



## Staff Report

To: BOZAR  
From: Jessie Earley, Town Planner III  
Meeting Date: DRC, May 12, 2025  
RE: 75 Pyramid Way, Secondary Review

**PROJECT TITLE:** Guidone (75 Pyramid Avenue)

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

**- Architectural approval is required.**

**LEGAL DESCRIPTION:** Lot T3, Slate River Subdivision

**ADDRESS:** 75 Pyramid Avenue

**ZONE DISTRICT:** R1F

**OWNER:** Franklin D. Guidone and Elizabeth A. Guidone

**APPLICANT:** Andrew Hadley and Chris Penfield

**DRC MEMBERS:** Schmidt and Anderson (4/21/2025); Schmidt and Nauman (5/12/2025)

**STAFF MEMBER:** Jessie Earley, Planner III

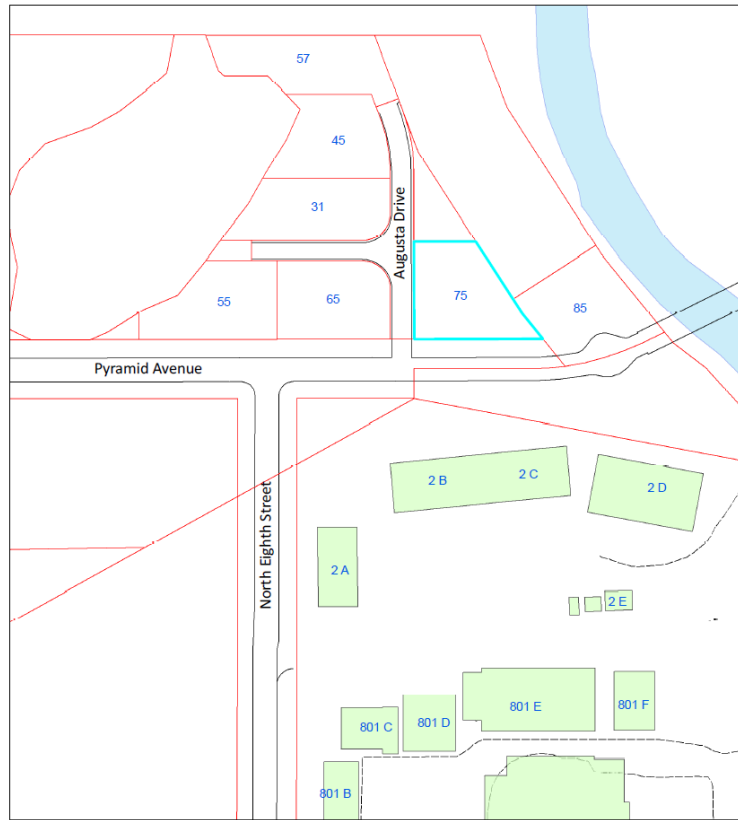
### **ATTACHMENTS:**

1. Plans
2. GIS Map
3. Materials list(s)
4. Color rendering
5. DRC notes (4/21/2025)

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

### **PROJECT DESCRIPTION**

1. Construct a new single-family residence.
2. Construct a cold accessory building (shed).
3. Construct a cold accessory building (garage).



## **PUBLIC NOTICE**

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

- I. **Background/Overview:** Andrew Hadley and Chris Penfield submitted an application on behalf of the Guidone's for plans to construct a new single-family residence and two cold accessory buildings located at 75 Pyramid Avenue.
- II. **Status:** The Applicants met with the DRC at the 4/21 meeting. Notes from the meeting are attached for more detailed information.

The following revisions were made to the plans:

- The fireplace and chimney have been reduced to minimum allowable dimensions for a Rumford 1500 unit.
- The southern window well has moved to the East side of the primary. This window well move allowed the primary residence to move 2' South on the site.
- The steel beams have been changed to wood beams.
- The horizontal siding has been removed at the gable ends sided with Board & Batten.
- 2" trim added under transom windows.



- 9'-0" wide door at east side of Living.
- Parking and paths on site reduced.

**III. Subdivision: (Slate River Subdivision)** Developed in 2020, the Slate River Subdivision/Annexation was developed for a mix of zone districts and uses, including:

TP1: Public Zone

TP2: Public Zone

TP3: R4 Zone (Mineral Point development)

TP4: Public/Open Space Zone (snow storage)

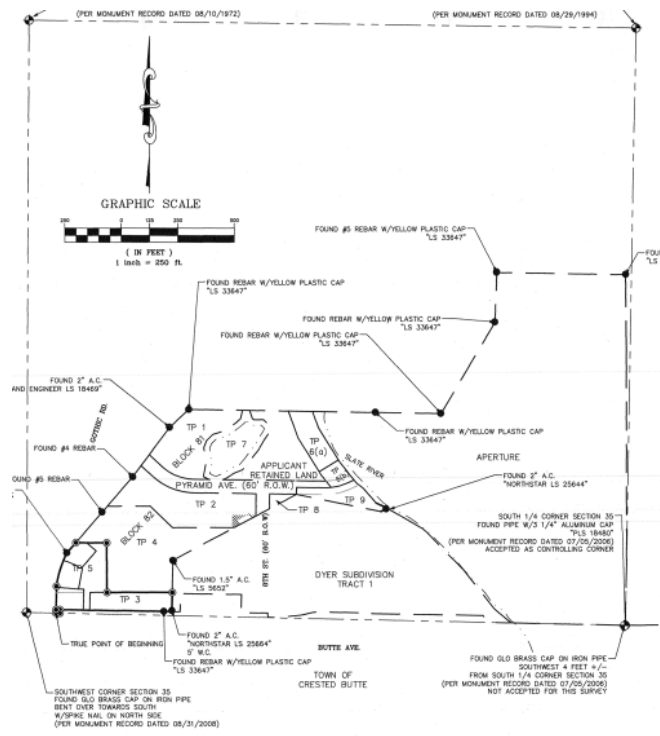
TP5: R4 Zone (partial Mineral Point development and future housing development site)

TP6: Public/Open Space Zone (boat put in)

TP7: Public/Open Space Zone (wetland/trail)

