The Town of Crested Butte

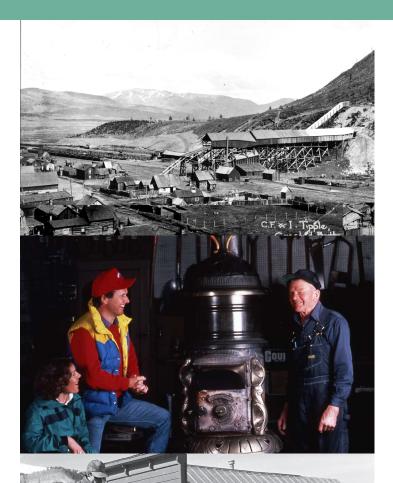


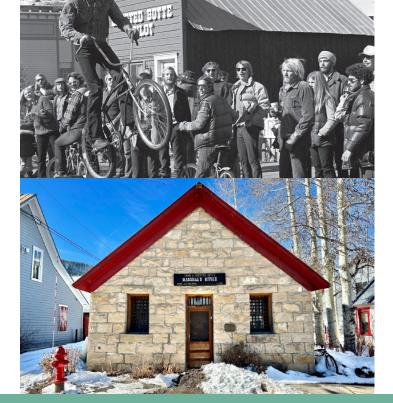
Historic Preservation Plan



Final Draft for Consideration of Adoption on December 16, 2024







Cover Photo: The Queen of All Saints Church, an iconic mid-century modern building of Crested Butte's "Early Recreation Era." *Photo Credit*: Ron Sladek

Back Cover Photo: Postcard Art by Henderson Davis

Left Photo Credits: Crested Butte Museum & Ron Sladek

Acknowledgments

History Colorado

Crested Butte's Historic Preservation Plan was funded in part by History Colorado, the State Historical Fund Grant No. 2023-M2-011.

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 Museum
- Crested Butte Mountain Theatre
- The Eldo
- Kochevar's Saloon



Crested Butte Ghost Town When Mine Closes







Photo Credits: Crested Butte Museum & Chairlift.com

Crested Butte Historic Preservation Plan

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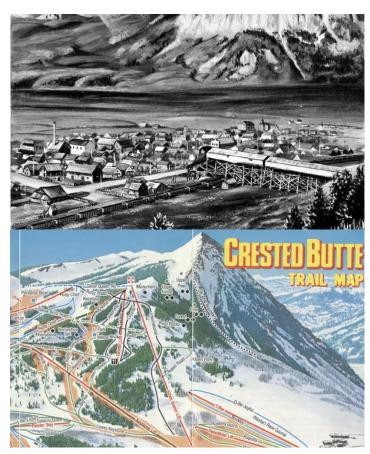




Photo Credits: Crested Butte Museum & Ron Sladek

Crested Butte Historic Preservation Plan



Incorporated as a coal mining town in 1880, the Town of Crested Butte (Town) has evolved with a strong connection to its rich mining history. The Town's commitment to preserving its mining history has been realized through its development review process and governing regulations.

While very successful in preserving the Town's connection to its mining period, the Town's Comprehensive Plan, the Community Compass, identified the need to develop an Historic Preservation Plan (HPP) that outlined a community-supported preservation strategy that recognized other aspects of Crested Butte's evolution over time. Feedback received during the Community Compass process raised concerns that the Town's thoughtful preservation practices created an unintended consequence that diminished the importance of historic eras after the mining period. The result was that new buildings increasingly resembled one another, which did not fully recognize Crested Butte's distinctive architectural story over time.

Development of the HPP began in December 2023 with the formation of an advisory committee to lead the effort. Community engagement has been a cornerstone of this process, with input gathered from events, surveys, and meetings to ensure broad participation in the shaping of the plan.

The goal of the HPP is to ensure that Crested Butte's architectural identity reflects its deep sense of community and evolution over time. Rooted in the Community Compass decision-making framework, the HPP builds on lessons from Crested Butte's past, addresses contemporary preservation challenges, and establishes clear measures of success for the Town's future. The HPP outlines a strategy to continue honoring Crested Butte's mining heritage, while identifying its transformation into a ski and recreation-based community. This plan will enable and hopefully inspire future generations to contribute their history to the Town's own ongoing architectural story.

Key elements of the HPP strategy focus on balancing preservation with room for future creative architectural storytelling. The plan establishes a new period of significance (POS) to honor Crested Butte's Early Recreation Era and its transition away from mining. This period encompasses buildings built between 1961 and 1984 to formally recognize a pivotal chapter in the Town's history. Moreover, The Town's local historic boundary is refined to designate a buffer around the National Register District, rather than encompass the entire Town. In areas outside the reduced local historic boundary and the new POS, updates to the Zoning Ordinance and its Design Standards and Guidelines will allow for more architectural flexibility and innovative materials, while ensuring that Crested Butte's established mass, scale, and form are not compromised. Stricter demolition regulations will provide enhanced protection for historic buildings, ensuring the preservation of Crested Butte's architectural legacy. Additionally, financial and regulatory incentives will support property owners in preserving and maintaining their historic structures. Together, these measures aim to honor Crested Butte's heritage while fostering a dynamic and evolving architectural landscape.

The HPP addresses uncertainties within the Town's preservation program and outlines an action plan to achieve its goals. Serving as a guiding framework, the HPP offers a clear path forward for implementation, ensuring Crested Butte can celebrate its history while embracing future changes, providing a balanced approach to preservation and progress.



The Town of Crested Butte (Town), incorporated as a coal mining town in 1880, has evolved into a vibrant community with a recreation and amenities-based economy. Crested Butte's dedication to historic preservation is evident in its architectural standards and development review processes, and is recognized by its designation as a National Historic District since 1992. These efforts honor Crested Butte's coal mining heritage, reflected in the Town's architecture, colorful streets, and historic alleys.

Despite this robust approach to preservation, Crested Butte has never developed a historic preservation strategy to guide its efforts. While the Town's preservation practices have honored its coal mining heritage, its architectural vernacular now appears frozen in time, not reflecting the community's contemporary evolution. This has created concern that the town is not celebrating or preserving its transformation into a ski and recreation town and a modern recreation destination. This plan aims to ensure the town's architectural identity reflects Crested Butte's deep sense of community and its evolution over time.

The HPP provides a strategy and action plan to continue preserving Crested Butte's mining history, showcase its transformation into a ski town, and allow future generations to create their own history. It seeks to institutionalize the preservation program, inform an update to the Town's Design Standards and Guidelines, and craft regulations that are more transparent and functional. By embracing the community's core values, the HPP will solidify Crested Butte's historic preservation program and support the Town's evolution while respecting and learning from its past.

The Goal: Ensure the Town's architectural identity is a reflection of Crested Butte's deep sense of community and its evolution over time.









Crested Butte transitioned from a mining town to an amenities and recreationbased economy. *Photo Credits*: Crested Butte Museum. Robby Lloyd, Lydia Stern

Following the Compass

The Historic Preservation Plan (HPP) emerged from the 2022 Community Compass effort, which engaged over 2,000 residents to create the Town's comprehensive plan. The Compass identified the community's core values, developed a strategic plan to navigate the Town's many complex challenges, and created a collaborative decision-making framework to address these challenges with the community.

One of the key challenges identified in the Compass included how "Crested Butte fought hard to preserve our history, but newer buildings are all starting to look the same."

This HPP seeks to meet the Compass strategic goal of "retain the unique character and traditions of Crested Butte" by creating a guiding preservation strategy that aligns with Crested Butte's values.



Crested Butte's Old Town Hall, one of many favorite historic buildings. *Photo Credit:* Lydia Stern

Core Values



Authentic Connected Accountable Bold

Strategic Goals

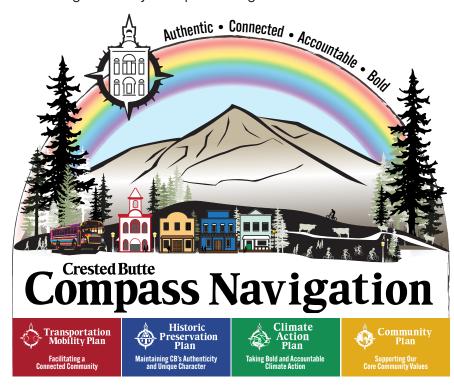
- Approach community challenges through active collaboration and engagement.
- 2. Accommodate growth in a way that maintains the Town's and valley's rural feel.
- 3. Enable people who live and work here to thrive.
- 4. Retain the unique character and traditions of Crested Butte.
- 5. De-emphasize cars and focus on walking, biking, and transit.
- 6. Continue to passionately care for our natural surroundings and forever protect Red Lady.
- 7. Act on the urgency of climate change and prepare for the changes we expect from it.

