porches is encouraged.
b. See the Guidelines for New Residential Construction.

LANDSCAPING

5.148 Projects in this zone shall provide substantial landscaping.

a. See the Guidelines for All New Construction.

P PUBLIC DISTRICT

This district was created to ensure adequate land for recreation and for governmental and quasi-governmental purposes. Please refer to Chapter 16, Article 6, Division 2 of the Town Code for more information about this zone.

Historic Character of the District

Historically, this area was almost entirely open space.

Existing Character of the District

A variety of community facilities are scattered around town. These include the Center for the Arts, the Crested Butte Community School, ball fields, parking lots, and playgrounds. Other areas, such as the parcel in the northeast corner of town, are primarily passive open space and may include wetlands. Each of these sites has a unique character. A large portion of the area across from Elk Avenue contains a public parking lot, a visitor's center and a transit shelter.

Development Trends

These places continue to see an increase in activity, both for outdoor recreation and for indoor functions. Additional structures and site improvements may be anticipated in this district.

P District Design Goals

- To maintain the open, park-like setting that many of these spaces convey when public facilities are developed in these areas.
- To accommodate active and passive recreational uses.
- To allow visibility to and identity of public buildings.
- In some cases, to provide a buffer between high-traffic areas and abutting residential zones.
- To allow flexibility in design. Because the buildings located in this district serve unique func tions, they may vary from the character seen in many traditional structures in Crested Butte. In fact, institutional buildings, such as the Old Town Hall and the Old Rock School, were designed to be unique structures that served as landmarks. In this tradition, new structures in the P district may stand out from the context to be distinguished as important for their public function. At the same time, a general sense of relatedness to the scale and architecture of the town and to the town itself should continue to be expressed.

Note that the Design Standards and Guidelines in the following chapters also apply:

Chapter 2 for All Projects p. 30
Chapter 3 for Historic Properties p. 51
Section 3A Rehabilitation for all Projects p. 59
Section 3B Rehabilitation of Historic Residential Properties p. 76
Section 3C Rehabilitation of Historic Commercial Properties p. 88
Chapter 4, Section 4A for All New Commercial Construction p. 98

Chapter 4, Section 4B for All New Residential Construction p.105

Of special concern are the following Standards and Guidelines:
2.19 The use of native plant materials is strongly encouraged.

P District Design Standards and Guidelines

5.149 In active public areas, public and institutional buildings may stand out from the established context in order to denote their special functions, while also appearing related to the town as a whole.

a. The erection of a temporary structure for less than six months in any one calendar year may be permitted where such structure is found to be of unique function in serving the public benefit, in that it provides musical or cultural opportunities or other public amenities to town residents and visitors. Said structure should be of a neutral color, preferably of a traditional shape and made of traditional materials or fabric. The Board may allow some latitude in design for reasonable demonstrable practical considerations. *(Ord. 7, 2002)*

The special function of this building is larger than the surrounding residential neighborhood.

Recreational buildings and structures convey relationships with historic forms.

5.150 In passive public areas the visual impacts of structures should be minimized.

a. Landscaping should reinforce the natural character of the area.

Passive park area together with this playground and pavilion provide substantial landscaping.

Natural recreational area are important passive amenities.

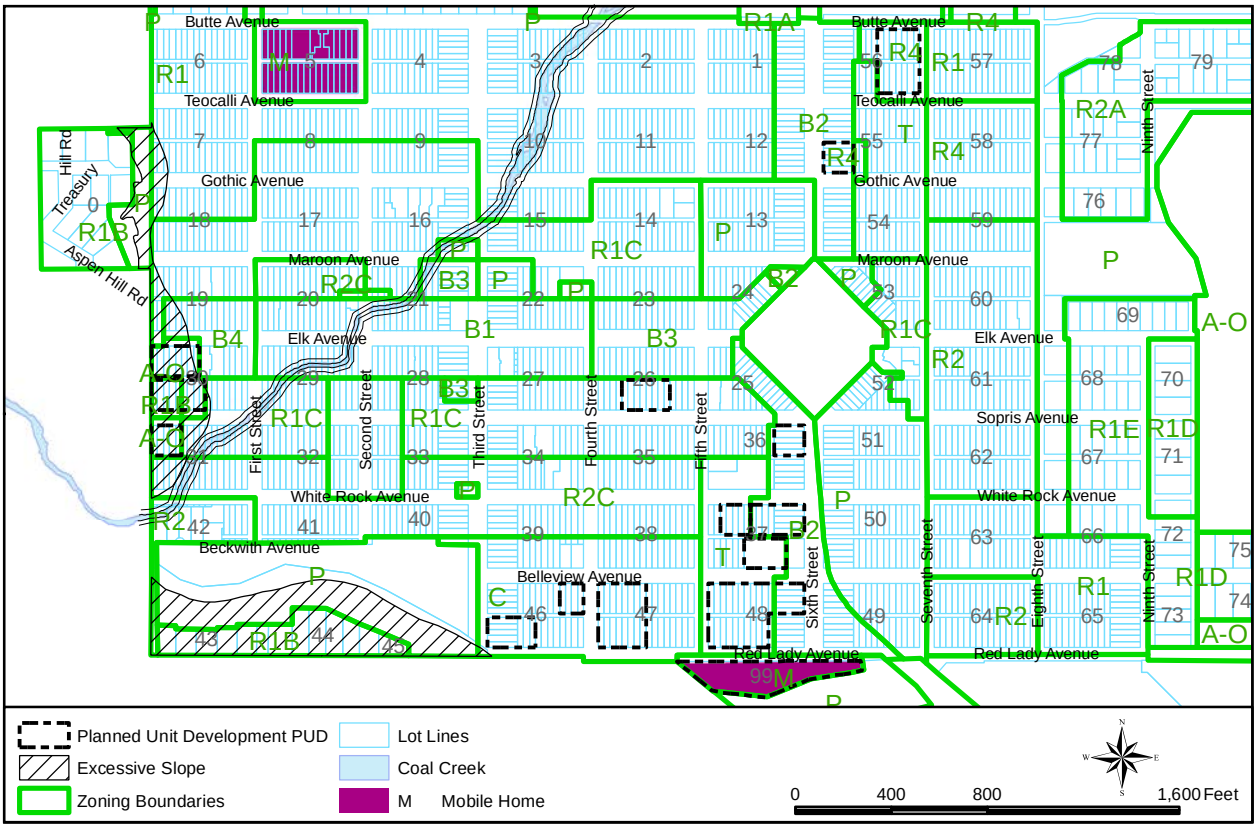
***5.151 Building materials should be compatible with the traditional character of the town.**

a. See the Guidelines for All New Construction.

5.152 Rooftop decks may be considered but must be located to the rear of the property and can only be associated with residential or hotel uses housed within the building. *(Added 2020)*

Building forms and styles relate with historic styles using conventional wood siding materials.

M MOBILE HOME DISTRICT



M ZONE DISTRICT within the TOWN OF CRESTED BUTTE, COLORADO

This district was created to accommodate the continued availability of land within the town for the location of mobile homes, while at the same time encouraging the location, movement or realignment of mobile homes in ways that will maximize public safety and aesthetic considerations. Please refer to Chapter 16, Article 6, Division 1 of the Town Code for more information about this zone district.

Historic Character of the District

The district in the northwest corner of Town once contained historic structures that were part of a mining-company housing development called New Town, but most of the buildings were moved to Gunnison and some were destroyed. A small sense of this historic context remains near the buildings on the north side of Gothic Avenue between First and Second Streets.

The district situated in southeast corner of Town was created for local housing.

Existing Character of the District

Today the M district consists of a collection of mobile homes. Some of these have been modified with exterior treatments that customize their appearance.

M District Design Goals

The goal of the M District is to accommodate this form of affordable housing while at the same time becoming more visually compatible with the traditional character of town

Note that the Design Standards and Guidelines in the following chapters also apply:

Chapter 2 for All Projects p. 30
Chapter 4, Section 4A for All New Commercial Construction p. 98

Of special concern are the following Standards and Guidelines:
2.15 Include substantial amounts of landscaping in all projects.
2.27 Minimize the visual impacts of parking.
4.1 Develop the site for a new mobile home in a manner similar to that used historically.

Mobile homes should appear anchored to the ground. A skirt that screens the axle and tires and appears to be a foundation should be provided.

M District Design Standards and Guidelines

5.153 Orient mobile homes in a manner similar to that of traditional homes.

a. The long dimension of the unit should be aligned perpendicular to the street.

5.154 Mobile homes should appear anchored to the ground.

a. A skirt that screens the axle and tires and appears to be a foundation should be provided.

***5.155 Provide landscaping to minimize the apparent density of the neighborhood.**

a. Use plant materials and other landscape elements to screen views through the area. Also, use landscaping to partially screen the edges of the site.

b. Landscape the front yard area to maintain a sense of residential yard.

5.156 Minimize the visual impacts of on-site parking.

a. While it is desirable for parking lots to be located behind mobile homes, it is not always feasible due to the building density and setbacks allowed in the zone. (Rev. 2020)

R1D, R1E, R1F AND R2A NEW RESIDENTIAL ZONES

The purpose for these and subsequent districts is to accommodate the continued availability of land within the town and the changing dynamics of Crested Butte as it grows. R2A is designated primarily for local housing. The guidelines for new residential construction should be utilized when designing in these zones. Please refer to Chapter 16, Article 4, Division 2 (R1D zone), Division 3 (R1E zone), Division __ (R1F zone)and Division 10 (R2A zone) for additional information about these zone districts.

Historic Character of the District

This area was ranchland before it was annexed by the Town in 2002. It may have once contained historic structures. No sense of this historic context remains. However, historic buildings in nearby blocks are visible from this area.