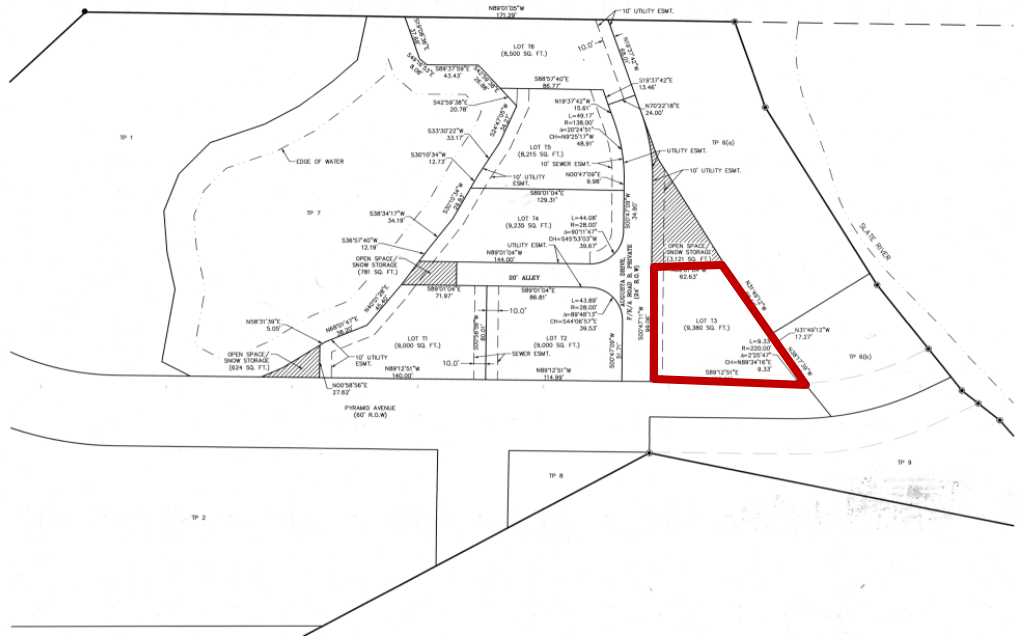
Augusta Park: R1F Zone (applicant of the original subdivision retained lots (6), which are now being sold)

Although Mineral Point construction is well underway and the boat put in is complete, this area is largely undeveloped at this time.





APPLICANT RETAINED LAND DETAIL



#### IV. Context: Refer to guidelines 4.25-4.26.

This will be the first home within the Augusta Park neighborhood, which is zoned R1F. This zone district is much like the R1E and R1D zones, which are considered new zone districts. In that vein, the Board can look to these neighborhoods for context, if needed.

The Board should comment on whether the diversity in forms is achieved in relation to the neighborhood in a manner that will not appear excessively similar or dissimilar.

GL	Staff Analysis	DRC Recommendation
4.25	The forms differentiate from newer residences located in the 800-900 blocks within town per context GL 4.25.	Support
4.26	<p>Discussion is encouraged to determine if what is proposed is a contemporary interpretation and variety or if the proposal is excessively dissimilar.</p> <p><b>Setbacks and heights have been revised to meet requirements.</b></p> <p>The rear shed entry roof appears atypical, as it relates to the GL for secondary entries (4.51).</p> <p><b>Transom windows have been revised</b></p>	<p>4/21 DRC: Support</p> <p>Support</p> <p>Members asked for the trim to be added.</p>



	<p><b>to incorporate 2” mullion between the transom and the window/door below. Discussion is encouraged to ensure that the metal trim is supported, as opposed to wood.</b> Transom windows also should be discussed as they relate to the overall window to wall ratio on the north and east.</p> <p><b>The front window well was moved to the east to better conform with GL with GL 4.63.</b></p> <p><b>Metal beam materials have been revised to wood as they relate to GL 4.75.</b></p>	<p>The applicant has provided this.</p> <p>Members found that the front window well did not meet requirements. This has been revised.</p> <p>Members found that the metal beam did not meet the intents of the GL. This has been revised</p>
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**V. Land Use Code Review:**  
**Residential Zone District (R1F) (Sec. 16-4-1000-16-4-1060)**

<b>Dimensional Limitations</b>	<b>Required by Chapter 16</b>	<b>Proposed</b>	<b>Compliant</b>
Minimum Frontage	50'	129'3"	Yes
Maximum Lot Area:	11,400 sf	9380 sf	Yes
Minimum Lot Area:	5000 sf	9380 sf	Yes
# Dwellings:		1	Yes
<b>Minimum Setbacks:</b>			
Principal: Front:	Public Street, 20' Private access road, 10'	20' (principal, Pyramid Avenue) 22'4" (accessory south, Pyramid Avenue)	Yes
Principal: Side Yard (East):	7'6"-11'6"	8'10" (1 story elements) 12'7" (2 story elements)	Yes
Principal: Side Yard (West):	7'6"-11'6"	37'9"	Yes
Principal: Rear:	10' (Principal) 5' (Accessory) 7'6" (Wetland)	<b>10'</b>	Yes
Accessory Building (north – garage): Side Yard (East)	7'6"-11'6"	12'1"	Yes
Accessory Building (north – garage): Side Yard (West)	7'6"-11'6"	10'1"	Yes
Accessory Building (north-garage): Rear Yard (North)	10' (Principal) 5' (Accessory) 7'6" (Wetland)	5'	Yes
Accessory Building (south – shed): Side Yard (East)	7'6"-11'6"	7'6"	Yes
Accessory Building (south – shed): Side Yard (West)	7'6"-11'6"	13'9"	Yes
Accessory Building (south-shed): Rear Yard (North)	10' (Principal) 5' (Accessory) 7'6" (Wetland)	21'8"	Yes
Between buildings	10'	13'9" (east elevation of	Yes



		principal to west elevation of accessory/shed 12'1" (west elevation of principal to east elevation of accessory/garage)	
Max FAR - Primary:	2800 sf maximum	2474 sf	Yes
Max FAR – All Buildings:	3800 sf maximum	3353.5 sf	Yes
Height:	30' /20' / 24'	31'7" (principal) 19'6" (accessory, garage) 11'8" (accessory, shed)	No, elevations and sections must contain natural grade lines
Roof Pitch	Minimum 4:12	10:12 (principal, primary roofs) 4:12 (secondary roofs) 10:12 (accessory, garage, primary roofs) 4:12 (secondary porch roofs) 4:12 (accessory, shed, primary roof)	Yes
Width	35'	35'	Yes
Snow Storage	>33%	<b>64.2%</b>	<b>Yes</b>
Open Space	50%	72%	Yes
Parking	3 spaces	3 spaces (2 interior, 1 exterior)	<b>Yes</b>

## VI. Design GL Analysis

**R-1F Zone:** The purpose for which this District is created is to provide areas for low-density residential development along with customary accessory uses. The lots in this District provide a transition between the Town and the still larger residential lots outside of Town. Accessory uses naturally and normally incidental to and exclusively devoted to such primary residential uses are included as conditional uses. It is intended that no more than two (2) units, designed or used for dwelling by a family, shall be allowed on a site.

**Design Goals:** Accommodate the needs of our growing community, while at the same time maintaining the architectural integrity and traditional character of Town. New construction for this zone should appear compatible with the R1 zone massing, scale and styles related in the guidelines.

### 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 overwhelm 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.

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

GL	Staff Analysis	DRC Recommendation
Topography	On the southeast corner of the lot, the grade is 8867', which steps up to 8879' on the northeast corner. Then, this transitions back down to 8876' to the west and down to 8871' on the southwest corner.	4/21 DRC: Members asked for information to be added to the plan. The applicant confirmed heights are met, but the information is still needed on the elevations/sections.