Decision-Making Framework

- **Step 1.** Understand the challenge and define the goal.
- **Step 2.** Commit to a community engagement strategy.
- **Step 3.** Define success measures.
- Step 4. Create alternatives and filter them through the success measures.
- Step 5. Make decisions based on informed consent.

Compass Navigation: An Integrated Approach

The Community Compass acknowledges the difficulties in achieving its goals and outlines a multi-faceted planning effort called Compass Navigation, to work towards meeting the strategic plan in an integrated way. Compass Navigation includes four concurrent plans:



Transportation Mobility Plan (TMP)

Facilitating a <u>connected</u> community.

The TMP sets a long-term road map to support the Compass goal of "de-emphasizing cars and focusing on walking, biking, rolling, and transit" through an approach of improving alternative mobility choices, managing parking convenience, and integrating land use with transportation.

Climate Action Plan (CAP)

Taking action on climate in a <u>bold</u> and <u>accountable</u> way.

The CAP is guided by the Compass goal to "act on the urgency of climate change and prepare for the changes we expect from it."

The CAP identifies how Crested Butte can set the example of what is possible for mountain communities to take responsibility for our climate impacts and strategically drive down Crested Butte's greenhouse gas emissions (GHG).

Historic Preservation Plan (HPP)

Maintaining Crested Butte's <u>authenticity</u> and unique character.

Guided by the Compass goal of "Retain the unique character and traditions of Crested Butte", this HPP establishes how the Town ensures its architectural identity reflects Crested Butte's deep sense of community and its evolution over time.

Community Plan (CP)

Supporting our core community values.

The CP seeks to balance the Compass goals of "enabling people who live and work here to thrive" with "accommodating growth in a way that maintains our rural feel." This plan will identify a future build-out vision for Crested Butte that seeks to improve the livability, functionality, and sense of community in Crested Butte and identifies how to leverage the Town's development regulations to enable that vision.

Crested Butte Historic Preservation Plan

What's Inside this Document

This HPP will guide the Town's future preservation decisions and inform the community about the Town's historic preservation priorities.

The document is divided into chapters that follow the decision-making process outlined in the Community Compass:

- The How this Plan was Developed chapter outlines the four-phase process used to develop the Town's first preservation plan with the community.
- The Learning From the Past chapter describes the history of Crested Butte and summarizes the Town's preservation program that decades of care and foresight by previous generations used to establish preservation as shared community priority.
- The Historic Preservation Challenges chapter describes the preservation challenges impacting Crested Butte that this plan seeks to address.
- The Defining Preservation Success for the Future chapter outlines the measures of success used to guide the development of the preservation strategy and action plan to ensure they were aligned with Crested Butte's core values of being an authentic, connected, accountable, and bold community.
- The **Recommended Preservation Strategy** chapter outlines recommendations for the Town's Historic Preservation Program going forward. This Preservation Strategy was refined from three alternative preservation approaches that were developed in collaboration, vetted, and refined through a comprehensive community engagement effort.
- The Action Plan categorizes specific actions to implement the Town's Historic Preservation Strategy.

Stories of Crested Butte's Buildings: 504 Maroon Avenue



Throughout this document, different stories of Crested Butte's buildings will be shared, to show the ties between Crested Butte's community and its look, feel, and function.

In 1880-1881, Crested Butte's first school, a modest frame building, was constructed on the Big Mine shelf south of town. Due to the harsh winters, the Old Rock School was built in town in 1883 at a cost of nearly \$6,000, using sandstone from a quarry at the west end of Elk Avenue. Initially serving 36 students across eight grades, enrollment grew to 225 by 1900. The Old Rock School is one of the few remaining rock schoolhouses on the Western Slope and is used as a library today.

Photo Credit: Ron Sladek



How this Plan was Developed

The Town's ambition to create a robust and actionable HPP followed the decision-making framework outlined in the Community Compass. Community engagement activities were designed to ensure widespread participation through creative, interactive, and organized methods.

The planning process included clear benchmarks but remained dynamic, incorporating new ideas, research, survey work, State Historic Preservation Office reviews, program reviews, and community feedback.

The plan was developed in close coordination with the Town's other planning initiatives: the TMP, CAP, and CP. Each initiative was intertwined through Compass Navigation, ensuring integrated opportunities and balanced trade-offs among the plans. This approach ensured this HPP aligns with the broader strategic planning efforts of the Compass.

As the Town's first HPP, it acknowledges decades of care and foresight from Crested Butte's community.

The planning process recognized the stewardship of past and current community leaders and the resilience and adaptability of its residents. Diverse opinions were welcomed to facilitate critical discussions about the plan's potential outcomes.

An Advisory Committee, comprising two Councilmembers, one BOZAR member, and three community members, was formed to bring together various voices interested in historic preservation in Crested Butte. This committee played a key role in shaping the plan's intent and guiding the process through the Compass framework. Beyond the committee, a variety of community engagement events, surveys, and meetings ensured widespread participation to help craft this plan.

The HPP was developed in four phases, described on the next page.

Community Engagement Commitment:

Through a variety of creative outreach methods, the HPP engaged over 300 members of the community including residents, property owners, business owners, visitors, and more.

The Story of 127 Elk Avenue





This is Kochevar's Saloon. Legend has it that Butch Cassidy, upon hearing that authorities were approaching, left his gun on the bar and slipped out the back door.

Photo Credits: Lydia Stern & Ron Sladek

Phase 1 (December 2023)

Understand the Challenge and Define the Goal

The first phase included a combination of visual surveys and data analysis to better understand Crested Butte's architectural inventory outside of the currently preserved Period of Significance (POS) post 1952. This phase also included kick off meetings with the Town Council, BOZAR, the public, and the advisory committee to discuss the challenge and identify the goal.

Phase 2 (January – February 2024)

Define Success Measures

Through a series of community engagement events including an open mic night about (hi)stories of Crested Butte, a telephone recording installment at the museum, advisory committee meetings, and more, combined with synthesizing the data collected in the previous phase, this phase culminated in defining measures of success for preservation.

Phase 3 (March - April 2024)

Develop Alternatives

This phase included several focus group meetings and community events to seek targeted and broad input on the Historic Preservation Toolbox, which consolidates the Town's preservation policy tools and is summarized in the Preservation Strategy chapter. From meeting with architects, designers, and contractors, to working with the High School history class, common themes on preservation strategies from the community emerged, which were used to develop three draft alternative strategies.

Phase 4 (May - December 2024)

Draft, Refine, and Adopt

The final phase focused on drafting, refining, and adopting the plan. Using feedback on the draft plan and feedback from a community Navigation Survey, three alternative strategies were refined into one historic preservation strategy and action plan.

The appendix of this document includes a Community Outreach Memorandum that describes the outreach strategy, activities, and feedback received from each outreach event.

Photo Credits: Town of Crested Butte & Stan Clauson Associates





Learning From the Past

Crested Butte has long prioritized historic preservation. featuring both a National Historic District and a local Historic District that encompasses the entire town. In 1992, Crested Butte gained Certified Local Government (CLG) status from the State of Colorado, recognizing its active involvement in preservation and supporting the establishment of local preservation programs.

The Town's historic district and preservation program protect buildings from Crested Butte's coal mining era, spanning from 1880 to 1952, which is designated as the historic district's Period of Significance (POS). New construction is also required to emulate architectural features from this era, as required by the Town-wide local historic district. However, there is community concern that this approach makes the Town look as though it is frozen in time, preserving the mining community aesthetic without reflecting the Town's continued evolution.

This chapter explores the history of Crested Butte's mining era, its transition into the town it is today, and provides an overview of the Town's historic preservation program.





Town Model at Crested Butte Mountain Heritage Museum. Photo Credit: Crested Butte Museum

Origins and Early Beginnings

While Crested Butte's incorporated history begins with its mining era, before the arrival of European settlers, the region now known as Crested Butte was inhabited by the Nuche, or Ute tribes, who had lived in the area for thousands of years. The Utes, with many distinct bands, thrived in the rich, mountainous landscape of the Gunnison Valley, utilizing its resources for hunting, gathering, and trade. Their deep connection to the land shaped their culture, spirituality, and way of life. The valley was a central part of their seasonal migrations, providing food, shelter, and a place for community gatherings. However, this peaceful existence was upended in the mid-19th century when the U.S. government began to impose treaties and policies that forced the Utes from their ancestral lands. This period of displacement set the stage for the mining boom that would follow, dramatically transforming the region and ultimately leading to the establishment of Crested Butte as a mining town.