Existing Character of the District

These districts are new development zones. The character of the existing new zones is focused on single- and multifamily residential uses, while new zones created in the future will be dictated by the needs of the community.

New Residential Zones Design Goals

The goal of the zone district is to accommodate the needs of our growing community while at the same time maintaining the architectural integrity and traditional character of town. New construction in these zones should appear compatible with the R1 zone massing, scale and styles.

- Those parcels in R1D and R2A that do not have alley access should take extra care avoid having garage doors face the street.
- Front yard setbacks in R2A are defined in a range so parking should be carefully considered if accessed off the street. In the R2A zone, parallel parking within the residential lot may be considered on a case-by-case basis.
- Those parcels in R2A that utilize snow-shed easements on adjacent properties should take special care in designing roof elements to minimize their snow-shed impacts on adjacent properties.

Note that the Design Standards and Guidelines in the following chapters also apply:

Chapter 2 for All Projects p. 30
Chapter 4, Section 4B for All New Residential Construction p. 105
Chapter 5 for the R1 District p. 171

Of special concern are the following Standards and Guidelines:

4.8 Wood should be painted or have pigmented stain.
4.10 Materials should be similar to those used historically.
4.11 The exact replication of historic structures is discouraged.

R1D

R1D ZONE DISTRICT within the TOWN OF CRESTED BUTTE, COLORADO

Larger parcels in the R1D zone provides for larger buildings. The scale can be minimized through modules that reduce the overall mass.

Provide substantial amounts of landscaping

R1E

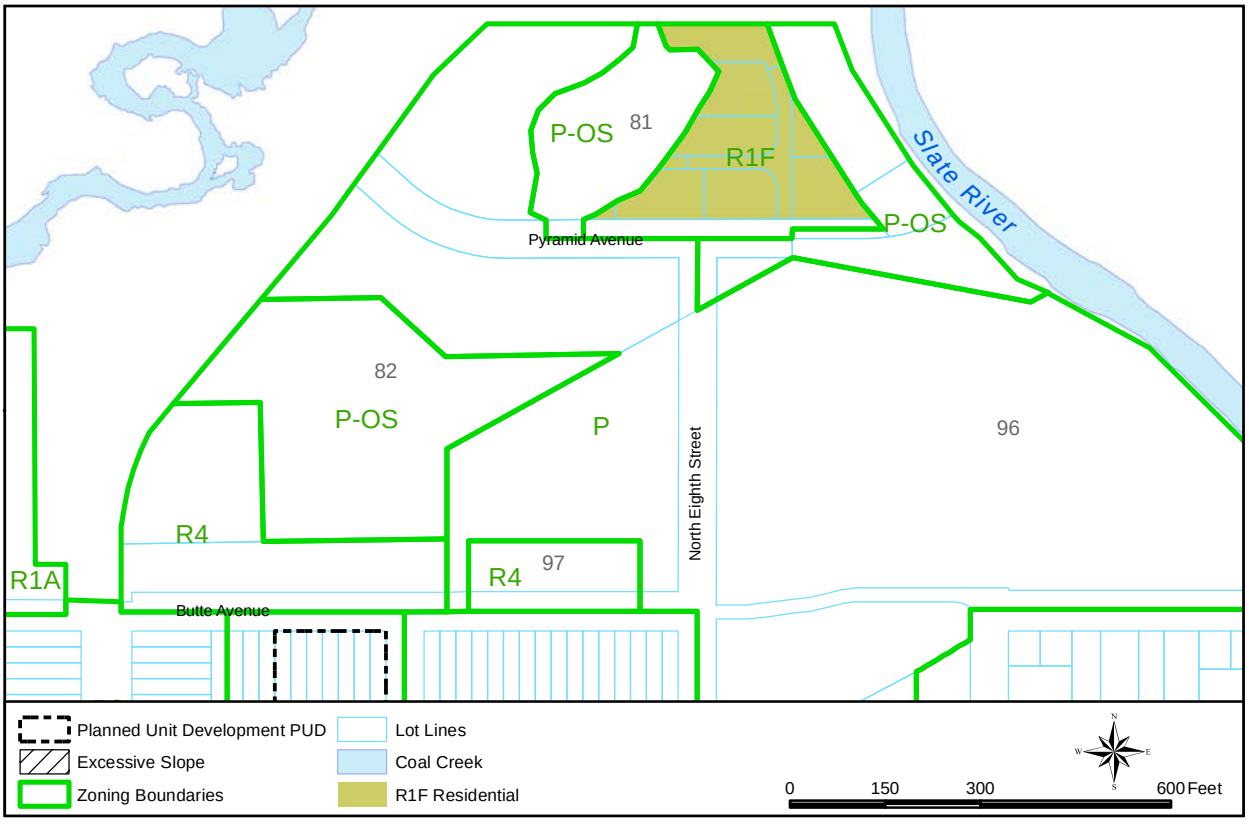
R1E ZONE DISTRICT within the TOWN OF CRESTED BUTTE, COLORADO

Homes in the R1E zone contain a variety of modules that reduce the overall mass and scale.

Solar arrays are encouraged to reduce the energy usage of these residences.

This home employs effective modules on the side elevation that minimizes the scale on the corner parcel.

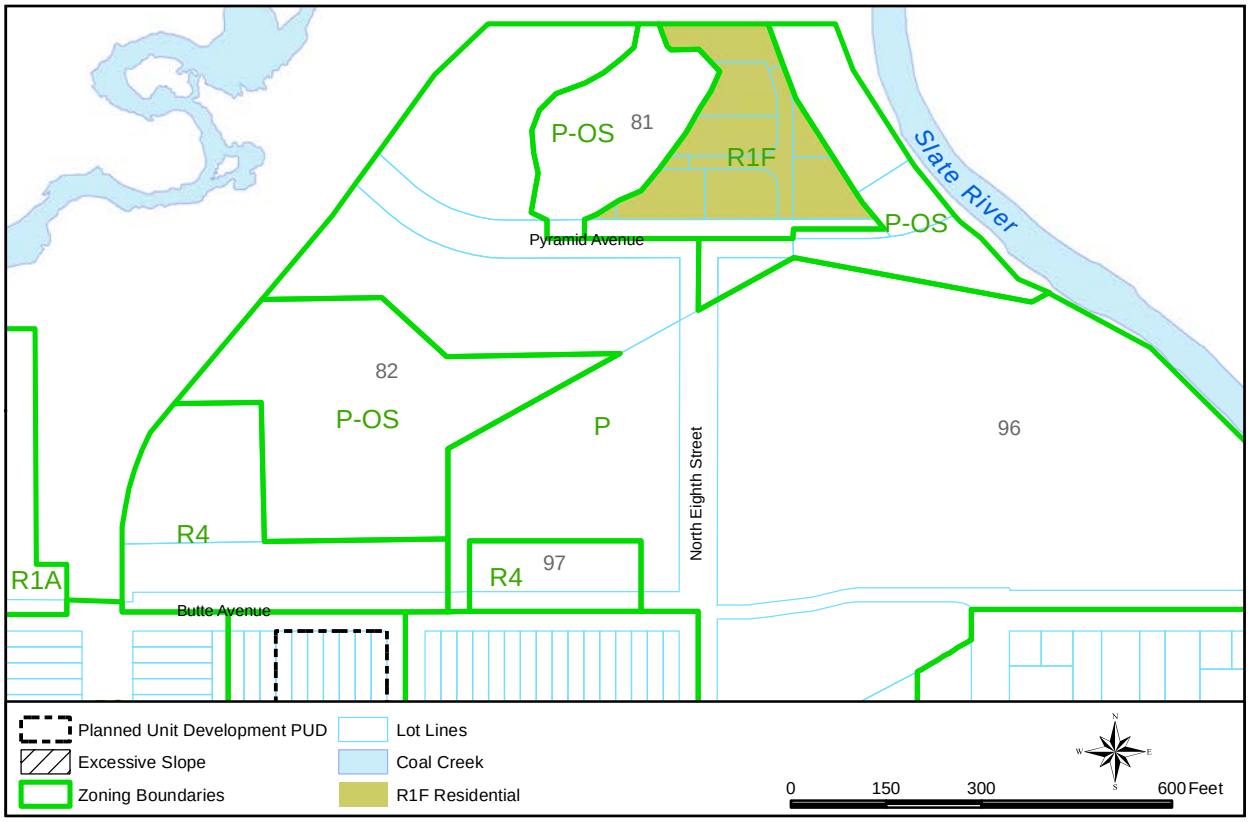
R2A



R1F ZONE DISTRICT within the TOWN OF CRESTED BUTTE, COLORADO

The form and style of buildings in the R2A zone are relational with buildings seen historically.

Porch features are encouraged. The front entry on the duplex (right photo) appears as a single family residence. Note the painted horizontal siding materials with contrasting trim details are effective in creating character.



R1F ZONE DISTRICT within the TOWN OF CRESTED BUTTE, COLORADO

A-O Agricultural Open Space District

This zone is designed to maintain open space, primarily on the perimeter of town. Limited agricultural buildings may be allowed depending on restrictions and covenants placed on specific properties. If allowed, structures should emulate historic agricultural sheds and barns seen in the upper East River Valley. Please refer to Chapter 16, Article 6, Division 3 for additional information about this zone district.

Part of the Verzuh Annexation, this open space adjacent to town provides high-quality wetlands, trails and a buffer between the town boundary to the west and county and federal lands to the north and east.

Chapter 6 Design Guidelines for Signs

The Design Guidelines that follow should be used in conjunction with the Town's sign component of the zoning ordinance (Code Section Chapter 16, Article 18). In cases where standards within the ordinance and these Guidelines are in conflict, the more restrictive will apply. The design of all signs, with a few exceptions, must be approved by the BOZAR.