	<p>Over the course of the primary building footprint, the grade changes from 8872' to 8879'. The average grade for the site is noted as 8875'. Staff agrees with this assessment for the primary building for the purposes of measuring FAR.</p> <p>It is difficult to decipher from the site plan, but it looks like the majority of the grade for the north accessory building (garage) is 8880'. Confirmation is needed.</p> <p>For the southeast accessory (shed), the bulk of the grade for measuring FAR appears to be 8871'. Confirmation is needed, as it is not shown on the elevations or section.</p>	
2.8 Drainage	<p>Drainage information has not been provided. Drainage arrows for the site must be shown.</p> <p><b>A drainage plan will be required. Confirmation of if a dewatering well will be required, is needed.</b></p> <p><b>During construction, stormwater management and erosion control will be required in an overall construction management plan.</b></p>	
Easements	<p>There is a 10' utility easement for the west side of the lot. This must be included on the site plan.</p> <p><b>There is an irrigation line on the south side of the south property line within the ROW. The propane tank must be shown at least 5' away from this.</b></p>	
2.16 Substantial landscaping	<p>The plan is fairly minimal. Provision of a final landscape plan will be required for review and approval if revisions are proposed after permitting prior to a CO.</p>	
2.19 New trees	<p>There are two aspen trees on the south side of the property on the east and two spruce trees on the south side on the west. This appears to meet the intents of GL 2.19 a as it requires two trees.</p> <p>There is a cluster of aspen proposed on the east and also on the north. This appears to meet the intents of GL 2.19 and 4.28 are met.</p> <p><b>The trees on the south property line</b></p>	



	<b>must be shifted to be fully within private property. The trees proposed on the northwest corner must be removed from the utility easement.</b>	
2.16 a./ 2.20 Native plantings	Ground cover is not noted. Native materials are encouraged by the GL.	
2.16 e Pervious materials 2.28 e & f Parking substrate	<b>Walkway (272sf) and parking/drive areas (618 + 366 sf) are noted as gravel. The area on the south was decreased to accommodate one car, as the code requires.</b>  The patio on the north and east and walkway between buildings (1436.13 sf) is noted as pervious pavers. This area is a large amount of hardscape. Discussion is encouraged. It is appreciated that this material is pervious.	4/21 DRC: Members encouraged revisions to the walkway on the southwest corner to ensure that this is seen as the front.  Members discussed the amount of hardscape and said that this will likely be discussed at the full Board meeting.
(2.37-2.40)/ 16-17-40 Exterior Lighting	Lighting has been identified appears in compliance with the night sky ordinance.	Support
Solar 2.10	Panels have been shown on the south elevation of the accessory building/garage. Support.	Support
Utilities	Wet and dry utility lines have been noted. <b>The wastewater line tap is actually located on the northwest corner. The water line tap is actually located on the southwest corner.</b>  There is a 10' utility easement for the west side of the lot. This must be included on the site plan.  <b>There is an irrigation line on the south side of the south property line within the ROW. The propane tank must be shown at least 5' away from this.</b>	Add information to the plans.
2.7 Snow Storage	Snow storage has been provided onsite and meets the 33% requirement of the areas to be plowed.	Support







### 5/12 DRC: Revised Site Plan

**b. Mass, scale and form:** Refer to GL 4.32-4.34

The proposed building resembles the T- shape forms with secondary appendages. The module with the E/W ridge (37'10") serves as the primary module. The primary ridge steps down to a secondary shed appendage on the front (south) and porch). Then, the E/W ridge is broken on the north by a gable module to the north with a 26'10" ridge, which steps down 6". The Board can discuss if the 37'10" width conveyed in the primary module minimizes the apparent mass of the structure. The north module stepping down to the rear (6") conveys contemporary scale and forms relational with historic resources per GL 4.34 (b).

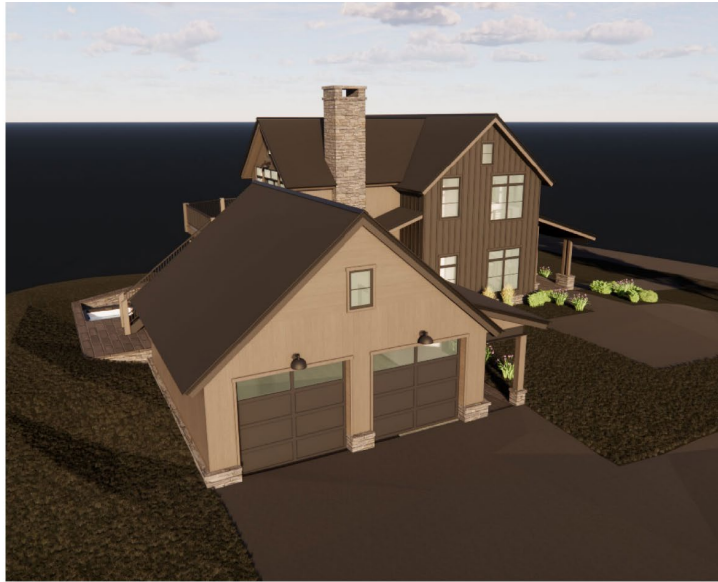
GL	Staff Analysis	DRC Recommendation
4.33-4.34	Consideration of whether the forms achieve relationships with historic buildings are in GL 4.33 and 4.34. 3D drawings are helpful to assess this.	4/21 DRC: Overall support. Members did discuss the appearance of the double post and entry module, as it may be a topic of conversation for the full Board.
4.34 Discernable primary module	The front module, encouraged to be the discernable primary module appears to be met per GL4.34.	Support