The Mining Era (1880-1952)

By 1880, the arrival of prospectors and settlers secured the future of mining in the Elk Mountains. The land was surveyed by the federal government, making mining claims and property transfers legal. Initially, hard-rock mining for silver and gold made the Gunnison country active. However, as the 1880s progressed, massive coal beds were discovered, leading to a shift from silver and gold mining to coal mining.



Members of the Ute tribe. Photo Credit: Denver Public Library Photo Archive



Coke Ovens in Crested Butte Circa 1900-1910. Photo Credit: CF&I Archives

1880 Incorporation of the Town Hard Rock to Coal Land Mining **Acknowdgement**

Colorado Fuel & Iron Closure

1962 **CB Ski Resort** Opens with the 1963 arrival of Colorado's first Gondola

1974 **National** Register of Historic Places designation

1993 **Crested Butte Mountain** Heritage Museum was created

Historic **Building Survey**

2002 **National Register** Secondary Nomination

Adoption of the **Community Compass** (Comprehensive Plan)

The land where **Crested Butte** operates is s Núu-agha-tuvu-pu (Ute) land.

1881 Railroad Arrival

> The Mining Era Period of Significance 1880-1952

1955

Railroad Removal

1972 **Town Council** establishes an area for historic designation

The Early Recreation Era 2nd Period of Significance 1961-1984

Crested Butte Historic Preservation Plan

1991

Town designated **CLG Status**

Crested Butte adopts Design Guidelines. Revised in 2001, 2009, 2017 & 2020.

1993-95

2000 **Historic Building** Survey

2003 Museum finds its permanent home at Tony's Conoco

2024 Adoption of the Historic **Preservation Plan**

In 1881, the Colorado Coal & Iron Company (CC&I) opened the Jokerville Coal Mine near the emerging Town of Crested Butte. Despite the mine's reputation for explosive gases and rock falls, miners arrived seeking employment. CC&I also established coking operations nearby, constructing beehive ovens, which by 1892, numbered 154. Coal and coke produced in Crested Butte were transported to Leadville, Pueblo, and Denver, making the town a major producer of fuel for smelters and other industries.

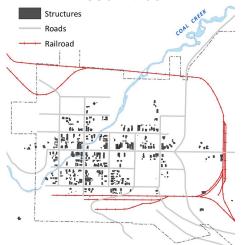
The Crested Butte Town Company created a grid of streets and alleys near the Jokerville Mine. Merchants opened small businesses along Elk Avenue, including retail stores, service shops, saloons, a bank, and lumberyards. The 1880s saw the construction of essential infrastructure such as a town hall, waterworks, church, hotel, and school. Crested Butte's population, which included many miners, carpenters, and business owners, grew steadily. Unlike many mining camps, Crested Butte had a significant number of women and children, contributing to a stable community.

Early residents were predominantly American-born or immigrants from the British Isles and northern Europe. In the 1890s, immigrants from Italy and the Austro-Hungarian Empire arrived in larger numbers, drawn by job opportunities in coal mining. Despite initial resistance and discrimination, they eventually became integral to the community, forming their own ethnic enclaves while gradually integrating into the broader town society. These immigrants brought with them their unique traditions, languages, and cuisines, adding to the cultural tapestry of Crested Butte.

Despite its promise and success, Crested Butte remained small due to the lack of public fascination with coal mining compared to gold and silver, its remote location, and harsh winter weather. These factors led to slow but steady growth. By the mid-1890s, Crested Butte's population approached 1,000. Social connections were enhanced by numerous fraternal lodges and societies, and entertainment options such as musical concerts, theatrical productions, and dances. The Town celebrated various cultural events, fostering a sense of community among its diverse inhabitants. Festivals and holiday celebrations were common, reflecting the Town's multicultural roots and providing a respite from the hardships of mining life.

The Denver & Rio Grande Railroad connected Crested Butte to the rest of Colorado in 1881, facilitating coal shipments. CC&I, which became Colorado Fuel & Iron

Crested Butte's Buildout 1880 - 1905





Aftermath of the Jokerville Mine explosion in 1884. *Photo Credit:* WesternMiningHistory. com

The Story of 413 Second Street



This building was a saloon from 1899 -1920 with \$0.05 beers and \$0.10 whiskeys, with the Kikel family living upstairs.

Photo Credit: Realtor.com

(CF&I) after a merger in 1892, remained the dominant employer. In 1884, an explosion at the Jokerville Mine killed 59 workers, leading to its closure. The Big Mine, opened by CF&I in 1894, replaced Jokerville and drove the local economy for six decades.

Crested Butte was never a typical company town.

CF&I operated the mine but did not own all houses, businesses, and utilities. Workers could buy and sell their houses and open their own businesses.

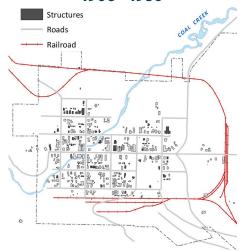
CF&I did build some worker houses and a company store. The independence allowed residents to shape their own community, and many miners invested in local businesses, furthering the Town's economic development. This blend of company infrastructure and individual enterprise created a unique dynamic where community members could thrive independently while still benefiting from the company's presence.

In the early 1910s, automobiles began arriving, and baseball games became popular. Tourism also began in the 1910s, leading to calls for better road conditions. During World War I, coal demand increased, benefiting the Big Mine. However, labor relations were strained, leading to periodic strikes. Miners fought for better wages and working conditions, culminating in several significant labor actions that shaped Crested Butte's labor history. The strikes often brought the Town to a standstill, highlighting the miners' critical role in the community's survival and the ongoing struggle for fair labor practices.

Crested Butte weathered the initial years of the Great Depression better than many other communities due to increased coal production. However, the Bank of Crested Butte failed in 1931, and agricultural challenges and a decline in tourism affected the Town. New Deal programs brought projects to the area, providing reliable power and improving infrastructure, such as road paving and public buildings. These projects helped sustain Crested Butte through tough economic times and laid the groundwork for future growth.

During World War II, CF&I increased production at the Big Mine to meet high wartime demand. However, after the war, coal demand declined, and by the early 1950s, the mine's output had dropped significantly. In 1952, CF&I shipped its last load of coal from the Big Mine and shuttered the facility, dismantling the mine workings and selling its buildings in town. The closure marked the end of an era, but Crested Butte's resilient community laid the foundation for future economic transformations. Despite the end of coal mining, the community's spirit and adaptability ensured that Crested Butte would survive and eventually thrive as a hub for tourism and outdoor recreation.

Crested Butte's Buildout 1906 - 1930





The original Company Store in 1895. Photo Credit: Denver Public Library Photo Archive

The Story of 413 Maroon Avenue



Built in the early 1900s, this home is rumored to be a Sears and Roebuck kit house, resembling the two-bedroom 'Starlight' model.

Photo Credit: Gunnison County Assessor

The Quiet Years (1953 - 1960)

After the closure of the Big Mine and the abandonment of the Denver & Rio Grande Railroad in 1955, Crested Butte entered a period of isolation, with its population plummeting from 730 in 1950 to just 289 by 1960. The remaining residents continued their lives, enjoying community activities and the surrounding natural beauty, but the town felt frozen in time.

As the post-World War II era brought financial stability, Americans began to prioritize leisure and outdoor recreation. The construction of the interstate highway system and the rise of air travel encouraged many to explore Colorado's mountains, where ski resorts were developing in former mining towns. Crested Butte, known for its abundant snowfall, was poised for a revival, although it would take time to gain momentum.

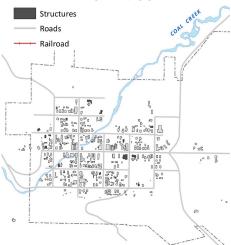
The Early Recreation Era (1961 - 1984)

In 1961, the Crested Butte Winter Sports Area opened, offering a glimmer of hope, but financial struggles soon led to its bankruptcy. The Town experienced modest growth during the 1960s, with the population increasing slightly to 372, driven by those drawn to its natural beauty and affordable mining-era homes. Despite the ski area's difficulties, the region remained attractive for outdoor activities like camping and hiking, maintaining its historic appearance with few new buildings constructed—though this was soon to change.

In 1970, the Crested Butte Development Corporation acquired the struggling ski area, investing \$20 million in planning, environmental clearances, and new amenities, transforming it into a competitive resort alongside Aspen and Telluride. The Town of Crested Butte began to evolve during this era, with the paving of Elk Avenue in 1982. By 1980, the Town's population had grown to 959, reaching 1,600 by the end of the century.