Signs should be subordinate to the overall building composition. Historically, signs used in Crested Butte were relatively simple. They varied in size and location quite broadly, but most were simple painted panels with simple letter styles. The earliest signs had no lighting. In later years an indirect light source was typical. These relationships should be continued. To do so, the Board seeks to limit the size and number of signs so that no single sign dominates the setting. Please refer to the sign and lighting restrictions in the zoning code for more specific requirements.

Mount signs to fit within existing architectural features. Signs should help reinforce the horizontal lines of moldings and transoms seen along the street.

SIGN CONTEXT

A sign typically serves two functions: to attract attention and to convey information. If the building front is well designed, it alone can serve the attention-getting function, allowing the sign to be focused on conveying

information in a well conceived manner. All new signs should be developed with the overall context of the building and of the district in mind.

***6.1 Consider the building front as part of the sign.**

a. The overall façade composition, including ornamental details and signs, should be coordinated.
b. Signs also should be in proportion to the building, so that they are not its predominant feature.
c. A master sign plan should be developed for the entire building front.

6.2 A sign should be subordinate to the overall building composition.

a. Locate a sign on a building so that it will emphasize design elements of the façade itself. They should not obscure architectural details or features.
b. Mount signs to fit within existing architectural features. Signs should help reinforce the horizontal lines of moldings and transoms seen along the street.

6.3 A sign should be in character with the materials, color and detail of the building.

a. Simple graphic designs are most appropriate.

PERMITTED TYPES OF SIGNS

6.4 Flush-mounted signs may be considered.

a. These are mounted flat to the wall, usually just above the display window.
b. Flush-mounted signs should not be located above second-floor windows.
c. Look to see if decorative moldings define a sign panel. Locate flush-mounted signs so that they fit within panels formed by moldings or transom panels on the façade.

6.5 Projecting signs may be considered.

a. A projecting sign should be located near the business entrance just above or to the side of the door.

6.6 A window sign may be considered.

a. It may be painted on or hung just inside a window.

6.7 An awning sign may be considered.

a. An awning sign may be woven, sewn, or painted onto the fabric of an awning. A panel sign painted or mounted on the edge of a rigid canopy also shall be considered an awning sign.
b. Lights may not illuminate awnings from inside.

6.8 A directory sign may be considered.

a. Where several businesses share a building, coordinate the signs. Align several smaller signs, or group them into a single panel as a directory, to make them easier to locate. These signs must be located within the setbacks.
b. Use similar forms or backgrounds for the signs to tie them together visually and make them easier to read.

6.9 Freestanding signs may be considered.

a. These must be small in scale.
b. These cannot be higher than the building and must be contained within the setbacks.
c. Off-site signage is allowed in specific locations, as outlined in Section 16-18-20 (24). (Added 2009, Rev. 2020)

6.10 Projecting signs may be considered.

a. Projecting signs may not be higher than the ridgeline or parapet of the building.
b. If the sign projects over the pedestrian way the bottom must be at least 8 feet above it.

6.11 When permitted in the sign code, signs placed on the rear of a building should be simple in design and style, as they serve a function for delivery identification. (Added 2009)

INAPPROPRIATE SIGN TYPES

***6.12 Signs that are out of character with those seen historically, and that would alter the historic character of the building or street, are inappropriate.**

a. Animated signs are prohibited.
b. Sandwich boards that stand on public property are not permitted.
c. Any sign that visually overpowers the building or obscures significant architectural features is inappropriate.
d. Internally lit signs are not allowed.
e. Neon signs are not allowed.
f. Signs painted on roofs are not allowed.
g. See also the sign code portion of the town's zoning ordinance, Chapter 16, Article 18.

SIGN MATERIALS

6.13 Sign materials shall be compatible with those of the building façade.

a. Painted wood and metal are appropriate materials for signs. Their use is encouraged. Metal signs should have a wood border or have a wood element. (Rev. 2020)
b. Plastic may be used only in limited amounts on signs. Plastic may not be the predominant material on any sign.
c. Highly reflective materials that will be difficult to read or are distracting to passing motorists are inappropriate.

SIGN CONTENT

6.14 Symbol signs are encouraged.

a. Symbols add interest to the street, are quickly read, and are remembered better than written

words.

6.15 Use colors for the sign that are compatible with those of the building front.

a. Day-glow or fluorescent colors are not allowed.

6.16 Simple sign designs are preferred.

a. Fonts that are in keeping with those seen in the area historically are encouraged. Avoid sign types that appear too contemporary.
b. Limit the number of colors used on a sign. In general, no more than three colors should be used.

6.17 Select letter styles and sizes that will be compatible with the building front.

a. Avoid hard-to-read or overly intricate typeface styles.
b. Letters should not exceed an average of 14 inches in height. The tallest letters on a sign may not exceed 18 inches in height. In most cases smaller letters are more in scale with the average building façade. Up-lighting that causes light pollution is prohibited.

SIGN LIGHTING

6.18 The light for a sign shall be an indirect source.

a. Light shall be directed at the sign from an external, shielded lamp. Internal illumination of a sign is not permitted. The preferred method to light a sign is to down light the sign from above. (Rev. 2009)
b. A warm light, similar to daylight, is appropriate. The blue cast of fluorescent light or the orange cast of sodium vapor causes a shift in the colors of the street as seen historically and are therefore prohibited as light sources. However, energy-efficient compact florescent lights may be allowed. (Rev. 2009)
c. Lamps that project an image for the purposes of advertising are not allowed. (Added 2009
d. Full cut-off shielded fixtures should be used for all outdoor lighting applications. (Added 2009)

WALL ART/GRAPHICS

6.19 Wall art is not permitted.

Appendix 1 Design Hints

Heat Loss

Crested Butte sits at an elevation of 8855 feet in a high alpine valley. The town experiences a relatively sunny cold climate with low humidity. The average January temperature is 11.8 degrees F. The number of heating degree days is roughly 11,000. This is a reflection of the number of degrees over the course of a year that the temperature needs to be raised to reach 65 degrees F. As a basis for comparison, the number of degree days for Denver is around 6000. Heating and cooling needs should be designed into new or remodeled buildings. The rigorous climate dictates that special attention should be given to energy efficiency when designing structures.

The severe winters in Crested Butte make heating a major expense, but this cost can be sharply reduced with proper building design. The Town has established and adopted insulation standards that must be met by all new construction in town, but further measures can reduce heating costs even more. Caulking and weather-stripping around openings can help, as well as careful placement of windows. A north-facing window will lose significant amounts of heat, while a south-facing window can collect solar energy. Cold drafts can be reduced by installing insulated shutters on the inside of windows in a properly ventilated home or building. Outside shutters can protect window glass from cracking due to falling ice or the force of snow build up.

Interior Layout

The interior layout of a building can also affect its energy efficiency. The floor plan should allow air to circulate naturally throughout the areas of high use. Plans with spaces that flow together work better than those with many small rooms. Hot air rises, and the higher areas should be the rooms of most active use. Second floor living is also comfortable because of the snow accumulation over windows on the first floor.

Wood Stoves

Fewer woodstoves are being installed. Some people want a woodstove for back up heat, if a boiler fails.

Only one wood stove per building is allowed. An EPA certified solid fuel burning device is required or providing the manufacturer tested emission requirements noted below. Only approved solid fuel burning devices may be installed. Approved stoves emit no more than 4.5 grams of particulate per hour for non-catalytic stoves and 2.5 for catalytic stoves. Use the manufacturer's installation and owner's manual to ensure the most efficient operation. A building permit is required prior to installation.

Cold Roof

An alternative roof design is a "cold roof," that is insulated from the interior of the building. This can be accomplished by creating a cold air space between the roof insulation and the roof sheathing. Depending upon the roof pitch, snow can build up on a cold roof, providing further insulation for the building. Consideration of shedding angles is also important. Make way for snow. Snow cannot get through tight spaces easily passed by water. Roof designs should allow wide paths for snow movement. Avoid tight dormer spacing, tight valleys, and other roof configurations that would restrict snow movement. Consider roof orientation and exposure when designing a roof. Snow will generally melt sooner on a roof exposed to sunlight than on a more shaded roof.

Flat Roof

A flat roof shall be designed by a structural engineer. At times it will also be necessary to shovel the snow off the roof. Therefore, structures with flat roofs should be sited in such a manner that there is adequate space allowed within property boundaries for snow storage.

The flow of water caused by melting snow is a very important consideration in designing a flat roof. The roof shall be designed so that water drains off without freezing. One solution for drainage is to pitch the roof slightly to the drains. These drains shall be kept warm enough so that ice does not build up and block them.

Site Planning

Site Analysis

Living in a town like Crested Butte makes one very conscious of the natural environment and a great deal can be learned and adapted from applying the principles of geomancy to site planning. The 510 Elk Avenue building is an example of a structure whose form reflects the shape of the mountains which serve as its backdrop. It does not offend the landscape; it blends into the landscape.

A site analysis should include the following:

1. Survey which notes:
   - boundary / property lines/town rights-of-way
   - (true) north arrow
   - easements, rights of way
   - location of existing trees, retaining walls, ditches and fences location and direction of all existing sanitary and storm sewers, and utility poles
2. Views (to and from) planned structure
3. Existing vegetation
4. Solar access diagram / shadow diagram
5. Prevailing winds and breezes
6. Micro-climatic analysis of the area
7. Analysis of the soil
8. Any unusual features (i.e. avalanche hazards)
9. Existence of subsurface fill, water conditions, unstable soils
10. Streets, highways, alleys and large areas of parking as they function as traffic generators, barri ers, entrances and exits.

Extra care at the site planning stage can make an enormous difference in cost savings and aesthetics.

Views are important and it is generally agreed that the best views are toward the mountains. However, in an area such as Crested Butte, which has significant snowfall, it makes good sense to site most of the windows on the

south and southeast sides of the structures. This does not mean that there should not be any windows on the north side, but rather carefully selected windows should be located there.