**4/21 DRC: Southwest perspective**



**5/12 DRC: Revised Southwest perspective**



**4/21 DRC: West perspective**

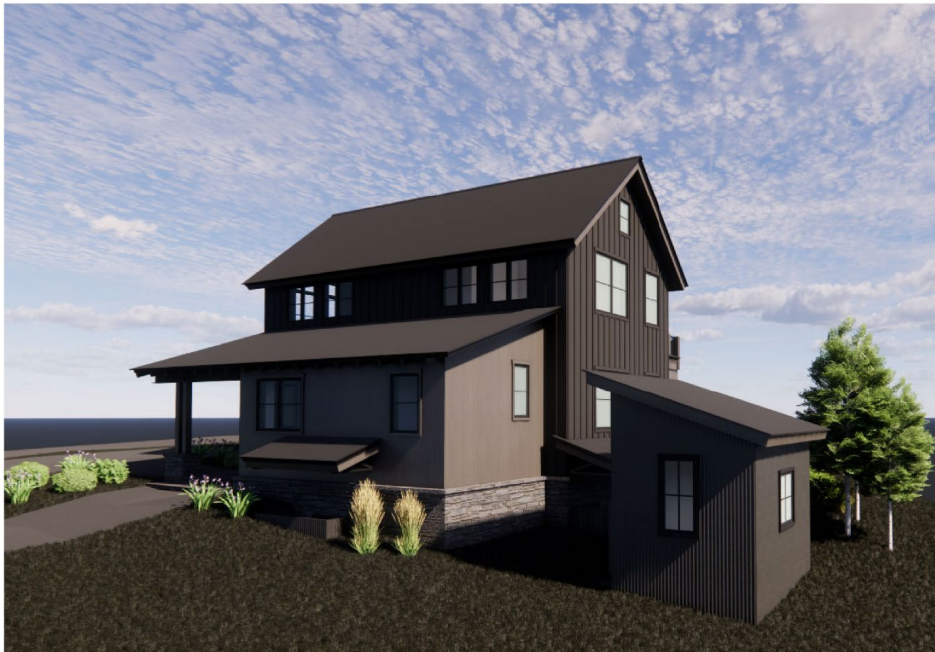


**5/12 DRC: Revised West perspective**





**4/21 DRC: Northeast perspective**



**4/21 DRC:Southeast perspective**

- c. **Design and Style:** Refer to GL 4.35-4.40

GL	Staff Analysis	DRC Recommendation
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4.35	Discussion of whether overall building forms appear as a product of their own time while relating with historic forms seen in town is encouraged. Staff finds compliance.	Support
4.36-4.37	Discussion is encouraged as to whether the design of the home relates with the overall styles within the neighborhood or appears incongruent or can be seen as a contemporary interpretation. Consider whether the shed gable module appears as an acceptable contemporary interpretation in height and width or appears incongruent with the neighborhood styles and relationships with historic resources.	4/21 DRC: Members felt that the proposal was contemporary but could be supported. There were minor suggestions for revisions to beam, chimney, front window well. The applicant has made many of these revisions.

**d. Roof forms:** Refer to guidelines \*4.41-4.45.

GL	Staff Analysis	DRC Recommendation
4.41	The gabled roof forms (10:12) are symmetrical and appear consistent with the intents of 4.41.	Support
4.42 Shed roofs 4.43 Mixing roof styles	The use of the shed roof (4:12) on the east, north, west and south seem consistent with this GL. General support.	Support
4.44 Ridge lines	The 37'10" ridge (including overhangs)) stepping down in the rear (North) 6" meets the intent of GL 4.44 a.	Support
4.45 Roof pitches	Roof forms of the primary module employs a 10:12 pitch, as encouraged in 4.45. Consider whether the lower pitch of the side shed modules (4:12) are effective in providing acceptable variations or if they add complexity. Consult GL 4.45 and 4.35 (contemporary interpretation).	Support

**e. Porches/Balconies:** Refer to guidelines \*4.49-4.52

GL	Staff Analysis	DRC Recommendation
4.49 Covered porches	The entry porch on the South is a shed entry, as encouraged by the GL.	Support
4.50 Mix of porch styles	The entry porch measures 8'x9' which complies with the intents of GL 4.50 b encouraging a depth of four feet.	Support
4.51 Rear porches	The rear shed porch roof 4:12 is atypical and has not been seen. However, members can discuss if this is a contemporary interpretation for this new development zone.	Support
4.52 Second and third story decks	The deck on the north elevation appears to comply with this GL. There is a small	Support



	section of the deck that angles. However, this continues the shape of the lot within this area. This is also not visible from the street. Support	
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**4/21 DRC: Rear deck (northeast perspective)**



**4/21 DRC: Rear deck (north plan view)**



### **5/12 DRC: Revised Rear deck (north plan view)**

f. **Windows:** Refer to Guidelines 4.53-4.63.

GL	Staff Analysis	DRC Recommendation
4.53 Window to wall ratio	<p>Window to wall ratios along the front elevation proposes 94.9 sf of glazing/705.7 sf wall space, which is 13.45% window to wall. Support.</p> <p>The first floor presents a two pack and two single windows (39.5 sf), there are four, two packs on the second floor (55.4 sf), which is slightly top heavy. Discussion is encouraged to determine if the proposed meets the intents of 4.53 a and b.</p> <p>The west elevation proposes two single windows, a two pack and door glazing on the first floor and a single window and two pack on the second floor with a small window on the gable. All windows except the window in the gable have a transom.</p> <p>The north elevation proposes two, two packs with transoms and door glazing on the first floor and two single windows and door glazing on the second floor.</p>	Support





	<p>There is a small window in the gable.</p> <p>The rear elevation (north) proposes 223 sf of glazing/ 714.2 sf of wall space, which is 31.2% window to wall.</p> <p>The east elevation proposes four single windows, a two pack and door glazing on the first floor and three, two packs and a single window on the second floor. There is one small window in the gable.</p> <p>The east elevation proposes 254.61 sf of glazing/1036.44 sf of wall space, which is 24.6% window to wall.</p>	
4.54 Vertical emphasis	Windows are proposed as one over one, casement, simulated divided light windows which is consistent with historic homes, which is supported by GL 4.54 a. Window operations have been noted on the plans.	Support
4.56 Window material	Aluminum clad (black) windows are noted on the materials list. General support.	Support
4.57 Fenestration pattern	There appears to be 12" to exterior corners, as required by the GL.	Support
4.58 Groupings of 2 or more windows	Support	Support
4.58 c. Window sizes	<p>There are not more than four window sizes on the front (south).</p> <p>There are not more than six window sizes for other elevations.</p>	Support
4.59 Window and door trim	There is a 2"x3" wood trim noted to match siding. Support.	Support
4.60 Divided lights	Simulated divided lights are noted on the materials list. Support	Support
4.61 Transom windows	<p>The north, east and west elevations propose transom windows. This GL allows for a limited number within a proposal. This proposal appears to be the exception not the rule.</p> <p>The rough opening is met at 1'6".</p> <p>A 2" divider mullion must be incorporated between the window/door beneath. <b>The applicant added 2" of trim. This material is metal. Discussion is encouraged to ensure that this meets the intents of the GL. This GL does not specifically call out a material.</b></p> <p>These transom windows add to the</p>	<p>4/21 DRC: Support</p> <p>Support</p> <p>Members asked for the 2" of trim. This has been added.</p> <p>Support</p>



	overall window to wall ratio on the north and east, as proposed.	
4.63 Window Wells	<p>There are window wells included on the north, east and south elevations.</p> <p>The north and east elevation window wells appear to meet requirements of this GL. <b>The south window well was moved to the east elevation and now meets requirements of the GL.</b></p>	<p>Support</p> <p>Members asked for a revision to the south window well to better conform with the GL. The applicant has provided this revision.</p>

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

GL	Staff Analysis	DRC Recommendation
4.64 Primary door	The primary door does not face the street, as asked for in the GL. A similar site to this is 501 Gothic Avenue and many on Seventh Street where the front by code is on the south, but the west side is used as the front for the purpose of the door. Discussion is encouraged.	4/21 DRC: Members voiced support but understood that this would likely be a full Board discussion. They said that the southwest corner was the front and there is a door on this façade. The walkway helps to frame this.
4.65 Primary door	The primary door is proposed as ½ light, divided lights in wood (black). Support.	Support
4.66 Secondary doors	<p>There is one half-light door on the north to be metal clad (black). This meets the intents of GL 4.66.</p> <p>There are two sets of full light French doors on the north, which appear to meet the intents of this GL, as they are not highly visible from the street.</p> <p>There is a three-panel folding door proposed for the east elevation. <b>The opening now meets width allowance of 9'.</b> Height of the doors is 6'10", which complies.</p>	4/21 DRC: Members voiced overall support for the secondary doors as proposed with a slight reduction in width to meet GL. The applicant has provided this revision.

h. **Lighting:** Refer to GL 2.37-2.40.