In the 1970s, newcomers began arriving in Crested Butte. They brought different values and lifestyles, often rebelling against various issues. Some were drug dealers, draft dodgers, and anti-war opponents. This led to periodic conflicts with longtime residents, such as disputes over free-roaming dogs; however, connections began to forge among "old-timers" and "new-timers" to recognize the importance of historic

Crested Butte's Buildout 1931 - 1955





Ski jumper at Rozman Hill circa 1950-1960. Photo Credit: Duane Vandenbusche Collection

The Story of 28 Maroon Avenue



Originally, 28 Maroon was the processing building for the Mountain Glow Dairy, owned by the Yaklich family. The quality of the milk and cream was so good that it was purchased by the federal government.

Photo Credit: Ron Sladek

preservation. The Town became a designated National Historic District in 1974, ensuring the preservation of Crested Butte's unique architectural character.

Controversy arose in 1977 when American Metals Climax (AMAX) proposed a large molybdenum mine on Mount Emmons, locally known as Red Lady, which hovers over the Town. Newer residents, concerned about environmental impacts, opposed the plan and continued to fight and advocate for a permanent mine-free solution for Red Lady, which finally occurred in 2024 through a federal land exchange and extinguishment of the mineral rights.

The 1970s also brought a spotlight to Crested Butte when it comes to summer recreation and mountain biking. Initially, locals used battered Schwinn bicycles to navigate the Town's rough streets, but the allure of the surrounding mountains soon led them to explore old mining roads and single-track trails on these rugged bikes. The Crested Butte Mountain Bike Association formed in 1983, taking claim to the title of the oldest mountain bike club in the world, and beginning Crested Butte's national reputation as a premiere mountain bike destination.

The Modern Era (1985 - Present)

Crested Butte has continued to evolve, balancing the pressures of wealthy investors and development while maintaining its close-knit community. In the mid-1980s, a significant shift occurred when housing became more investment-focused rather than homecentered, resulting in larger homes that were built to the maximum allowable size.

Notable events that have shaped this era include Bud Light painting Crested Butte blue for a major event in 2014, several ownership changes at the ski resort, including most recently the acquisition by Vail Resorts in 2018, and the 2020 COVID-19 pandemic, which influenced the housing market as urban dwellers flocked to rural, amenity-rich areas.

The growth and economic investment in the Gunnison Valley has led to compounding challenges of unprecedented scale, including a surge in tourism, an affordable housing crisis, and a significant workforce shortage. Despite these challenges, historic preservation remains a priority for the community. This plan aims to align the community's preservation goals with the other pressing issues it faces.

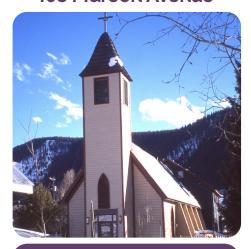
Crested Butte's Buildout 1956 - 1980





One of many Red Lady demonstrations through the years. Photo Credit: HCCA

The Story of 108 Maroon Avenue



Now a single family residence, this building was last used as the St. Patrick's Catholic Church in 1967.

Photo Credit: Town of Crested Butte

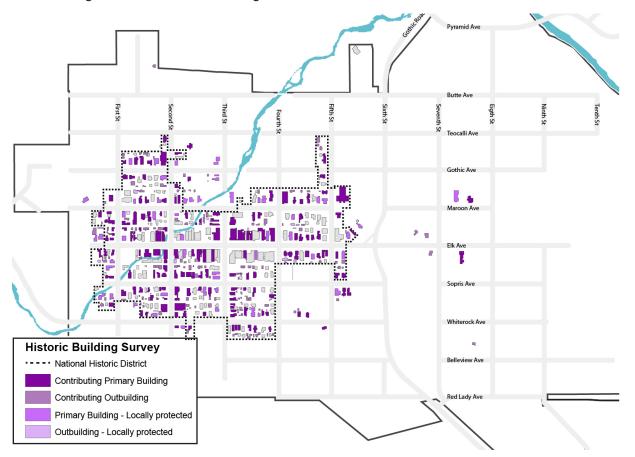
Challenges **Defining Success** Strategy

About the Town's Historic Preservation Program

In 1972, Crested Butte adopted an ordinance establishing a local historic overlay district encompassing the entire Town and founded a preservation committee. This committee evolved into the Board of Zoning and Architectural Review (BOZAR) in 1974, which continues to operate today for historic preservation and development review.

The Town completed its first historic survey in 1973, leading to the nomination and subsequent approval of Crested Butte's core historic area to the National Register of Historic Places in 1974. This initial nomination identified only twenty properties and did not distinguish between contributing and non-contributing resources, reflecting common issues of that era's district nominations.

In 1998-1999, The Town undertook a significant project, recording 187 primary and 185 secondary buildings, focusing on the Mining Era (1880-1952), which was designated as Crested Butte's Period of Significance (POS). Another intensive survey in 2000 recorded 47 more properties. This survey led to the individual listing of the Denver & Rio Grande Railroad Depot in 2001 and a 2002 nomination amendment that updated the district's boundaries and distinguished between 294 contributing and 152 non-contributing structures.



Map of Crested Butte's historic district and surveyed buildings, including contributing and non-cotributing structures.

Contributing Building: A designation for historic buildings that add to the value of a district or strengthen its purpose for designation.

Crested Butte's preservation efforts include managing development through zoning, Town codes, and Design Standards and Guidelines, with BOZAR acting as the review body. The Municipal Code outlines the Town's goals to maintain the Town's historic district designation and ensure compatible growth while safeguarding Crested Butte's unique character. The Guidelines emphasize compatibility with the Mining Era POS, protecting historic structures from this time and guiding new structures to emulate the look and feel of Crested Butte's mining history Town-wide.

The Town's Community Development Department manages development permits, conducts architectural design reviews, and coordinates the Town's historic preservation program, including maintaining the Town's designation as a Certified Local Government (CLG) through the State Historic Preservation Office (History Colorado). CLGs are local governments that have been endorsed by History Colorado and the National Park Service to participate in the national preservation program while maintaining standards consistent with the Secretary of the Interior's Standards for Archaeology and Historic Preservation.

Crested Butte also has a robust demolition ordinance, adopted in 2019 and amended in 2024, which regulates the demolition, relocation, and replacement of buildings, allowing such actions only if deemed unsafe or if specific conditions are met. Despite these protections, Crested Butte faces a challenge of losing significant buildings through continued neglect or redevelopment pressure.

Beyond the Town's regulations, the Town also engages in several program and outreach initiatives to support its preservation program, including advocating for historic preservation and communicating regularly with real estate professionals, property owners, the design, building, and development community, and other Town departments. The Town also collaborates with the Crested Butte Mountain Heritage Museum to celebrate Preservation Month in May to educate the community about historic preservation. Additionally, planning staff regularly attends and presents at the annual Colorado Preservation Inc. conference to collaborate with and learn from other communities. Lastly, staff and BOZAR annually celebrate exemplary projects completed each year with the award of Project of the Year.

Crested Butte's history offers valuable insights as the Town navigates its future preservation efforts. The next chapter explores the challenges and pressures facing the Town's preservation practices and policies.

Crested Butte's Buildout 1980 - Present

Action Plan





Crested Butte Melting Pot Thursday, May 30th, 2024 at the Museum - 331 Elk Ave MUSEUM

A poster for a Preservation Month event Photo Credit: Crested Butte Museum



Cover of Design Standards and Guidelines. Photo Credit: Town of Crested Butte

Period of Significance:

A span of time during which significant events and activities occurred within an area or community, typically correlating with buildings developed at that time or used in a significant way important to an area's history or culture.



Historic Preservation Challenges

The Community Compass identified how:

"We fought hard to protect Crested Butte's history and unique architecture.... But our newer buildings all look the same."

The Community Compass (2022, p.4) states, "Crested Butte is at a pivotal crossroads. Rapid growth and economic investment in the Gunnison Valley is resulting in compounding challenges that have emerged at an unprecedented scale, including tourism growth, an affordable housing crisis, and a prolific workforce shortage... to name a few. The challenges Crested Butte is facing are complex. For many years, the Town of Crested Butte has reacted incrementally to these challenges without an established vision for our community's future. These incremental reactions have set Crested Butte on a path to unintentionally take our community where we may not want to go."

The Town is now taking an intentional, proactive approach rather than simply being reactive to change. This stance will better suit the Town in its preservation efforts.

The Compass has several strategic goals, which can complement or conflict with one another. This HPP seeks to ensure Crested Butte's architectural identity reflects its deep sense of community and its evolution over time. This plan needs to look at how to continue to protect treasured historic resources while allowing for more architectural creativity that also support the other Compass goals of affordable housing, sustainable building practices, and more resilient materiality and forms. Preserving historic structures that are "uniquely Crested Butte" will build community pride and represent the uniqueness of the area to businesses, residents, and visitors.