Gardens and Open Space

Site planning includes the structure and the garden. It is important to analyze how the outdoor space will be used. Is it for adults, children, or both? Will there be a patio area for barbeques where guests will want to sit in the sun, or a grassy area which will require some shade? Evergreen and deciduous trees, like all plant materials, have differing requirements in terms of soil and the amount of sun / shade they need to survive. It is much easier at the site planning stage to think about these requirements than to later be disappointed when the structure is complete and one finds there is no sunny spot to grow vegetables.

Sun and shadow diagrams are also especially important for commercial buildings which provide site amenities such as decks, benches, or any outdoor seating areas. See the suggestion in Passive Solar Site Planning section.

Solar Energy Applications

There is excellent potential for the use of solar energy in Crested Butte. The valley experiences a significant amount of sunshine which can be utilized to enhance the indoor living quality and save money on heating expanses, while reducing the effects that most heating systems have on air quality and the environment. There are two main types of solar energy utilization: active and passive. The Town encourages the use of passive solar energy designs. Their use need not conflict with building types that are compatible with the Town's historic precedents. The use of active solar collectors generally is more difficult to fit into the historic character of the Town than passive measures, but BOZAR may consider them as a desirable energy conservation measure if the design is integrated in a compatible way.

Passive Solar Systems

Passive solar design can fit into the historic context of Crested Butte and be effective. A passive solar energy system is one that uses natural and architectural components to collect and store solar energy. A building incorporates passive solar features if it is designed to receive and retain heat from the sun. Passive systems generally require little or no mechanical systems other than to perhaps redistribute hot air throughout a structure. A passive system allows the sun to penetrate the building envelope. The sun strikes a material capable of storing the heat, then releases heat over night. For example, a massive element such as, brick, tile, concrete, gypcrete (below finish flooring material) or even phase change materials especially designed for thermal storage.

Active Solar Systems

Active solar systems are defined as those systems which require mechanical assistance. The typical system utilizes panels to collect the suns energy and convert the energy into either electricity or to heated water. Some, active systems can require more maintenance and technical expertise to operate efficiently over time than passive systems. The technology in this field is rapidly gaining ground and may soon address past perceived shortcomings with the systems. The primary consideration of active systems is to orient the panels correctly.

From a design standpoint, it is important to site the panels so as to fit into a roof's design so it is compatible

within the district. They should not be placed so as to be obtrusive or appear to be an independent element of the structure. Panels may be hidden by other elements such as parapets on flat roofed buildings.

If collectors are placed on the roof, they must be able to survive large amounts of snow falling onto and sliding off of them. The location of the solar panels shall meet the International Residential Building Code or International Building Code and the International Fire Code. Freestanding collectors placed in the yard will be buried in deep snow in the winter, if not mounted high enough above grade and/or properly maintained.

The Sun

The typical method for letting the sun's energy enter a structure is through windows. There are various types of glazing and glass used in multi-pane windows to improve their efficiency. Glass is the least thermally efficient aspect of a structure's exterior. Not only does glass let light in, but when in the shade it also transmits heat out. Insulating drapes or curtains are highly recommended to be used on the windows when the sun is not heating the interior space in properly ventilated homes and buildings.

Windows used for solar gain should be oriented due south, which is consistent with the Town plat. Large glass roof panels or slanted glass can collect too much sun in the summer when it is not desired and over heat the interior spaces.

Glass should be set vertically. Vertical placement of glass is consistent with the historical building and window configurations of the town.

The amount of glass required is not as much as sometimes thought. A simple rule is that not more than 7% of the floor area needs to be reflected in south glass if there is little or no mass. Not more than 12% is needed if there is mass present. Too much south glass can render a living space unbearably hot. East and west glass should be limited to less than 4% of the floor area. North glass will lose more heat than it collects and should be used to frame views rather than provide panoramas. To identify the proper amount of southern glazing and mass located within the building a detailed energy model prepared by a design professional may be required.

Storage or Thermal Mass

Mass is the wall or floor material which the sun strikes and heats up. After the sunsets, the mass slowly releases its stored heat back into the space. Generally speaking, the higher the density of the material the more efficient it is at storing solar energy. Typical materials used are brick, masonry, concrete, tile and water. The mass should not be covered with a less dense material such as carpet, drywall or wood.
In general, floor systems make for an excellent place to locate mass within a sunny area because the floor is most likely to be directly exposed to sunlight, and then distribute that heat evenly during times of low sun. Vertical mass elements can also be effective if they do not obstruct sun from penetrating into the space and are not exposed to the exterior elements.

Distribution

It is important to distribute heat from the point of collection to other parts of the structure. Heat in a slab or mass will diffuse and assume the same temperature throughout the mass with time. This can be used to move heat from

areas of direct sun to areas without sun exposure. An open floor plan can also be useful in allowing air to move throughout the structure. Mechanical means, such as ducts and fans, are also sometimes useful for moving heated air from one space to another.

Insulation

Crested Butte adopted Energy codes that require certain components of new structures meet specific R values and U values.

Insulation is required in stud or rafter bays and on the exterior as continuous insulation. The latest town codes should be referenced for the most current energy conservation requirements.

It is sometimes difficult to meet these requirements in older buildings: however, energy conservation should be a goal just adding insulation in an old building can make a significant difference. Specific insulation plans shall be approved by the building department.

It is recommended that insulation be added to the interior of old structures so as to maintain the historic exterior characteristics such as fascia widths, window reveals and wall dimensions.

Passive Solar Site Planning

In Crested Butte consider the following general guidelines for energy conservation when designing and building structures:

1. Orient the structure to the south.
2. Orient active living spaces to the south to take advantage of solar gains and utility spaces on the north.
3. Create protected exterior sun pockets.
4. Use more glass on the south side than the north based on energy calculations.
5. Site north-facing windows to provide a “framed” view rather than a panorama.
6. Design an airlock entry, when possible.
7. Use paved surfaces, rock, or masonry on south side for increased absorption of radiation.
8. In new construction and infill construction, design sunspaces with roof awnings on the south side for collection of solar heat.
9. Utilize exterior walls and fences to capture the winter sun and reflect warmth into living spaces.
10. Utilize darker colors on collection areas to absorb more radiation.
11. Locate storage masses of rock or water in the direct sunlight.
12. Reduce air leakage by sealing all avenues of potential leakage. These include around doors, windows and plumbing, underneath and around drywall seams and holes and behind electrical outlets. Other sources of infiltration include exterior vents, which should be fitted with back draft dampers.
13. With the reduction of inadvertent air infiltration, indoor air quality becomes a more critical consideration and should be taken into account. Paints, stains, glues, particle and wafer boards, as well as other building products may all contain materials that are detrimental to air quality and health. Safer alternatives may be available. Whole House Heat Recovery Ventilation

systems are required for new construction and extensively remodeled structures. Appliances such as fireplaces and boilers shall be sealed combustion direct vent and air intake units. Range hoods that exhaust more than 400 cfm shall have make up air provided to the room that the hood is located.

Landscaping

Trees and shrubs can be used to reduce solar heat gains in the summer. Deciduous trees (trees which shed their leaves at the end of each growing season) provide shade in summer months and allow sun light to pass through in the winter. Various trees provide different degrees of shade, depending on the leave size and density. Many trees allow diffuse light to penetrate permitting natural lighting levels to be maintained, while others are practically opaque.

Deciduous trees, though effective for providing shade, are not as valuable as windbreaks. Therefore, on the north or northwest side of a building (depending on the prevailing cold winter winds) coniferous trees should be used. Their use and type depend on the density of the branch structure, how close to the ground they grow and their height at maturity. Their effectiveness as wind breakers is governed by the proximity of individual trees. The goal is to direct the air flow over trees instead of around them. The dead air space behind trees can act as insulation space. With coniferous trees on the north and west and deciduous trees on the south and east side of a building, maximum protection from cold winds in the winter and maximum shading from the sun in the summer can be realized.

While trees assist in the insulation of a building against both heat gain and heat loss, they can also help purify the air. Trees native to the area should be used.

Also placement and type of trees should be considered for a fire defensible space.

Earth

Earth can be used to minimize the amount of exposed surface area of a building. Mounds of earth (berms) on the north side can considerably reduce the heat loss in the area. Prevailing winter winds (which usually come from the north or northwest) will carry away heat faster from an exposed north wall than from any other exposed wall surface area on the west and north sides.

Earth is effective as an insulator below frost line. A mixture of mulch and soil can decrease the depth of the frost line because it is an insulator.

Berms can be useful in directing noise and snow away from a structure. Sound cannot penetrate the mass of a berm and is either absorbed or reflected by it. The proper positioning and forming of berms will direct winds, causing snowdrifts to form away from buildings and entrances. Earth Berms should not be created which detracts from the historical or visual integrity of a structure.