GL	Staff Analysis	DRC Recommendation
2.37 /4.74 Exterior lighting	Lighting has been added on the plans and appears consistent with the GL and code.	Support

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

The building proposes a 1"x12" wood board and batten siding for the main body (peppercorn) with a 6" vertical lap siding (driftwood gray stain) for secondary modules. Gables propose a 6" horizontal lap siding (driftwood gray). There is a foundation cover and chimney of dry stack stone (gray mix).



The roof is a corrugated metal (black).

Trim is noted as 2"x3" wood (match sidings). A 2"x10" fascia (driftwood gray) and 2"x4" shadow board (black). A 2"x6" wood corner board (match siding) is noted.

The primary door is proposed as ½ light, divided lights in wood (black). There is one half-light door on the north to be metal clad (black). There are two sets of full light French doors on the north. There is a three-panel folding door proposed for the east elevation. Material confirmation is needed for all north/east doors.

Windows are proposed as aluminum clad, casement windows with simulated divided light, (black).

There are 3"x8" exposed rafter tails (driftwood gray stain). **8"x12" wood beams (driftwood gray stain) are noted at the front porch.** There are 6"x6" wood columns noted for the front porch (driftwood gray stain). The roofs over window wells are supported by steel, sizing must be confirmed.

Details regarding the deck railing, posts and top cap sizing is required. **The plans note black steel spindles, wood top cap (black) with 8"x8" posts and newels.**

GL	Staff Analysis	DRC Recommendation
4.71 Chimney	The chimney appears large and oversized as seen from the west. The top is 3'4", as seen from the north and east. Then it steps up to 7'1" at the base. Discussion is encouraged. <b>The applicant has noted that this is what is required by code.</b>	4/21 DRC: Members voiced concerns regarding the chimney as proposed.
4.72 Eaves and overhangs	The proposed appears to meet the intents of this GL.	Support
4.75 Exterior materials	Siding materials appear to meet the intents of this GL.	Support
4.75 e /4.80 a foundation treatment	The rock varies in height and does exceed 18" in certain areas. This must be reduced. The area on the south is highly visible.  <b>Discussion came up about Treasury Hill and the Heights, there has been a flexibility allowed for this zone district (R1B) due to existing materials and other features. Photos may be provided by the applicant of this area. However, this is a new zone R1F and discussion is needed to determine if this is appropriate. Staff suggests that this is incongruent on the street side (south) elevation.</b>	4/21 DRC: full Board discussion



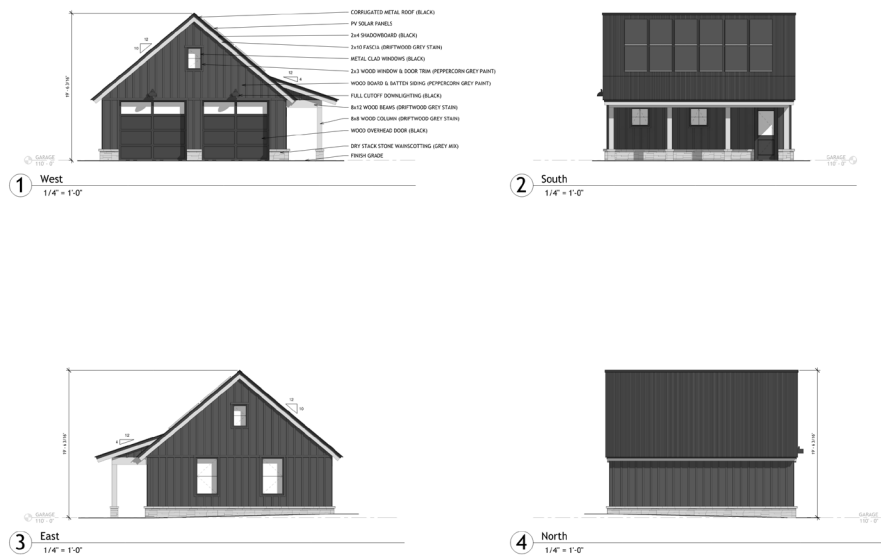
4.75 e Metal materials	The beam on the front porch was revised to wood to better meet intents of the GL.  The metal braces and post tops are a revision to the original approval and are consistent with this GL.	4/21 DRC: Revise from metal, as it makes the contemporary building inappropriately contemporary.  Support
4.82 Roofing	The corrugated metal (black) roof is supported.	Support
4.83 Porch railing	Railings appear to meet the intents of the GL, but materials and sizing must be confirmed to ensure this.	Support

**Accessory building mass/scale/form and placement (garage):** Refer to GL 4.84-4.86, 4.89;  
The proposed north accessory building is an 24'x24' gable module. The main module has a 10:12 pitch with a 4:12 small shed porch roof on the south. This must be a cold building due to the size, as proposed.

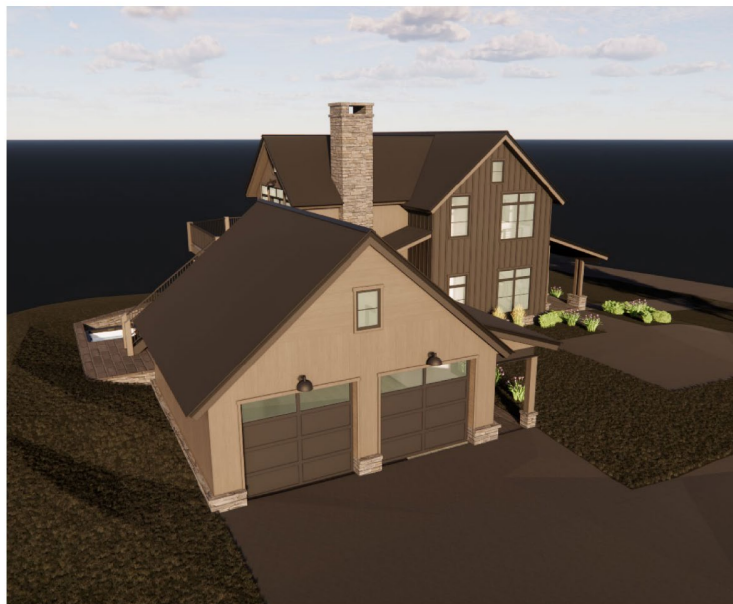
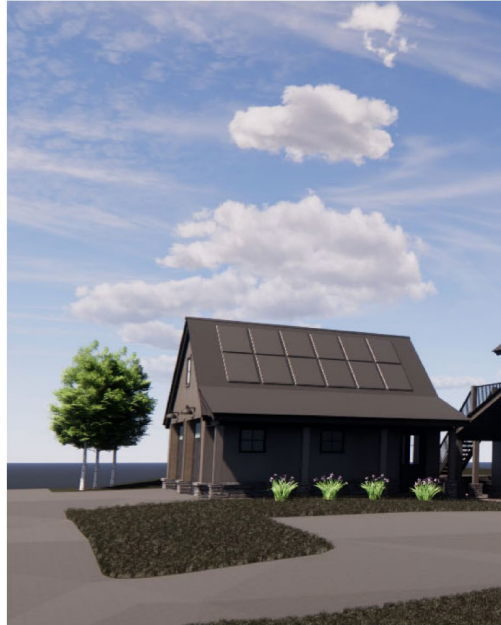
GL	Staff Analysis	DRC Recommendation
4.84 Smaller in size	The proposed building is smaller in scale than the primary building, as requested by the GL.	Support
4.85 Rear of the site	This building is located on the rear/north	Support
4.86 Vary appearance	This is the first accessory building within this zone. So, the context is being developed.	Support
4.89 d. porches	The small, covered entry for this building can be supported.	Support