Through the data analysis and community engagement for this plan, three distinct challenges emerged.









Scenes of Crested Butte. Photo Credits: Lydia Stern and Nolan Blunck

Challenge One: Our buildings all feel the same and there is confusion about what is historic.

The Town has observed a shift in developer priorities toward maximizing the allowable floor area ratio (FAR), driven by the high value of land and a desire to maximize return on investment. In residential neighborhoods, this trend often results in uniform developments that undermine Crested Butte's unique character. The reuse of historic-style elements in new construction adds to the confusion about which buildings are genuinely historic, diminishing the significance of Crested Butte's true historic structures. As many new buildings mimic the architecture of mining-era homes while maximizing their allowable FAR, the line between authentic and imitation becomes increasingly blurred.

For instance, the house on the right below showcases features typical of a mining-era Victorian home, yet it was constructed in 2002. In contrast, the authentic mining-era log home on the left was relocated to the site and is believed to date back to around 1890, according to the Historic Buildings Survey. While the compatibility of these structures is apparent, some authenticity has been lost in the process.



114 (Historic) and 112 (Non-Historic) Second Street. Photo Credit: TravelCrestedButte.com via Ebner and Associates





Crested Butte's newer neighborhoods are beginning to feel homogenous. Photo Credit: Lydia Stern

Executive Summary Introduction Plan Development Past Lessons

Challenge Two: We need to embrace alternative materials and design to support efficiency, resilience, and affordability.

Building materials are more diverse than ever before. Some materials perform multiple functions to increase the efficiency of a building, some are resilient and require less upkeep than traditional materials, some are more effective insulators to decrease energy consumption throughout a building's lifecycle, and some have been developed to utilize recycled materials, or to be recycled at the end of their usable life. Traditionally, Crested Butte's primary materials have been wood, metal, and stucco, but new materials must now pass a guideline review to ensure compatibility with historic materials, durability, and advantages in energy efficiency or resource conservation.

Changes in FEMA floodplain regulations and Wildland Urban Interface (WUI) Fire Codes will encourage discussions about existing and emerging materials that could mitigate the impacts of climate change, such as wildfire and flooding. Best practices in green building are closely tied to historic preservation, as emphasized by Carl Elefante: "The greenest building is the one that is already built." Retrofits and improvements aimed at achieving net-zero energy consumption may become more feasible due to advancements in material technologies. It is important for Crested Butte to embrace new building materials, even if they diverge from traditional aesthetics, to meet climate goals. While the interiors of buildings in Crested Butte already allow for some flexibility in material choices, the question remains: can we reconsider exterior materials as well?

Factors such as design costs, construction expenses, mortgage interest rates, and development fees significantly impact redevelopment projects. Creative yet compatible design ideas may incur additional costs, making projects seem unfeasible. Consequently, design and architectural decisions in Crested Butte often default to safer options that are more likely to pass BOZAR. This tendency has led to the pejorative term "the BOZAR formula" in public discussions, highlighting a need for more innovative approaches.



An example of fire rated windows. *Photo Credit:* WindowFix



DaVinci Roofscapes mimick wooden shake shingles, yet they are made of a fireresisitant composite material. *Photo Credit:* RoofingContractor.com

Challenge Three: We are concerned about losing the stories of the community embodied in our historic buildings due to demolition and redevelopment pressures.

Defining Success

Crested Butte faces demolition pressures driven by redevelopment for financial gain, exacerbated by the high cost of living and limited resources that make it expensive to live in or visit the area. As stewards of the community's character, it is the Town's responsibility to protect its significant resources by establishing thoughtful criteria that prioritize the most beneficial contributions of time, capacity, and financial resources.

Strategy

Action Plan

Over the past few decades, the size and character of buildings in Crested Butte have transformed significantly. As Crested Butte's popularity as a resort destination has surged, the speculative real estate market has intensified. Previously modest homes have expanded dramatically to maximize allowable floor area and attract investment, leading to a decrease in affordable or attainable space for full-time residents and the local workforce.

There is often a disconnect between community members who seek to escape the rental market by purchasing homes that suit their lifestyles and those who view Crested Butte primarily as a safe investment and vacation destination. Today, residents find themselves squeezed between adhering to "the BOZAR formula" and the rising costs of development when trying to build their ideal homes. The price of land within Town limits has escalated to the point of inaccessibility, with investors making substantial offers that often include the added challenge of demolishing existing structures to maximize floor area.

The Story of 729 Whiterock Avenue



Challenges



729 Whiterock Ave used to be one of the Town's few examples of an A-frame, a beacon of the ski-era. In its place stands a modern home with Western Victorian influences that meets the Town's current Design Standards and Guidelines. This is one of the first demolitions following the Town's 2018 demolition regulations. The regulations require a building to first meet criteria for permission to demolish. If granted a demolition permit, if the new building exceeds the original floor area ratio (FAR) of the demolished building, it is required to construct a deed restricted long-term rental unit.

Photo Credit: Town of Crested Butte



Defining Preservation Success for the Future

The goal of this plan is to:

"Ensure the Town's architectural identity is a reflection of Crested Butte's deep sense of community and its evolution over time."

The previous chapter identified the Town's preservation challenges. This chapter defines success for the future. The next chapter will describe a preservation strategy to help the Town achieve its goal in alignment with these success measures.

The success of Crested Butte's preservation program is tied to the Town's ability to implement a new strategy that incrementally achieves the established goal and reflects Crested Butte's community values of authentic, connected, accountable, and bold.

Following the Community Compass decision-making framework, these success measures were generated by (1) identifying how the community's values relate to Crested Butte's historic preservation challenges and goal and (2) filtering the community's values through the goal to establish success measures.

Some examples of how Crested Butte's values relate to this plan (and some pulled directly from the Compass in red) include:

The Story of 322 Gothic Avenue



The right side of this house is built around an Airstream trailer, which still sits inside the building today.

Being authentic means ...

- ... accurately reflecting Crested Butte's full-time population and history.
- ... ensuring the Town's regulations and policies do not inhibit creative and quirky architecture or art, and that new development maintains a modest feel.

Being connected means ...

- ... protecting and celebrating our buildings, including the quirky ones from the 60s and 70s.
- ... promoting community connection through architecture and design.

Being accountable means ...

- ... reducing development impacts on our natural environment.
- ... embracing new construction techniques and technology for green building.

Being bold means ...

- ... recognizing that success for the community might not match success for an individual.
- ... adopting innovative approaches to promote historic preservation.

Photo Credit: Town of Crested Butte

Crested Butte Historic Preservation Plan

"Success" means the Historic Preservation Plan will...

- ✓ Develop strategies that support our National Historic District designation and continue to preserve historic structures.
- ✓ Respect the mass, scale, and orientation of Crested Butte.
 - Where respecting <u>mass</u> means: Ensure the mass of buildings is relational to neighboring buildings.
 - Where respecting <u>scale</u> means: Maintain the human scale of Crested Butte's architecture.
 - · Where respecting <u>orientation</u> means:
 - Buildings face the street and are designed to foster a walkable and connected community.
 - Building and site layouts support the character and use of the Town's alleys.
- ✓ Allow for a range of styles and materials that celebrate Crested Butte's historic architectural vernacular and demonstrates environmental stewardship.
- ✓ Clearly communicate Crested Butte's architectural story, its preservation strategy, and the community's design expectations.

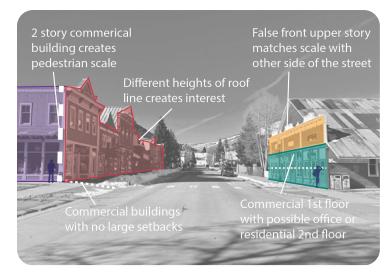


Photo Credit: Stan Clauson Associates

Mass, Scale, and Form:

Mass: The overall configuration of the building. The way a building is arranged on it's site.

Scale: The relationship of a part of a building or neighborhood to an outside measure, such as a human or car as a reference; or a system of representing or reproducing objects in a different size proportionately in every part.

Form: Describes the appearance of a building's elements. It can describe size, shape, placement, and proportion of these elements or the building as a whole.



Historic Preservation Strategy

This chapter identifies Crested Butte's preservation strategy, to guide its historic preservation regulations and programs moving forward. The strategy emerged from understanding the Town's Historic Preservation Toolbox, which includes the policy and program levers the Town has control or influence over.

Using this toolbox, the HPP identified and vetted three alternative preservation strategies related to the Toolbox, which are all described in the Appendix.

This chapter presents the refined preservation strategy for Crested Butte, based on community feedback. The strategy aims to preserve Crested Butte's historical transition into a recreation-focused community while embracing architectural diversity for new construction. This approach ensures that the Town continues to reflect its evolving identity and heritage.