BOZAR PLANT LIST STANDARDS/GUIDELINE NATIVE TO THE GUNNISON BASIN

Botanical Name / Abbreviation_____ Common Name

Trees:

Prunus Virginiana (Padus Virginiana) / PRVI _____ Black Common Chokecherry ssp. Melanocarpa var. “Canada Red”

Picea Pungens / PIPU _____ Blue Spruce

Shrubs:

Arctostaphylos Uva-Ursi ssp. Adenotrica / ARAD_____ Bearberry / Kinnikinnik
Artemisia Tridentata / ARTR _____ Mountain Big Sagebrush
Holodiscus Dumosus / HODU _____ Bush Rockspirea
Juniperus Communis ssp. Alpina / JUCO2 _____ Common Juniper
Lonicera Involucrata / LOIN _____ Bearberry Honeysuckle
Mahonia Repens / MARE _____ Creeping Mahonia / Oregon Grape
Pentaphylloides Floribunda (Potentilla Fruticosa) / PEFL ___ Shrubby Cinquefoil
Ribes Alpinum / RIAL _____ Alpine Currant
R. Aureum / RIAU _____ Golden Currant
R. Cereum / RICE _____ Wax Currant
R. Coloradense / RICO _____ Colorado Currant
R. Inerme / RIIN _____ Whitestem Gooseberry
R. Montigenum / RIMO _____ Gooseberry Currant
R. Nigrum / RINI _____ Black Currant
Rosa Acicularis / ROAC _____ Prickly Rose
Rosa Woodsii / ROWO_____ Woods Rose
Rubus Ideaus ssp. Sachalinensis / RUID _____ Red Raspberry
Salix Monticola / SAMO _____ Mountain Willow (wet site)
S. Scouleriana / SASC _____ Scouler Willow (dry site)
Sambucus Racemosa ssp. Pubens / SARA _____ Redberried Elder
Shepherdia Canadensis / SHCA _____ Buffaloberry
Swida Sericea / SWSE _____ Red Osier Dogwood

Grasses:

Calamagrostis Canadensis / CACA1 _____ Bluejoint Reedgrass
Festuca Thurberi / FETH _____ Thurber Fescue
Koelaria Macrantha / KOMA _____ Prarie Junegrass
Poa Fendleriana / POFE _____ Mutton Grass
Poa Pratensis / POPR1 _____ Kentucky Bluegrass

Forbs / Cacti:

Anaphalis Margaritacea / ANMA _____ Pearly Everlasting
Aquilegia Caerulea / AQCA _____ Colorado Columbine
Calochortus Gunnisonii / CAGU _____ Gunnison Mariposa

Coryphantha Vivapara / COVI _____ Pincushion Cactus
Echinocereus Viridiflorus /ECVI _____ Hedgehog Cactus
Eriogonum Umbellatum / ERUM _____ Sulphur Buckwheat
Fragaria Virginiana /FRVI _____Virginia Strawberry
Gaillardia Aristata / GAAR _____ Perennial Gaillardia (Blanket Flower)
Geranium Caespitosum / GECA _____ Fremont Geranium
G. Richardsonii / GERI1 _____ Richardson Geranium
Pediocactus Simpsonii / PESI _____ Mountain Ball Cactus
Polemonium Pulcherrimum _____ Skunkleaf Polemonium (Jacob's Ladder)
Potentilla Diversafolia / PODI _____ Varileaf Cinquefoil
P. Gracilis / POGR _____ Northwest Cinquefoil
P. Hippiana / POHI _____ Horse Cinquefoil
Sedum Lanceloatum / SELA _____ Wormleaf Stonecrop
Thermopsis Montana ssp. Divaricarpa / THDI _____ Golden Banner
Trifolium Dasyphyllum / TRDA _____ Whiproot Clover
T. Parryi / TRPA1 _____ Parry Clover
Trifolium* Pratense / TRPR _____ White Dutch Clover
T. Repens / TRRE _____ White Clover

Prepared by Les Choy 6 January 2020

References:

BRENZEL, Kathleen Norris, Ed., Sunset Western Garden Book, 2001, Sunset Publishing Corporation, Menlo Park, California.

HARRINGTON, H. D., DURREL L. W. - Key To Some Colorado Grasses In Vegetative Condition, Technical Bulletin 33, June 1944, Colorado Agricultural Experiment Station, Colorado State College, Fort Collins, Colorado.

INGALLS, John J. - Handbook Of Colorado Native Grasses, Bulletin 450-A, February 1981, Colorado State University Extension Service, Fort Collins Colorado.

JOHNSTON, Barry C., Ed.- Vascular Plants Of The Rocky Mountain Region, 9 December, 1992

JOHNSTON, Barry C., Ed. - Vascular Plants Of The Upper Gunnison Basin, 15 September 1993

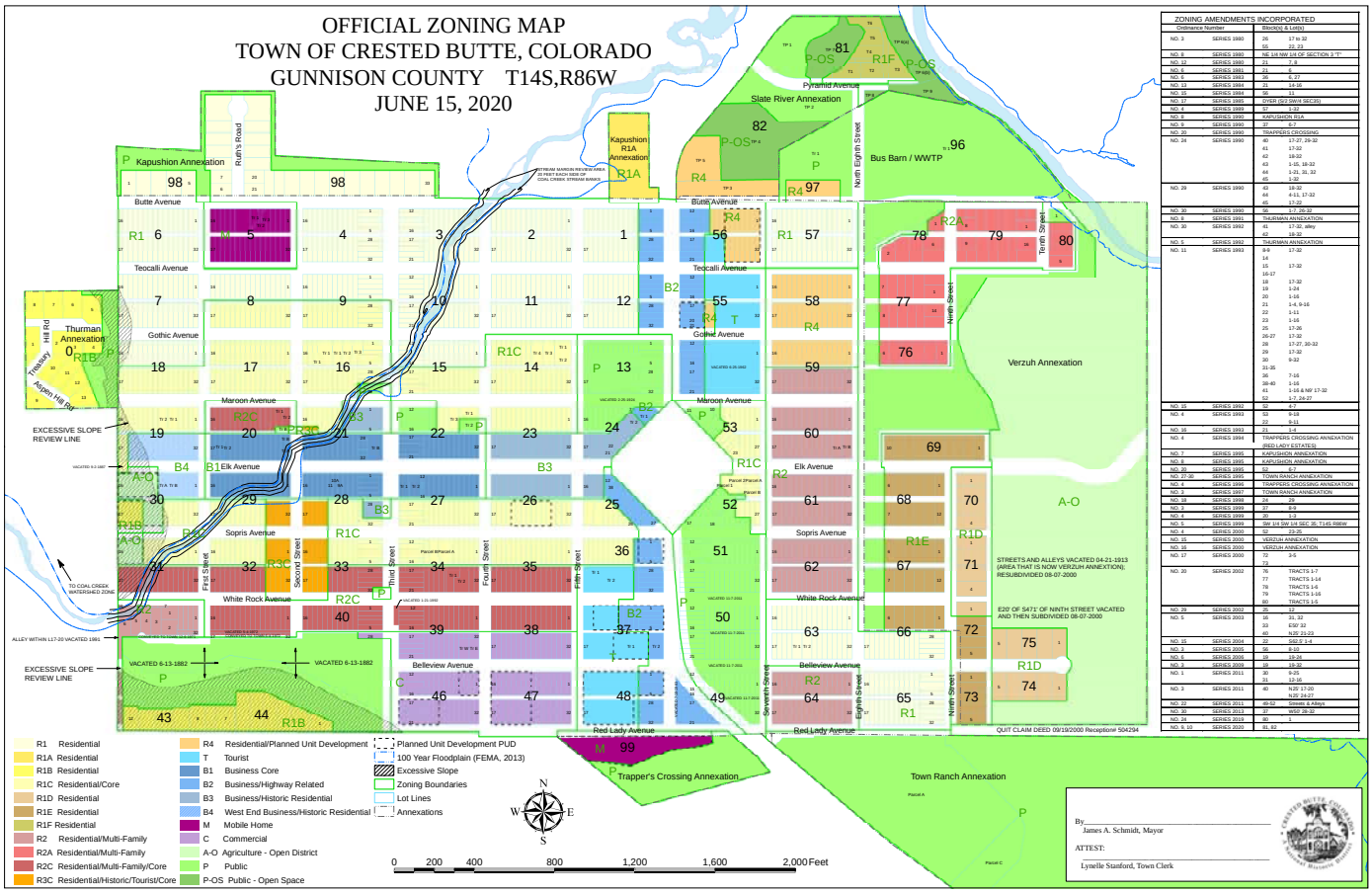
KOMARKOVA, Vera, ALEXANDER, Robert R., JOHNSTON, Barry C. - Forest Vegetation of the Gunnison and Parts of the Uncompahgre National Forests: A Preliminary Habitat Type Classification, General Technical Report RM- 163, August 1988, USDA Forest Service Rocky Mountain Forest and Range Experiment Station, Fort Collins, Colorado

NAGY, Linda S. - Rocky Mountain Wildflowers Field Guide, 2016, High Country Artworks, Fairplay, Colorado

POWELL, David C. - Field Guide to Forest Plants of South-Central Colorado, April 1987, R2-ECOL-87-01, USDA Forest Service Rocky Mountain Region.

WARREN, Kathy Darrow - Wild About Wildflowers, 1998, Heel and Toe Publishers, Fort Collins, Colorado.

WEBER, William A. - Colorado Flora: Western Slope, 1987, Colorado Associated University Press, Boulder, Colorado.