### 4/21 DRC: Elevations



### 5/12 DRC: Revised Elevations



**4/21 DRC: Northwest perspective**



**5/12 DRC: Revised Northwest perspective**

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

GL	Staff Analysis	DRC Recommendation
4.53; 4.89 AB fenestration	There are two gable windows on the east and west.  Then, there are two single windows on the east and two single, square windows on the south. Support	Support
4.54 Vertical emphasis	Windows are proposed as two over two casements with simulated divided lights.	Support
4.56 Window material	Windows are noted as aluminum clad (black) to match primary building. Support.	Support
4.59 Trim	Wood trim 2"x3" (driftwood gray stain) is noted. Support	Support

**b. Accessory building doors:** Refer to GL –4.64-4.66, 4.68-4.69 4.90;

GL	Staff Analysis	DRC Recommendation
4.66 Secondary Doors	There is a ½ light person door on the south, which is noted as metal clad (black).	Support
4.69, 4.90 Garage doors	There is a garage door proposed on	Support





	the west. It is noted as custom overhead garage door wood with ¼ light (black). Support.	
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c. **Accessory building materials:** Refer to GL 4.82, 4.89

**The building proposes a wood board and batten siding (peppercorn gray).** There is a dry stack stone foundation cover (gray mix).

Roofing is noted as corrugated metal (black).

There will be wood trim 2"x3" (driftwood gray) for windows and doors. Corner boards will be a 2"x6" (driftwood gray stain). Fascia is noted as 2"x10" (driftwood gray stain) with 2"x4" shadow board (black).

Windows are noted as casements in aluminum clad (black) with simulated divided lights.

Garage door is a custom overhead ¼ light wood (black). There is a ½ light person door on the south, which is noted as metal clad (black).

There will be wood posts and beams 8"x8" wood columns at porch (driftwood gray stain). 8"x12" wood beams (driftwood gray stain) beams are noted at the covered porch.

GL	Staff Analysis	DRC Recommendation
4.82 Roofing	Corrugated metal is supported for the roofing.	Support
4.89 c Simple design and details	The siding, as proposed, is supported relating to the materials.	4/21 DRC: Support. The applicant did revise the materials.
4.75 Metal materials	<b>The beam on the front porch was revised to wood to better comply with this GL.</b>	4/21 DRC: Members voiced that the metal beam was inappropriate.
4.90 Garage door	The garage door is proposed as wood, which meets the intents of this GL.	Support

d. **Accessory building mass/scale/form and placement (shed, south):** Refer to GL 4.84-4.86, 4.89;

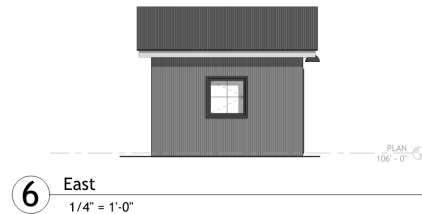
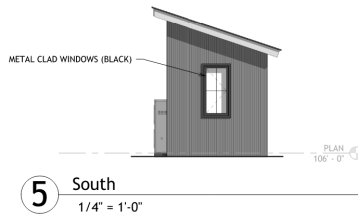
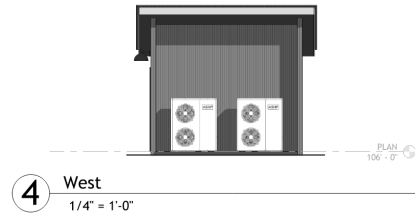
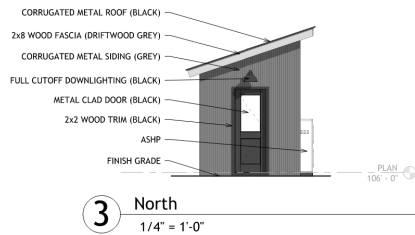
The proposed south accessory building is a 8'x12' simple shed building. The main module has a 4:12 pitch. Confirmation is needed if this will be a heated structure.

GL	Staff Analysis	DRC Recommendation
4.84 Smaller in size	The proposed building is smaller in scale than the primary building, as requested by the GL.	Support
4.85 Rear of the site	This shed is pushed back 2'6" from the front of the building. There are similar situations within the Paradise Park area. This lot is unique and	Support