Key elements of the strategy include preserving the "Early Recreation Era" (1961 -1984) as an additional Period of Significance (POS) and adjusting the local historic district boundary to create a small buffer around the National Register Historic District, rather than covering the entire Town.

The strategy advises new Design Standards and Guidelines outside the historic district to allow more creative architecture while maintaining consistency with the Crested Butte's established mass, scale, and modest (more affordable) design principles. In the modified historic district, new buildings or additions will align with either the mining-era or the early recreationera styles. Outside the districts, a broader range of materials and styles (to be defined by the community when the zoning code is updated) will be allowed, ensuring flexibility within the districts for efficiency, resilience, and affordability.

The strategy also includes strengthening demolition regulations and offering financial and regulatory incentives to support the preservation and maintenance of historic structures.

Right: A unique Crested Butte building sided with tools. Photo Credit: Lydia Stern

Identifying Alternatives:



Developing policy is like adjusting a mixing board to find the right sound. To develop a strategy for the HPP, the community and advisory committee worked through adjusting the levers up and down on the toolbox to identify different alternative approaches to preserve Crested Butte's history.

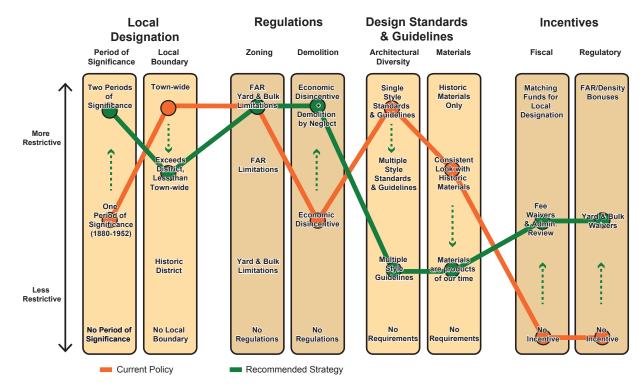
Each alternative identified is described in the appendix and the final recommended strategy is presented in this chapter.



Crested Butte Historic Preservation Plan

Historic Preservation Toolbox

This Toolbox graphic demonstrates the Town's current policy compared to its strategy. The following pages describe strategies to adjust the Toolbox by each of the four toolbox categories.



- **Local Designation** is how the Town designates its historic resources, through its period of significance (what period of the Town's history is significant to preserve?) and its local boundary (where do the preservation regulations apply?).
- **Regulations** refer to how the Town regulates development, through both zoning (how are building size and fit regulated?) and demolition regulations (what circumstances warrant demolition?).
- Design Standards and Guidelines are how the Town governs architectural diversity (what types of styles are recommended or required?) and materials (what materials are allowed?).
- **Incentives** cover fiscal and regulatory incentives to support historic preservation. Fiscal incentives refer to financial incentives for property owners, whereas regulatory incentives refer to adjusting regulations in exchange for historic preservation.

The Story of 621 Maroon Avenue

Photo Credit: Town of Crested Butte



Built in the early 1960's as one of the first lodges for the new ski area, The Cristiana Guesthaus owes its heritage to the ski lodges of Europe.

Local Designation Strategy

<u>Strategy 1:</u> Celebrate and preserve buildings from Crested Butte's "Early Recreation Era".

Introduction

Crested Butte's evolution from a mining town to a tourist destination centered on skiing and outdoor recreation is a crucial aspect of its history, reflected in its diverse architectural landscape. By designating a new period of significance (POS) and establishing a historic district focused on the "Early Recreation Era", the Town can ensure that this important chapter of its history is celebrated and preserved.

The "Early Recreation Era" encompasses the organic growth that occurred from 1961 to 1984, as investments in ski areas attracted newcomers who built homes, institutions, and commercial buildings. Surveys reveal that after 1984, the size of structures—primarily homes—began to increase significantly, shifting from the modest designs typical of the "Early Recreation Era" to larger, modern architectural styles that maximize allowed square footage.

In contrast to the cohesive historic district of the mining period, the buildings from the "Early Recreation Era" form an non-contiguous "salt and pepper" pattern throughout the town, highlighting the distinctiveness of this period in Crested Butte's architectural heritage.

- → Action Items: To officially designate a new POS, a building survey will be conducted to evaluate determination of architectural integrity, architectural attributes, and significance of structures of more modest size that reflect the period of smaller homes. Once the survey is completed and the new district is established, buildings determined to be contributing would be required to adhere to historic preservation requirements, including:
 - · More stringent demolition requirements
 - Architectural standards and guidelines specific to the architectural styles found in the recreation era
 - Allowances for regulatory incentives for historic preservation, including yard and bulk waivers for additions and potential administrative review for addition or rehabilitation applications (see the "Incentives" section for a further description).



Architectural Integrity:

Integrity refers to a resource's ability to convey its significance, based on the extent to which it retains the seven qualities defined by the National Park Service: location, design, setting, materials, workmanship, feeling, and association. While not all qualities need to be present, the overall sense of time and place should remain evident

The criteria for integrity are

- Location: The place where the resource was constructed or

 where an event occurred.
- Design: The combination of elements that create the form, structure, and style of the resource
- Setting: The environment in which the resource is located, reflecting its historical context and relationship to surrounding features.
- Materials: The physical elements that form the resource.
- Workmanship: Evidence of the skills and techniques used in construction or alteration.
- Feeling: The aesthetic or historic sense of a particular period, conveyed through physical features.
- Association: The connection between a significant event or person and the resource, conveyed through its physical features.

Top: Queen of all Saints Church, a mid-century modern building built in 1961 in the "Early Recreation Era". Photo Credit: Ron Sladek

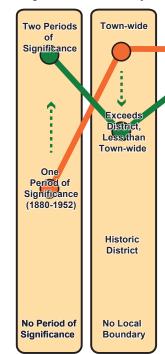
Strategy 2: Enhance the visibility and significance of Crested Butte's historic buildings by defining distinct boundaries and buffers for each POS, rather than encompassing the entire Town.

This strategy will modify the local boundary to create a small buffer around the National Historic District, which encompasses the "Mining Era" POS, and adds a new non-contiguous district for the "Early Recreation Era" with a buffer for neighboring properties. These boundary adjustments would not modify BOZAR's obligation to review development applications Townwide. There would be a set of Design Standards and Guidelines for each district and a set for new buildings and additions outside of the districts (See the "Design Standards and Guidelines" section for each district).

→ Action Items: An ordinance will need to be crafted to modify the local boundary from its Town-wide application to only encompass and buffer the National Historic District. The ordinance will also add the new district with a buffer including buildings identified as contributing to the new POS. As previously described, the determination of buildings contributing to the new recreational period of significance would occur in a building survey.

Local Designation

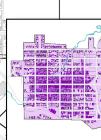
Period of Local Significance Boundary





Compass Connection:

Modifying the local boundaries enables more flexible architectural design and material standards outside of the districts, fostering development efficiencies and affordability to support both the Climate Action Plan and Community Plan.



"Early Recreation

Era" POS

This map shows a modified local historic district to a buffer around the National Historic District (purple) and the new recreation era POS (orange). To determine the final new district, a comprehensive survey of these buildings will be conducted to determine architectural integrity and significance.

Previous Local Historic Boundary

"Mining Era" POS and

modified boundary

Zoning Regulations Strategy

Strategy 3: Mitigate the risk of losing historic buildings through the Town's demolition regulations.

The HPP does not contemplate changing the Town's current zoning regulations regarding FAR or Yard & Bulk as it relates to historic preservation. When it comes to regulations, the preservation strategy leverages the Town's demolition regulations to prevent the loss of buildings from both the "Mining and Early Recreation Eras", as well as prevent instances of demolition by neglect.

This includes strengthening the language regarding demolition by neglect for buildings within the Period of Significance (1880-1952) and expanding it to include the new POS (1961-1984). Additionally, the demolition ordinance should be reviewed and improved for structures outside these two periods to prevent cases of demolition by neglect. The proposed amendment could also factor in other improvements including requiring reuse or recycling of materials through predemolition audits.

→ Action Items: An amendment to the demolition ordinance will be needed to include demolition by neglect, and historic buildings from the two POS. The ordinance should also consider increasing requirements for demolition, such as requiring a certain amount of demolished structure materials to be reused or recycled or other requirements.

The Story of 129 Elk Avenue

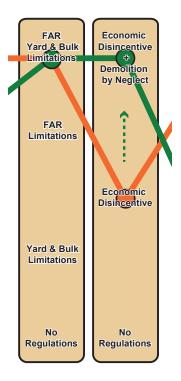


At the Forest Queen, Elizabeth, or "Liz," allegedly threw herself from the second story into Coal Creek in the 1890s after a failed relationship. Her ghost is said to haunt the building, with contractors reportedly hearing pacing in Room 314 during renovations.