ZONING AMENDMENTS INCORPORATED

Ordinance Number		Block(s) & Lot(s)
NO. 3	SERIES 1980	24 17 to 22
		55 23, 23
NO. 8	SERIES 1980	NE 1/4 NW 1/4 OF SECTION 2 "T"
NO. 12	SERIES 1980	21 7-8
NO. 4	SERIES 1981	21 6
NO. 6	SERIES 1983	36 6, 27
NO. 13	SERIES 1984	21 14-16
NO. 15	SERIES 1984	56 11
NO. 17	SERIES 1985	OYER (S/2 SWR SEC36)
NO. 4	SERIES 1989	57 1-32
NO. 8	SERIES 1990	KAPUSHION RSA
NO. 9	SERIES 1990	37 6-7
NO. 20	SERIES 1990	TRAPPERS CROSSING
NO. 24	SERIES 1990	40 17-27, 29-32
		41 17-32
		42 18-32
		43 1-35, 18-32
		44 1-21, 31, 32
		45 1-32
NO. 29	SERIES 1990	42 18-32
		44 4-11, 17-32
		45 17-32
NO. 30	SERIES 1990	56 1-7, 26-32
NO. 8	SERIES 1991	THURMAN ANNEXATION
NO. 30	SERIES 1992	41 17-32, alley
		42 18-32
NO. 5	SERIES 1992	THURMAN ANNEXATION
NO. 11	SERIES 1993	8-9 17-32
		14
		15 17-32
		16-17
		18 17-32
		19 1-24
		20 1-16
		21 1-4, 9-16
		22 1-11
		23 1-16
		25 17-26
		26-27 17-32
		28 17-27, 30-32
		29 17-32
		30 9-32
		31-35
		36 7-16
		38-40 1-16
		41 1-16 & NW 17-32
		52 1-7, 24-27
NO. 16	SERIES 1992	52 4-7
NO. 4	SERIES 1993	52 9-16
		22 9-11
NO. 16	SERIES 1993	21 1-4
NO. 4	SERIES 1994	TRAPPERS CROSSING ANNEXATION (RED LADY ESTATES)
NO. 7	SERIES 1995	KAPUSHION ANNEXATION
NO. 8	SERIES 1995	KAPUSHION ANNEXATION
NO. 10	SERIES 1995	52 6-7
NO. 27-30	SERIES 1995	TOWN RANCH ANNEXATION
NO. 4	SERIES 1996	TRAPPERS CROSSING ANNEXATION
NO. 3	SERIES 1997	TOWN RANCH ANNEXATION
NO. 18	SERIES 1998	24 29
NO. 3	SERIES 1999	37 8-9
NO. 4	SERIES 1999	20 1-3
NO. 1	SERIES 1999	SW 1/4 SW 1/4 SEC. 35, T14S R86W
NO. 4	SERIES 2000	52 23-25
NO. 15	SERIES 2000	VERZUH ANNEXATION
NO. 16	SERIES 2000	VERZUH ANNEXATION
NO. 17	SERIES 2000	72 3-5
		73
NO. 20	SERIES 2002	76 TRACTS 1-7
		77 TRACTS 1-14
		78 TRACTS 1-6
		79 TRACTS 1-16
		80 TRACTS 1-5
NO. 29	SERIES 2002	25 12
NO. 5	SERIES 2003	16 31, 32
		33 E/32 32
		49 N/32 21-23
NO. 15	SERIES 2004	22 S/2 S 1-4
NO. 3	SERIES 2005	56 8-10
NO. 6	SERIES 2008	19 19-24
NO. 2	SERIES 2009	19 19-32
NO. 1	SERIES 2011	30 9-25
		31 12-16
NO. 3	SERIES 2011	49 N/32 17-20, N25' 24-27
NO. 22	SERIES 2011	49-52 Streets & Alleys
NO. 30	SERIES 2013	37 W60' 28-32
NO. 24	SERIES 2019	80 1
NO. 9, 10	SERIES 2020	81, 82

Town of Crested Butte
Zoning Map

KEY

R1	RESIDENTIAL
R1A	RESIDENTIAL
R1B	RESIDENTIAL
R1C	RESIDENTIAL / CORE
R1D	RESIDENTIAL
R1E	RESIDENTIAL
R1F	RESIDENTIAL
R2	RESIDENTIAL / MULTI-FAMILY
R2A	RESIDENTIAL / MULTI-FAMILY AFFORDABLE
R2C	RESIDENTIAL / MULTI-FAMILY / CORE
R3C	RESIDENTIAL / HISTORIC / TOURIST / CORE
R4	RESIDENTIAL / PLANNED UNIT DEVELOPMENT
B1	BUSINESS CORE
B2	BUSINESS / HIGHWAY RELATED
B3	BUSINESS / HISTORIC RESIDENTIAL
B4	BUSINESS / HISTORIC RESIDENTIAL
C	COMMERCIAL
M	MOBILE HOME
P	PUBLIC
A-O	AGRICULTURAL OPEN SPACE
T	TOURIST
PUD	PLANNED UNIT DEVELOPMENT

Appendix 2 Glossary

Accent Materials: Materials used to focus on specific elements such as gable decorations, decorative porch brackets for a residence or cornice details on a residential or commercial building.

Accessory building: A detached subordinate building, the use of which is incidental to that of the principal building or primary dwelling on the same building site. In each of the residential districts located within the town, the accessory building 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 primary dwelling or principal building, the accessory building must remain in common ownership with at least one primary dwelling or principal building located on the same building site. Building sites within all zone districts, except R1A and R1B districts, may have more than one accessory building. Accessory buildings are categorized as one of the following:
a. Accessory building, nonresidential use, not heated or plumbed;
b. Accessory building, nonresidential use, heated and/or plumbed; or
c. Accessory dwelling.

Accessory dwelling: 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 primary dwelling or principal building, the accessory dwelling must remain in common ownership with at least one 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 accessory dwelling has been approved for a site, then two out of the three dwelling units on the site shall be used exclusively as long-term rentals. 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 Crested Butte Town Code Section 16-9-70 regarding the recordation of discretionary approvals.

Alignment: The arrangement of objects along a straight line.

Arch: A structure built to support the weight above an opening. A true arch is curved. It consists of wedge-shaped stones or bricks called voussoirs (vu-swar), put together to make a curved bridge that spans the opening.

Architectural Character: The combination of building form, scale, details, ornament, and other visual aspects that establish a building's identity.

Awning: A roof-like cover of canvas or other lightweight material extending in front of a doorway or window, or over a deck, providing protection from the rain, sun and wind.

Awning Window: A window consisting of one or more top-hinged horizontal sashes one above the other, the bottom edges of which swing outward; operated by one control device.

Balcony: A platform projecting from the wall of an upper story, enclosed by a railing or balustrade, with an entrance from the building and supported by brackets, columns, or cantilevered out.
Baluster: A short, upright column or urn-shaped support of a railing.

Balustrade: A row of balusters and the railing connecting them. Used as a stair rail and also above the cornice on the outside of a building.

Bargeboard: A projecting board, often decorated, that acts as trim to cover the ends of the structure where a pitched roof overhangs a gable.

Bay Window: A window that protrudes from a wall that can be canted or square-sided in plan; one story in height, occasionally corbeled out from the face of the wall.

Board: A committee of persons legally organized to exercise responsibilities of management, direction or superintendence or to control specified matter, or to discharge certain functions that constitute a public office.
Board of Zoning & Architectural Review (BOZAR) is established pursuant to Section 8.1b of the Home Rule Charter, and consists of one Chair and six regular members that are appointed by the Town Council as contained in Section 16, Article 2. The "Board" has responsibilities that include review and determination on the appropriateness, both architecturally and historically, of any building permit pertaining to the erection, demolition, moving, reconstruction, restoration, improvement or alteration of any structure in the Town. The Board powers includes zoning applications related to variances, conditional use permits, planned unit developments "PUDs", special development permits, and conditional waivers.

Bracket: Any overhanging member projecting from a wall or other body to support a weight (such as cornice) acting outside the wall.

Canopy: A roofed structure constructed of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.

Cantilever: A structural member or any other element projecting beyond its supporting wall or column and weighted at one end to carry a proportionate weight on the projecting end.

Casement Window: A window ventilating sash, fixed at the sides of the opening into which it is fitted, which swings open on hinges along its entire length.

Character-Defining Features: The features that distinguish a building as the product of a particular style, time or place.

Clerestory: An upper story or row of windows rising above the adjoining parts of the building, designed as a means of admitting increased light into the inner space of the building.
Colorado Register of Historic Properties - The statewide register of historic places for Colorado administered through History Colorado.

Column: A slender upright structure, classically consisting of a cylindrical shaft, a base and a capital; a pillar. It is usually a supporting or ornamental member in a building.

Commercial Building: A building whose primary use is business-related. In a historic downtown, it is often defined by a first-floor storefront.

Conditional Use: A use that may locate in certain zoning districts provided it will not be detrimental to the public health, safety and welfare and will not impair the integrity and character of the zoned use. The applied-for use must be stated in the zoning ordinance with or without stated conditions. The deciding body being "the Board" can either approve, approve subject to conditions, or deny such uses. Each application is considered under criteria established in the Town Code. Examples could include restaurants, accessary buildings, dwellings, hotels, and auto-related uses. The duty of the approving body is to condition the use so that it will be suitable to the surrounding area or the community at large.

Conditional Waiver: Conditional waivers of a non-conforming aspect contained in Code Section 16 Article 19 provides development opportunities for certain parcels where constraints of the lot size, building setback, or building dimensions would otherwise limit the development of the property under the Municipal Code. 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 Article 19. Conditional waivers mitigate the following constraints:
1. Additions in the setback;
2. Additions on nonconforming parcels that are too small, too large, too narrow, or too wide;
3. Additions to structures that are too high or too wide and that will add more structure that is too high or too wide.

Collar Tie: In wood construction, a timber that unites two opposing rafters at a point below the ridge, usually in the upper third of the rafter length.

Contributing Structure: A building within a historic district that contributes to the historic character of the District as a whole. A contributing structure may or may not be individually listed on a register of historic places, but it is significant when considered as part of the group of buildings within the historic district.

Corbel: A heavy bracket, often decorated, that is set into a wall to act as a bearing surface to support a roof beam.

Corner Board: A board that is used as trim on the external corner of a wood frame structure and against which the ends of siding are fitted.

Corrugated Metal: Sheet metal that has been drawn or rolled into parallel ridges and furrows to provide additional mechanical strength; aluminum and galvanized sheet metal are the most widely used.

Cricket: A small element with two slopes, in the form of a miniature gable roof that can be placed above an entry or behind a chimney.

Decking: Thick floorboards or planks used as structural flooring, usually for long spans between joists.

Dentil Molding: A molding with a series of small blocks that look like teeth, often seen as part of a cornice.

Door, Accordion: A hinged door consisting of a system of panels hung from an overhead track, folding back like the bellows of an accordion; when open, the panels close flat; when closed, the panels interlock with each other.