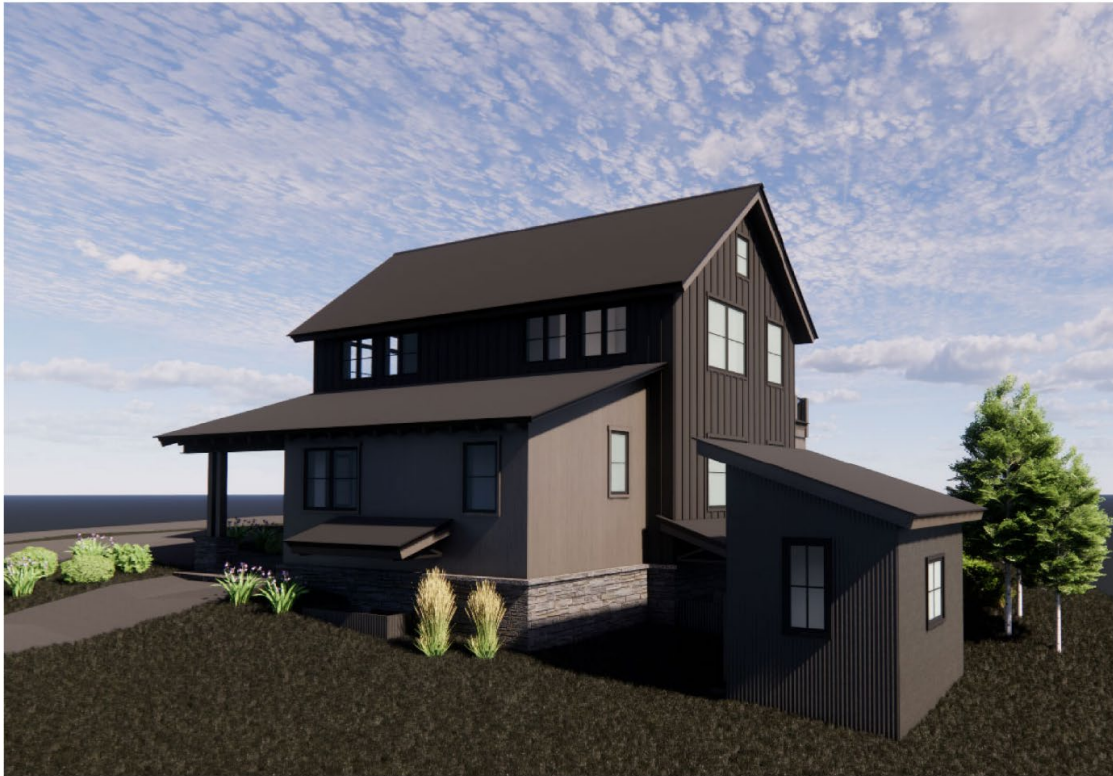




	presents challenges for access.	
4.86 Vary appearance	As seen in the perspectives, this building will vary in appearance from other buildings on this portion of the block.	Support
4.89 d. porches	The small, covered area for the air source heat pumps for this building can be supported.	Support



### 4/21 and 5/12 DRC elevations



#### **4/21 DRC perspectives**

##### **e. Accessory building windows:** Refer to GL4.53-4.63, 4.89;

GL	Staff Analysis	DRC Recommendation
4.53; 4.89 AB fenestration	There is a single window on the south and east and the door glazing is on the north. The overall fenestration appears simple.	Support
4.54 Vertical emphasis	Windows are proposed as two over two casements with simulated divided lights.	Support
4.56 Window material	Windows are noted as aluminum clad (black) to match primary building. Support.	Support
4.59 Trim	Wood trim 2"x3" (black) is noted. Support	Support

##### **f. Accessory building doors:** Refer to GL –4.64-4.66, 4.68-4.69 4.90;

GL	Staff Analysis	DRC Recommendation
4.66 Secondary Doors	There is a metal clad ½ light door on the north (black).	support



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

The building proposes a corrugated metal siding (gray).

Roofing is noted as corrugated metal (black).

There will be wood trim 2"x3" (black) for windows and doors. Fascia is noted as 2"x8" (driftwood gray stain).

Windows are noted as casements in aluminum clad (black) with simulated divided lights.

There is a metal clad ½ light door on the north (black).

GL	Staff Analysis	DRC Recommendation
4.82 Roofing	Corrugated roofing is supported.	Support
4.89 c Simple design and details	The siding, as proposed, is supported.	Support
4.59 trim	The applicants have incorporated wood trim with the metal, which is appreciated.	Support

## **VII. DRC Findings:**

- a. Support for mass/scale/form from primary building.
- b. Support for mass/scale/form for accessory building (garage).
- c. Support for mass/scale/form for accessory building (shed).
- d. Support for architectural appropriateness for accessory building (garage).
- e. Support for architectural appropriateness for accessory building (shed).
- f. Support for materials for accessory building (shed).

## **VIII. DRC Review:**

- Review and provide a recommendation for the revisions to the site plan.
- Review and provide a recommendation for revisions to architectural appropriateness for the primary building.
- Review and provided a recommendation for the materials for primary building and accessory building (garage).

**DRC Notes: 4/21/2025 DRC**  
**Members; Anderson and Schmidt**

**Staff:** Earley explained that Chris Penfield and Andrew Hadley have submitted plans for a new single family residence and two accessory buildings. The garage accessory building is a cold building. It must be confirmed if the small AB might be heated, as this will need to be published for a conditional use permit if so. The rear setback must be revised to meet the 10' from the property line. Snow storage must be included to meet the 33% requirement. Existing/natural grade must be confirmed on elevations and sections to ensure that the height requirements are met. Grade must also be confirmed for both accessory buildings as they are different than the primary building. The following information must be included on the site plan: drainage, 10' utility easement on the west, ground cover, snow storage and parking spaces. Mass/scale and form appears compliant. Roof forms appear compliant. The rear shed entry roof appears atypical relating to GL 4.51. The window to wall ratio on the front (south) is relational. I've included information on the east and north, if this is a discussion point. The transom windows must incorporate 2" of dividing trim between the transom and window/door below. The front window well appears to conflict with GL 4.63. Doors appear compliant. Lighting appears compliant. The chimney appears large and oversized as seen from the west per GL 4.71. The top measures 3'4" which steps up to 7'1". This will be hidden from the front, as it is under the rear porch, but discussion is encouraged. Foundation cover exceeds the 18" maximum and must be reduced. The metal beam material appears to conflict with GL 4.75. The AB north/garage is supported for placement and simplicity. Windows, doors, roof forms and porches are supported. The material break in the gable is slightly atypical. The metal beam is again proposed on this building and should be discussed. The AB south/shed should be discussed for placement, as it is not the rear of the site. However, this site is unique and does not have alley access. It is similar to existing situations within paradise park for placement within the side yard for a small shed. The roof form, windows, doors are supported. Materials are supported.

**Applicant:** Penfield and Hadley let the DRC know that they pulled in the stair. This lot is a challenge. They would like to continue the discussion about the stone height and foundation cover, as this is a unique lot. There are simple roof forms for this proposed structure without many valleys.

**DRC discussion:** There was discussion about the walkway and if it was needed. They thought it was needed, but it could be decreased in size and also used to better emphasize the front entry .

The SW corner is the front from the member's perspective. This also means that the shed is on the side and was not a concern.

Members asked for the number of trees to be clarified. Penfield said he would update the site plan, but it is four aspen trees on the southeast, three aspens on the east and two aspens on the northwesterns and then single spruces.

The applicants tried to mitigate the impacts of the east shed.

Snow storage was added to the site plan the applicants brought to the DRC.

Hardscape was discussed.

A construction management plan was discussed and it will be needed for this site relating to drainage during construction for instance.

South – Schmidt mentioned that two shed roofs with lack of supports was a bit atypical, as proposed. The elevation overall looks contemporary, which is supported in this zone. However, the double post might make it look too contemporary.

The window well that is proposed on the front will move to the east elevation.

The first floor and second floor fenestration is slightly top heavy.

M/S/F – supported.

West – Chimney, it was suggested to decrease the width on the exterior and increase it on the interior. Applicant will work on this.

The 2” dividing trim was referenced on the transom windows. Hadley asked if this could be metal in lieu of wood. Earley will confirm.

The metal beams as proposed are too contemporary.