Rehabilitation of the Forest Queen Building. Photo Credit: Lydia Stern

Regulations

Demolition



Compass Connection:

Strengthening the Town's demolition regulations will alleviate pressure to demolish existing properties for luxury, high-end developments, thereby preserving naturally affordable buildings in line with the Community Plan. These regulations also already support the Community Plan, by currently requiring deedrestricted long-term rentals for redevelopments exceeding the original size. Additionally, tighter demolition regulations will reduce carbon emissions and landfill waste, supporting the Climate Action Plan.

Design Standards and Guidelines Strategy

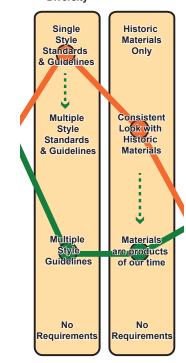
Strategy 4: Outside of the Historic Districts, encourage architectural flexibility and variety while maintaining Crested Butte's mass, scale, form and history of modest, affordable design.

While the architectural features from the mining and recreation areas would continue to be preserved within the historic district boundaries, new Design Standards and Guidelines will be crafted outside of the districts that encourage more architectural diversity and creativity, while creating standards that respect the Town's mass, scale, and form.

- → **Action Items:** Through a public process, the Town will update the Design Standards and Guidelines for new buildings and additions outside of the two POS. These Standards and Guidelines would govern mass, scale, form, and building orientation, and encourage simple and modest designs, consistent with Crested Butte's historic aesthetic. Additionally, the administrative interpretation to calculate the allowed Floor Area Ratio (FAR) will be reviewed to ensure building sizes align with code requirements and the Town's traditional character. To support this strategy, the new Design Standards and Guidelines will consider the following:
 - Roof forms: Currently, the Guidelines encourage gable roofs for primary residential roofs and shed or hipped roofs for secondary modules and porches. Currently, the administrative interpretation regarding third-floor square footage provides that certain areas are not counted in the overall FAR on the site. This interpretation will be reconsidered as it has allowed larger structures. The new Design Standards and Guidelines will consider allowances for a broader selection of roof forms, such as flat, clerestory, asymmetrical, or mansard, as long as they adhere to the mass, scale, and form of the Town. Example standards to ensure mass, scale, and form compatibility include measuring the same building height from different points for different roof forms. For example, building heights for steeply pitched roofs would be measured at the one-third point of the gable, while evenly pitched roofs would be measured to the midpoint of the gable, and flat roofs would be measured to the absolute point of the parapet.

Design Standards & Guidelines

Architectural Materials Diversity









Different roof forms in Crested Butte today. While today's guidelines require a gabled roof, new guidelines can include a broader selection. Photo Credits: Town of Crested Butte



Design Standards and Guidelines Strategy (cont.)

- Porch/deck features: Currently, the Design Standards and Guidelines require that second and third-story decks be limited to the side and rear, when not highly visible from the street. Revisions will include the continued necessity for a prominent front porch on the ground floor while upper story decks in the front will be considered for higher density stacked flat apartment building types. The discussion of different building types is further described on the next page.
- **Fenestration:** Currently, the Design Standards and Guidelines encourage divided light windows with balanced window to wall ratios, where the first floor has heavier alazing than upper stories. Revisions will consider different fenestration patterns or window shapes/styles in a way that ensures that the window to wall ratio is relational with the building's mass, scale, and form. The first floor will continue to require heavier fenestration than the upper stories. Windows will need to reflect the scale of the building and be consistent with the actual number of floors. A solid element will need to be included to separate the various floors of the building. Any future proposal will make certain to maintain a connection to the street. Window replacements on existing buildings should reflect the time period of the building. Windows will continue to be required to be simulated divided light, if divided lights are proposed. Any changes should reflect the stories of the building.
- Doors: Currently, the Design Standards and Guidelines encourage the primary door to be a single, wood or wood-like material and secondary doors can be folding or French when not highly visible from the street. Revisions will consider different door styles and placements. Any proposal will need to maintain a prominent, welcoming entry that is evident at the front of the home, which is not an afterthought. Any revisions will continue to ensure simplicity and connection to the street. Single doors help to achieve a more modest scale as opposed to a double door, which does not appear relational to the scale of the building or the front porch addressing the street.



An example of a duplex with a street facing deck that still maintains a prominent entry. *Photo Credit*: Town of Crested Butte.

Fenestration:

The arrangement of windows and doors on the elevations of a building.





The top photo shows two new homes with fenestration patterns meeting today's guidelines. The bottom photo shows a home with different shapes that would not be allowed today. *Photo Credit:* Town of Crested Butte.



New guidelines for doors should encourage simplicity, modest scale, and relation to the street. Photo Credit: Town of Crested Butte.

- Building Types: The new Design Standards and Guidelines will better address the mass, scale, and form of different building types, rather than requiring them all to look and feel like a singlefamily home, such as:
 - Multi Family: Considerations include allowing flat roofs to increase livability and not requiring these buildings to look like single-family residences. When building type changes (i.e., mixed use and multi-unit buildings) and there are second-floor units, these may not have access to the back of the building. To increase livability, street-facing decks would be beneficial. Door design may be more flexible as the scale of the building is larger.
 - Duplex/Triplex: Revisions will consider allowances for smaller scaled deck elements on front and side elevations that encourage connection to the street. Size and visibility are important features. Entries should keep with traditional neighborhood design.
 - ADU: Different building styles will be considered at the smaller scale of an ADU, understanding the maximum size currently is 1,000 sf. Clerestory, dormers, cantilevers, or other elements could be considered. It is important to recognize the livability of these small structures. The mass will remain smaller than the primary building.
 - Commercial: If height or density bonuses are proposed during the Community Plan, the mass and the scale of the building will continue to be regulated, where both vertical and horizontal step backs are required. Other features that help to manage mass and scale of commercial buildings include entry design used to break up the mass, fenestration, materials, modulization, and false fronts. Solar/shading studies for tall commercial buildings adjacent to residential districts are appropriate as well.



New Gudelines for multi family buildings will consider alternative roof types and allowances of second and third floor decks. Photo Credit: Town of Crested Butte.



A duplex guised as a single-family home.

Photo Credit: Town of Crested Butte.



An ADU in Town with a clerestory roof Photo Credit: Town of Crested Butte.



A commercial building with residential above that maintains mass, scale, form, and orientation. *Photo Credit:* Town of

Design Standards and Guidelines Strategy (cont.)

Strategy 5: Encourage more variety and creativity in materials that build on Crested Butte's architectural vernacular and promote environmental sustainability and resiliency.

Currently, a variety of materials are permitted for different applications throughout the Town. This strategy will explore new materials to inform a more flexible approach to material requirements outside the historic districts, encouraging greater variety and creativity while considering affordability and WUI and FEMA standards. The strategy will also prioritize affordability, durability, building efficiency, sustainability, and resiliency while respecting the architectural vernacular of the area. Historic buildings within the existing POS will continue to adhere to National Park Service Standards. This approach aims to celebrate modesty, promote environmental stewardship, and preserve the unique character of Crested Butte and the Gunnison Valley.

→ Action Items: In coordination with the Climate Action Plan, the Town will research new materials regarding their energy efficiency, embodied carbon, wildfire resilience, and other measures to determine supported materials that align with the Town's goals. Findings will then be incorporated into the new Design Standards and Guidelines.

The Story of 402 Fourth Street



The license plate house originally served as a coal shed on the site. Lyle and Mildred McNeill owned the property, and Mildred's mother, Jessie Richardson, nailed license plates to the outbuilding during her time there. Lyle, a water dowser, also owned Mac's Backhoe Service and laid much of the original piping in town.





Top: A Colorado example of a metal siding alternative to stained or painted wood, with minimal upkeep. Bottom: A Paradise Park duplex with smart siding. *Photo Credit:* TruLog Metal Siding (Top), Town of Crested Butte (Bottom)

Bottom Left: The License Plate House. *Photo Credit:* Lydia Stern



Compass Connection:

Implementing more flexible architectural design and material standards outside of the historic districts will create opportunities for development efficiencies and affordability, supporting both the Climate Action Plan and the Community Plan. Additionally, maintaining Crested Butte's traditional mass, scale, form, and orientation aligns with the Transportation Mobility Plan by reducing street-facing driveways, which enhances pedestrian friendliness and safety.

Incentives Strategy

<u>Strategy 6:</u> Provide incentives to support property owners in the upkeep and maintenance of historic buildings and sheds.