Door, Bifold: A folding door that divides into two parts, the inner leaf of each part being hung from an overhead track, and the outer leaf hinged at the jamb.
Door, Center-Hung: A door that is supported by and swings on a pivot that is recessed in the floor at a point located on the center line of the door's thickness; may be either single-swing or double-acting.

Door, Folding: One of two or more doors that are hinged together so that they can open and fold in a confined space.

Door, French: A door having a top rail, bottom rail and stiles that has glass panes throughout its entire length; often used in pairs.

Door, Overhead: A door of either the swing-up or the roll-up type constructed of one or several leaves; when open, it assumes a horizontal position above the door opening.

Door, Sliding Glass: A door that is mounted on a track that slides in a horizontal direction parallel to the wall on which it is mounted.

Dormer: A structure projecting from a sloping roof, usually housing a vertical window that is placed in a small gable.

Dormer, Eyebrow: A low dormer constructed on the slope of a roof without sides or legs.

Dormer, Shed: A dormer whose eave line is parallel to the main eave line of the roof, and whose flat roof plane slopes downward in a direction away from the ridge line of the main roof.

Dormer Cheeks: The vertical sides of a dormer.

Double-Hung Window: A window having two vertically sliding sashes, each closing a different part of the

window; the weight of each sash is counterbalanced for ease of opening and closing.

Drip Edge: Installed metal lip that keeps roofing material up off the deck at edges and extends roofing material out over eaves and gutters to prevent water from wicking up and under the roofing material.

Dry Well: Underground chamber or structure bedded with porous materials that captures, then slowly releases storm-water runoff so that it can be absorbed by the soil.

Eave: The projecting overhang at the lower edge of a roof that sheds rainwater.

Elevation: A drawing at the appropriate scale that represents the principal façade, side or rear elevation of a structure. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

Excessive Dissimilarity: Also inappropriateness. If the proposed new construction, demolition, addition, or alteration to an existing structure would be detrimental to the desirability, property values or development of the surrounding area and/or to the town, so as to involve one of the harmful effects set forth in Section 16-2-10 above, or otherwise fail to enhance the town's historic, aesthetic or cultural heritage, by reason of excessive dissimilarity or other inappropriateness to the town's historic design, the Board shall deny approval of a building permit for the structure. Excessive dissimilarity or other inappropriateness shall be determined by reviewing the duly adopted Design Guidelines - Town, as well as by a comparison of all structures of like use, existing or approved, and of any other structure included in the same permit application, within the same zoning classification, to determine if one or more of the following features of exterior design and appearance exist:
a. Dissimilarity or inappropriateness as to cubical content or gross floor area;
b. Dissimilarity or inappropriateness as to height of building or height of roof;
c. Dissimilarity or inappropriateness as to historic architectural design; or
d. Dissimilarity or inappropriateness as to other significant design features such as material, quality or architectural design.

Excessive Similarity: If the proposed new construction, demolition, addition, or alteration to an existing structure would be detrimental to the desirability, property values or development of the surrounding area and/or to the town, so as to involve one or more of the harmful effects set forth in Section 16-2-10 above or otherwise fail to enhance the town's historic, aesthetic or cultural heritage, by reason of excessive similarity to another structure, the Board shall deny approval of a building permit for the structure. Excessive similarity shall be determined by a review of all structures of like use, existing or approved, and of any other structure included in the same permit application, within the same zoning classification and within 250 feet of the proposed site. The review shall be accomplished to prevent similarity to one or more of the following features of exterior design and appearance:
a. Apparently identical facade;
b. Substantially identical size and arrangement of doors, windows, porticos, or other openings or breaks in the façade facing the street, including reverse arrangements;
c. Substantially identical massing of patterns, scale, building footprint, or materials, as seen from the street; or
d. Other significant identical features of design.

Façade: Any side of a building that faces a street is known as the principal façade. The sides and rear of a structure that do not face a street are considered secondary elevations.

False Front: A front wall that extends beyond the sidewalls of a building to create a more imposing façade.

Fanlight: A semicircular window, usually over a door with radiating bars suggesting an open fan.

Fascia: A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or eave, sides of a pitched roof.

Fenestration: The arrangement and design of windows and doors in a building.

Fenestration Pattern: The arrangement of windows across the façade of a building.

Finial: An ornament which terminates the point of a gabled roof form.

Firepit: A pit dug into the ground or encased in a surrounding structure (as of masonry or steel) in which a fire is kept burning for cooking, warmth, etc.

Fireplace: A framed opening made in a chimney to hold an open fire.

Flashing: A thin impervious material placed in construction to prevent water penetration or provide water drainage between a roof and vertical walls and over exterior doors and windows.

Foundation Cover/Treatment: A material (i.e., wood, metal, concrete, dry-stacked stone) used to cover the foundation at no more than 18 inches in height from finished grade.

Frieze: An elevated, horizontal, continuous band or panel that is usually located below the cornice, often decorated with sculpture in the low relief.

Gable: A vertical surface commonly situated at the end of a building, usually adjoining a pitched roof; its shape depends on the type of roof and parapet, although most often it is triangular; it often extends from the level of the cornice up to the ridge of the roof.

Glazing: Transparent or translucent layer of window or door that transmits light. High-performance glazing may include multiple layers of glass, plastics or acrylics, low emissivity coatings, and low-conductivity gas fill.

Hand-Hewn: Wood beams that have been trimmed with hand tools, such as an adze; typical of early barn timbers.

Historic District: Town of Crested Butte, denotes the Local Historic District established in 1974.

Historic Significance: The importance of an element, building or site owing to its involvement with a significant event, person or time period, or because it is an important example of a past architectural style.

Integrity: The quality of a building or site that has retained the features that marks it as historic.

Infill: New buildings constructed within the historic district.

Jamb: One of the vertical members at each side of an opening such as a doorframe, window frame or fireplace.

Joist: One of the horizontal wood beams that support the floors or ceilings of a house. They are set parallel to one another usually from l'-0" to 2'-0" apart and span between supporting walls or larger wood beams.

King Post: A vertical member extending from the apex of the inclined rafters to the tie beam between the rafters at the lower end of a truss, as well as in a roof.

Knee Brace: A diagonal corner member for bracing the angle between two joined members; being joined to each other partway along its path serves to stiffen and strengthen the joint.

Lap Siding: See siding - clapboards.

Lintel: A heavy horizontal beam of wood or stone over an opening of a door or window to support the weight above it.

Molding: A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

Monolithic Pour/Slab: A pour of concrete, all at one time. Generally referred to as a foundation system that consists of a concreate slab with thickened portions of the slab under load bearing walls and all perimeter edges that take the place of footers.

Mullion: A mullion is a bar or post that separates two window units. In fact, it also has a verb sense, as the act of having two windows attached to each other - the windows are mulled together.

Muntin: A muntin is a small bar that separates two pieces of glass, aka "glazing bar" or "sash bar."

Newel Post: A tall post at the head or foot of a stair supporting the handrail, often ornamental.

Noncontributing Structure: A building located within a historic district that does not contribute to the character of the district due to its post period of significance construction, or alterations that impacted the historic integrity of the building. Nevertheless, the building is protected from demolition, and may be subject to Chapter 3 Standards and Guidelines depending upon the degree that the scale and forms have been altered as determined by the Board.

Parapet: A low protective wall or railing along the edge of a raised platform, terrace, bridge, roof, or balcony and

above cornices.

Period of Significance (POS): The date or range of dates that is most significant in the history of the building. For most buildings, this is the year of construction.

Pier: The part of a wall between windows or other openings. The term is also used sometimes to refer to a reinforcing part built out from the surface of a wall; a buttress.

Pilaster: A support or pier treated architecturally as a column, with a base, shaft and capital that is attached to a wall surface.

Pitch: Angle of a roof, or the proportion between the height and span of the roof.

Plank House: A type of timber construction consisting of sawn planks laid horizontally and notched at the corners.

Plate Glass: A high-quality glass sheet having both its flat sides plane and parallel so that it is free of distortions and flaws; has much greater mechanical strength than ordinary window glass; usually formed by a rolling process, then ground and polished, but can also be formed by the float-glass process.

Pony Walls: Low walls, between 24" to 36" high that are used to enclose porches or balconies. Also known as wing walls.

Porch: A roofed entrance, either incorporated into a building or applied to the exterior.

Post: A piece of wood, metal, or other material, usually long and square or cylindrical, set upright to support a building, sign, gate, etc.; pillar; pole.

Preservation: Preservation means stabilizing and maintaining a structure in its existing form by preventing further change or deterioration. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Primary Material: The predominant material used in a given application, such as siding.

Pro-Panel: A low-profile roofing panel that can be applied over open framing or a solid substrate.

Protection: The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment.

Purlin (Purline/Perling): A piece of timber laid horizontally on the principal rafters on a roof to support the common rafters on which the roof covering is laid.

Rafter: Any of the beams that slope from the ridge of a roof to the eaves and serve to support the roof.

Rafter Tail: Portion of a rafter that projects beyond the exterior wall to support the eaves.

Railing: Any open construction or rail used as a barrier, composed of one or a series of horizontal rails supported by spaced upright balusters.

Reclaimed Material: Material that has been previously used in a building or project that is then used in another project. The material might be altered, resized, refinished, or adapted, but is not reprocessed in any way and remains in its original form.

Reconstruction: Refer to the Rehabilitation Standards for more detail.
The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or part thereof, as it appeared at a specific period of time.

Rehabilitation: The act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural and cultural value.

Renovation: The act or process of returning a property to a state of utility through repair or alteration that makes possible a contemporary use.

Residential Building: A building whose primary function is as a living space. Residential buildings include singlefamily homes, duplexes, multifamily, townhouses and apartment buildings.