Shed porch roof – supported.

North – the upper chimney width was discussed and the applicants will work to reduce the visual impacts.

East – rock height was called out.

Schmidt mentioned there was overall support with discussion about small pieces. Move the window well, decrease the width of the chimney, the front door will be a discussion, but members thought that the landscaping/walkways can be used to help define this, and remove the metal.

AB (garage): Remove steel beam. Otherwise overall support.

AB (shed): the heat pump units may need to be raised, but overall support as proposed.

# PRIMARY STRUCTURE

## DESCRIPTION OF MATERIALS TO BE USED

NAME GUIDONE

LEGAL LOT 3, AUGUSTA PARK ZONE R1-F

ADDRESS \_\_\_\_\_

### TYPE OF STRUCTURE

☒ Single Family

☐ Multi Family

☐ Accessory dwelling

☒ Accessory Building

☐ Addition

☐ Other \_\_\_\_\_

☐ Commercial

☐ Historic Rehab

### ROOFING TYPE

☐ Shake Shingle

☐ Milled Shingle

☐ Other CORRUGATED, BLACK

☐ Pro Panel style

☐ Standing Seam

☐ Galvanized, Corrugated

☐ Metal  
5-V Crimp

### EXTERIOR FINISH

#### Siding

TYPE

SIZE

LOCATION

COLOR

☐ Horizontal \_\_\_\_\_

☒ Vertical BOARD & BATTEN - SOLID BODY - PEPPERGRAY 1X12

☒ Other VERTICAL SHAPLAP - DRIFTWOOD GRAY 1X6

☐ Stucco \_\_\_\_\_

☒ Trim 2X4 - COLOR TO MATCH SIDING

☒ Fascia 2x10 w/ 2x4 shadowboard - driftwood grey

☒ Corner Boards 2x6 - color to match siding

### DOORS

**MATERIAL**

**STYLE**

**FINISH**

☒ Primary door WOOD - HALF LITE BLACK

☒ Secondary door METAL CLAD - HALF LITE BLACK

### WINDOWS

**Type:**

☒ Casement

☐ Casement, egress

☐ Double hung

☐ Awning

☐ Fixed

☐ Slide-by

**Style:**

☒ Simulated,  
divided lite

☐ True, divided  
lite (historic)

☐ Decorative  
mullions

☐ Other

**Material:**

☐ Wood

☒ Aluminum  
clad, wood

☐ Other

**Glazing:**

☒ Low E

☐ Heat mirror

☐ Tempered

☐ Standard

☐ Other

Describe locations if a mix is used BLACK METAL CLAD

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

BLACK METAL RAILING w/ 8x8 POSTS AND NEWELS  
WOOD TOP CAP

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

SIGNATURE OF OWNER / REPRESENTATIVE

David Henry

DATE 4/7/25

# ACCESSORY STRUCTURE

## DESCRIPTION OF MATERIALS TO BE USED

NAME GUIDONG

LEGAL LOT 3 AUGUSTA PARK ZONE R1-F

ADDRESS \_\_\_\_\_

### TYPE OF STRUCTURE

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

### ROOFING TYPE

- ☐ Shake Shingle ☐ Pro Panel style ☐ Galvanized, Corrugated  
☐ Milled Shingle ☐ Standing Seam ☐ Metal  
☐ Other CORRUGATED METAL BLACK

### EXTERIOR FINISH

#### Siding

- | TYPE   | SIZE                    | LOCATION              | COLOR |
|--|-------------------------|-----------------------|-------|
| <input type="checkbox"/> Horizontal          |                         |                       |       |
| <input checked="" type="checkbox"/> Vertical | <u>1X6 WOOD SHIPLAP</u> | <u>DRIFTWOOD GREY</u> |       |
| <input type="checkbox"/> Other               |                         |                       |       |
| <input type="checkbox"/> Stucco              |                         |                       |       |
| <input checked="" type="checkbox"/> Trim     | <u>2X4</u>              | <u>DRIFTWOOD GREY</u> |       |



☒ Fascia 2x10 w 2x4 shadowboard - driftwood grey

☒ Corner Boards 2x6 - driftwood grey

### DOORS

**MATERIAL**      **STYLE**      **FINISH**

☒ Primary door 1/4 LITE GARAGE DOORS  
WOOD - BLACK

☒ Secondary door 1/2 LITE - METAL CLAD BLACK

### WINDOWS

**Type:**

☒ Casement

☐ Casement, egress

☐ Double hung

☐ Awning

☐ Fixed

☐ Slide-by

**Style:**

☒ Simulated,  
divided lite

☐ True, divided  
lite (historic)

☐ Decorative  
mullions

☐ Other

**Material:**

☐ Wood

☒ Aluminum  
clad, wood

☐ Other

**Glazing:**

☒ Low E

☐ Heat mirror

☐ Tempered

☐ Standard

☐ Other

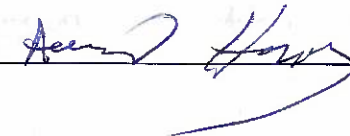
Describe locations if a mix is used \_\_\_\_\_

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

SOLAR PANELS

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

SIGNATURE OF OWNER / REPRESENTATIVE



DATE 9/1/25

DATE	FEES PAID	APPLICANT	APPLICATION #
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## DEVELOPMENT PERMIT APPLICATION

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

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

PROJECT PHYSICAL ADDRESS <b>PYRAMID AVE</b>	LEGAL ADDRESS <b>LOT 3 AUGUSTA PARK</b>	ZONE <b>R1-F</b>	USE TYPE <b>RES</b>
--	--	---------------------	------------------------

APPLICANT/AGENT <b>ANDREW HADLEY</b>	MAILING ADDRESS	TELEPHONE	EMAIL
PROPERTY OWNER <b>FRANK GUIDONE</b>	MAILING ADDRESS <b>4708 ALEXANDER ST BAKE</b>	TELEPHONE <b>214-215-6525</b>	EMAIL <b>FRANK_GUIDONE@REHODCAP.COM</b>
CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT <b>AHA</b>	MAILING ADDRESS <b>BOX 1294 CB, CO</b>	TELEPHONE <b>970-349-0806</b>	EMAIL <b>ANDREW@ANDREWHALEYARCHITECT.COM</b>
ENGINEER	MAILING ADDRESS	TELEPHONE	EMAIL

### BUILDING CLASSIFICATION:

SFR ☒ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☒ HISTORIC ☐

### PROJECT TYPE:

NEW CONSTRUCTION ☒ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION <b>CONSTRUCT SINGLE FAMILY RESIDENCE AND ACCESSORY BUILDING</b>	ESTIMATED PROJECT VALUATION MATERIALS <b>\$1,600,000</b> LABOR <b>\$2,400,000</b> TOTAL <b>\$4,000,000</b>
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### DEPARTMENTAL USE ONLY

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

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

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

Signature of Contractor/Authorized Agent **Andrew Hadley** Date **4/11/25**  
Signature of Owner/Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_