Restoration: Restoration means putting back as nearly as possible into the form the building held at a particular date in time. Restoration often requires the removal of architectural features that are not of the period. The value of a restoration is measured by its authenticity.

Ridge Beam: A horizontal beam at the upper edge of the rafters, below the ridge of the roof.

Ridge Cap: Any covering such as metal, wood or shingles used to cover the ridge of a roof.

Roof: The top covering of a building. Common types are:
*Gable roof has a pitched roof with ridge and vertical ends;
*Hip roof has sloped ends instead of vertical ends;
*Shed roof (lean-to) has one slope only and is sometimes built against a higher wall;
*Jerkin-head (clipped gable or hipped gable) is similar to gable but with the end clipped back;
*Gambrel roof is a variation of a gable roof, each side of which has another, shallower slope above a steeper one, often referred to as a barn roof; and
*Mansard roof is a roof with a double slope; the lower slope is steeper and longer than the upper; the upper pitch is typically shallow or flat.

Rough-Sawn: Wood that has been sawn to shape without planing or sanding; typically with saw marks on the surface; usually a preliminary step to being surfaced on all four sides.

Sash: Any framework of a window, which may be movable or fixed, may slide in a vertical plane, or may be pivoted. See definition for window parts.

Scale: The relationship of one part of an object to an outside measure, such as a human body or some standard reference; a system of representing or reproducing objects in a different size proportionately in every part.

Scissor Truss: A type of truss used to support a pitched roof; the ties cross each other and are connected to the opposite rafters at an intermediate point along their length.

Secretary of the Interior's Standards: Guidelines for the treatment of historic properties provided by the U.S. Secretary of the Interior. These standards are often used as the basis for local guidelines and are appropriate for use at all levels of significance, including federal, state and local.

Shape: The general outline of a building or its façade.

Shall: Used to express a command or exhortation, mandatory.

Sheathing: Material, usually plywood or oriented strand board (OSB), but sometimes wooden boards, installed on the exterior of wall studs, rafters or roof trusses; siding or roofing installed on the sheathing, sometimes over strapping to create a rainscreen.

Should: Used in auxiliary function to express what is probable or expected.

Shutter: One of a pair of movable panels used at window openings to provide privacy and protection from the elements when closed.

Sidelight: A framed area of fixed glass, usually comprising a number of small panes; commonly one of a pair of such lights, set vertically on each side of a door.

Siding: The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboard. The term siding is also more loosely used to describe any material that can be applied to the outside of a building as a finish:

*__Bevel__: Tapered boards used as siding, installed with the thinner part at the top.
*__Board and Batten__: Exterior covering consists of closely spaced boards set vertically, with narrow wood strips covering the joints between the boards.
*__Butt Joint:__ A plain square joint between two members, when the contact surfaces are cut at right angles to the faces of the pieces; the two are filled squarely against each other rather than lapped.

*__Clapboards (also known as clabbered):__ Narrow, horizontal, overlapping wooden boards, usually thicker along the bottom edge, that form the outer skin of the walls of many wood frame houses. The horizontal lines of the overlaps generally are from 4 to 6 inches apart in older houses.
*__Rabbet__: A long groove or channel that is cut into the edge or face of a board to receive another board that is fitted into the groove at a right angle to it.
*__Shiplap__: Wood sheathing whose edges are rabbeted to make an overlapping joint.
*__Tongue and Groove__: A joint formed by the insertion of the tongue of one member into the corresponding groove of another.

__Sill__: The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition.

__Sill Plate__: A heavy timber plate at the bottom of the frame of a wood structure resting directly on the foundation.

__Single-Hung Window__: A window with two sashes, only one of which opens.

__Sister__: When the face of one structural member is attached to the face of another in order to help transfer structural loading.

__Size__: The dimensions in height and width of a building's components or façade.

__Skylight__: An opening in a roof that is glazed with a transparent or translucent material to admit natural or diffused light to the space below.

__Slab-on-grade__: Concrete floor that is supported directly on the earth or fill.

__Snow Guard/Fence__: A board or other device that prevents snow from sliding off the roof.

__Soffit__: The exposed undersurface of any overhead component of a building such as an arch, balcony, beam, cornice, lintel, or vault.

__Stabilization__: The fact or process of applying measures designed to reestablish a weather-resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

__Standing Seam:__ In metal roofing, a type of seam between adjacent sheets of material, made by turning up the edges of two adjacent sheets and then folding them over.

__Stile:__ A vertical piece in a panel or frame, as of a door or window.

__Storefront__: The street level façade of a commercial building, usually having display windows.

__Stud__: One of a series of upright posts or vertical structural members that act as the supporting elements in a wall

or partition.

Swale: Low area of ground used for drainage and often the infiltration of storm water.

Transom: A window located above a door or large window.

Trim: The visible woodwork on moldings, such as baseboards, cornices and casings around doors and windows; any visible element that covers and protects joints, edges or ends of another material.

Truss: A composite structural system composed of straight members transmitting only axial tension or compression stresses along each member, joined to form a triangular arrangement.

Valley: The lower trough or gutter formed by the intersection of two inclined planes of a roof.

Vernacular: In architecture, vernacular buildings reflect the traditional architecture of the region originally developed in response to the climate, land conditions, social and cultural preferences, scenery, and locally available resources and materials. The forms are native or peculiar to a particular country or locality. It represents a form of building that is based on regional forms and materials, primarily associated with ordinary domestic and functional buildings rather than commercial structures.

Visual Continuity: A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

Wainscot: A decorative or protective facing, such as wood paneling, that is applied to the lower portion of an interior partition or wall.

Wall Washing: A lighting technique that produces a relatively smooth, even level of illumination on a wall that minimizes the apparent texture of the surface. This technique is most often used in outdoor landscape lighting.

Window Parts: The moving units of a window are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars. Sometimes in nineteenth-century houses, windows are arranged side by side and divided by heavy vertical wood members called mullions.

Also see Town Code Sec. 16-1-20, Definitions: for a detailed list of terms and definition used in the Town Code.

Installing Solar Panels and Meeting the Secretary of the Interior's Standards

Solar panels installed on a historic property in a location that cannot be seen from the ground will generally meet the Secretary of the Interior's Standards for Rehabilitation. Conversely, an installation that negatively impacts the historic character of a property will not meet the Standards. But what about the grey area between out-of-sight and obviously obtrusive installations?

This installation negatively impacts the character of this mid-twentieth century house and does not meet the *Standards*.

Although every project is different and must be evaluated on its own merit, the National Park Service has developed this information on how to apply the Standards to the installation of solar panels.

This "invisible" installation of solar panels on a historic industrial building—hidden behind a low parapet—meets the *Standards for Rehabilitation*.

First Example

Primary view of the brewery after rehabilitation.

Gund Brewery, Wisconsin

Solar panels were installed on a new addition as part of the rehabilitation of this historic brewery. Although visible from a parking area on the site, the panels are appropriately located on top of a compatible new addition at the back of the historic property. The installation of these panels is consistent with the historic industrial character of the site, and the project meets the Standards.

View from the parking lot of the solar panels on the new addition with the historic building in the foreground.

Site map showing the new addition constructed behind the historic brewery. Image from Google Maps 2010.

New rear addition with rooftop solar panels.

Next Example

Left, solar panels create a new sawtooth feature on the roof of a historic hotel. Right, after lowering the angle of the panels, they are no longer visible from this vantage point.

Old Hilton Hotel, New Mexico

In this project, solar panels were installed on the rooftop of a historic hotel building that is a large and prominent landmark in the community. Initially, the panels were set at an angle that created a new sawtooth feature that detracted from the roofline and distinctive cornice detail. Because this building can be seen from many vantage points and from some distance, the addition of the panels had a significant impact on the building. As a result, the angle of the panels was changed to reduce their prominence. Though still visible from some locations, the sawtooth effect has been eliminated and the decorative cornice remains the dominant feature of the roofline.

The original angle of the solar panels (left) was lowered (right) to maintain the prominence of the roofline and cornice. Only the very top of the panels can still be seen.

Next Example

Front view of the railway barn after it was rehabilitated for office use.

Richmond & Chesapeake Railway Barn, Virginia

Two pole-mounted arrays of solar panels were installed at the rear of this historic railway barn. Because the site is industrial in character and the panels are located at the end of the barn away from primary viewpoints, this installation meets the Standards.

This site map shows the location of the pole-mounted solar panels. Image from Google Maps 2010.

Pole-mounted solar arrays can be appropriate alternatives to rooftop installations such as on this industrial site.

Next Example

Vermont Residence

The gable end of this historic apartment building faces the street. Low profile solar collectors for a water heating system were flush mounted on the sloped roof on the south side of the gable. Though visible, these few panels have relatively little impact on the historic character of the property. However, if the roof had been a more prominent feature of the property, this installation may not have been appropriate.

Low-profile solar collectors located on the south side of the gable roof are minimally visible.

From this angle, the panels are more noticeable, yet the historic character of the building is not significantly diminished.

Next Example

The visual prominence of the two solar collectors installed on this project is further minimized by the complexity of this side elevation.

King's Daughters Home, North Carolina

It is often easier to accommodate solar hot water systems than photovoltaic systems on historic properties because fewer panels are necessary. Solar hot water can often operate utilizing only a few panels, while photovoltaic systems often require multiple arrays to produce enough electricity to be worth the investment.

Several specific circumstances made it possible to install solar collectors on a street-facing slope of this gable roof. The panels were flush-mounted on a low-pitch roof, and only two were required. They were installed on a portion of the roof that is set back from the face of the building behind a prominent pediment. Thus, the solar collectors are visible but not conspicuous, and this installation meets the Standards in the context of the overall project.

The front of the King's Daughters Home. The solar panels are installed on the facade that faces the street at the right edge of this photograph.

Next Example