The Town recognizes that maintaining historic buildings can be costly. As highlighted in the "Demolition Regulations" section, the preservation strategy aims to prevent the loss of cherished historic buildings due to neglect. This strategy will introduce regulatory and fiscal incentives to encourage the preservation for structures from the "Mining Era" and newly designated "Early Recreation Era" including:

- Yard and bulk incentives for the new POS, such as flexibility in setbacks for additions.
- Reviewing existing conditional waiver criteria for both current and new POS.
- Considering the waiving of Residential Occupied Affordable Housing (ROAH) fees for buildings within the POS that fall below a certain square footage.
- Educating property owners on historic preservation tax credits and developing a financial assistance program to support current property owners within the existing and new POS for maintenance and stabilization work.
- → Action Items: The Town will further develop recommended incentive programs and research potential funding mechanisms to support these programs in the long-term. Once the scope is determined, propose an annual incentive program in the Town's budgeting process.

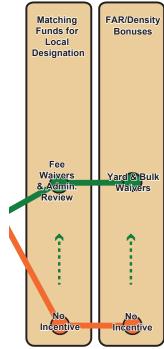
Strategy 7: Reward projects that adhere to the Design Standards and Guidelines by offering streamlined processes, including administrative review.

To incentivize adherence to the Town's regulations, a level of administrative review of projects will be considered. Currently, all projects must be reviewed by BOZAR (substantially or insubstantially). This strategy includes introducing administrative review within the Zoning Code to streamline the process for appropriate projects.

→ Action Items: Establish criteria for projects that adhere to the Design Standards and Guidelines and meet zoning code requirements. Projects meeting these criteria may warrant expedited review by designated Town staff, ensuring compliance with the Municipal Code and Design Standards and Guidelines.

Incentives

Fiscal Regulatory





A historic shed that could benefit from an incentive program in the future. *Photo Credit:* Town of Crested Butte

Compass Connection:

Streamlining processes can reduce development costs for new construction, particularly for affordable housing, in alignment with the Community Plan. Additionally, providing incentives for maintenance of historic buildings and sheds helps prevent demolition by neglect, reducing waste and preserving resources, which supports the Climate Action Plan.



Numbers	Action		Anticipated Timeframe		
Local Des	signation Strategy				
1. Celebrate and Preserve buildings from Crested Butte's "Early Recreation" Era					
1.1	Conduct a building survey to evaluate architectural integrity and significance of structures from the "Early Recreation Era" (1961-1984).	Community Development Department Historic Building Survey Consultant	Q2 – 4 2025		
1.2	Conduct outreach with property owners of structures within the new POS to educate on the survey results, process, and implications of contributing structures.	Community Development Department Property Owners	Q 3-4 2025		
1.3	As part of the Zoning Code Update, craft and pass ordinance establishing the new "Early Recreation Era" POS.	 Community Development Department HPP Advisory Committee BOZAR Town Council 	Q 3 2025 – Q 2 2026		
2. Celebrat	te and Preserve buildings from Crested Bu	tte's "Early Recreation" Era			
2.1	Conduct property owner outreach with properties within the modified historic district boundaries and buffer.	Community Development Department Property Owners	Q 3-4 2025		
2.2	As part of the Zoning Code Update, craft and pass ordinance modifying the local boundaries for the two POS.		Q 3 2025 – Q 2 2026		
Zonina Re	egulations Strategy				
	the risk of losing historic buildings throug	h the Town's demolition regulati	ons		
3.1	Review peer community examples on demolition regulations that emphasize historic preservation, include demolition by neglect, and prioritize recycling/reuse of materials	1	Q 3 2025 – Q 2 2026		
3.2	As part of Zoning Code Update, craft and pass ordinance that strengthens demolition regulations and includes the new POS.	 Community Development Department BOZAR Town Council 	Q 3 2025 – Q 2 2026		

Numbers	Action	Champions	Anticipated Timeframe			
Design Sto	Design Standards and Guidelines Strategy					
4. Outside of the Historic Districts, architectural flexibility and variety while maintaining Crested Butte's mass, scale, form and history of modest, affordable design.						
4.1	Through a community process, including the HPP advisory committee, community outreach, property owner outreach, and BOZAR, research and develop new Design Standards and Guidelines for the new POS and outside of the districts.	 Community Development Department Architecture Firm Consultant HPP Advisory Committee BOZAR Town Council Property Owners Building, Development, and Design Community Community at large 	Q 3 2025 – Q 2 2026			
5. Encourage more variety and creativity in materials that build on Crested Butte's architectural vernacular and promote environmental sustainability and resiliency.						
5.1	Research new materials regarding WUI and FEMA requirements, energy efficiency, embodied carbon, affordability, and durability to provide recommendations for the Design Standards and Guidelines update. Incorporate recommendations and findings into Design Standards and Guidelines Update.	 Community Development Department Sustainability Department Community Development Department Architecture Firm Consultant HPP Advisory Committee BOZAR Town Council Property Owners Building, Development, and Design Community Community at large 	Q2 - 3 2025 Q 3 2025 - Q 2 2026			
Incentives	**					
6. Provide in buildings an	centives to support property owners in th sheds.	e upkeep and maintenance of	historic			
6.1	Develop financial incentive program for maintaining historic buildings and sheds. Research funding sources and request funding through the Town's annual funding cycle. Begin implementation once funding is secure through outreach with property owners.	 Community Development Department History Colorado Finance Department Town Manager Town Council 	Q3-4 2025, with potential implemen- tation in Q1 2026			

Numbers	Action	Champions	Anticipated Timeframe			
6. Provide incentives to support property owners in the upkeep and maintenance of historic buildings and sheds (cont.).						
6.2	Evaluate and integrate yard and bulk incentives, conditional waiver criteria, and ROAH fees for buildings in the POS and update through the Zoning Code Update.	 Community Development Department HPP Advisory Committee BOZAR Town Council 	Q 3 2025 – Q 2 2026			
	7. Reward projects that adhere to the Design Standards and Guidelines by offering streamlined processes, including administrative review.					
7.1	Through Zoning Code Update, establish criteria for projects to undergo administrative review to increase process efficiencies and codify criteria in the Code.	 Community Development Department HPP Advisory Committee BOZAR Town Council 	Q 3 2025 – Q 2 2026			
Addition	al Recommended Actions to Suppor	t Crested Butte's Historic				
	ion Program					
A.1	Publish the HPP on the Town website and create a historic preservation educational toolkit.	Community Development Department	Q 1 – 4 2025			
A.2	Annually present a progress report on the Historic Preservation Plan to the Town Council and encourage attendance at annual "Saving Places" conference.	 Community Development Department Town Council 	Annually			
A.3	Continue to collaborate regularly with real estate specialists, builders, contractors, architects, designers, other Town departments, and development professionals.	Community Development Department	Ongong			
A.4	Review and explore funding options for preservation projects, including grants, tax credits, and more.	Community Development Department	Ongoing			
A.5	Host training sessions for maintaining historic buildings and keep an updated resource list at Town Hall for residents.	Community Development Department	Bi-Annually			
A.6	Update and improve existing surveys with GIS mapping.	Community Development Department	Ongong			
A.7	Emphasize a preservation component in the Town's community events and continue to partner on Preservation Month events.	 Community Development Department Crested Butte Mountain Heritage Museum 	Ongoing			
A.8	Support state or national designation for eligible sites.	 Community Development Department History Colorado Department of the Interior 	As oppor- tunities arise			

Periods of Significance Proposed Actions Modify current standards and guidelines to be graphical (no significant changes). Add buffer around National Historic District. Bolster code language to include demolition by neglect during 2025 Zoning Code update. Mining Era (POS) Modify current standards and guidelines to be graphical (no significant changes). 1880-1952 Research and develop financial incentives for • Administrative level review for compliant projects. Add language regarding demolition for new POS during the 2025 Zoning Code update. Recreation Era (New POS) Oreate new graphical standards and guidelines for new POS. 1962-1984 Develop yard and bulk waivers. Administrative level review for compliant projects. Revise local Historic District boundary to have local boundary buffer around National Historic District only. Review demolition language for buildings outside of the two POS to determine if revisions are needed during 2025 zoning zode. **Outside of Period** • New graphical standards (mass, scale, and form). of Significance Allow a wider range of architectural features, which would be presented graphically in revised Guidelines. • Administrative level review for compliant projects.

Local Designation

- Periods of Signifiance
- Local Boundary

Regulation

- Zoning Regulations
- Demolition Ordinance

Design Standards & Guidelines

- Architectural Diversity
- Materials

Incentives Fiscal

- - Regulatory



Town of Crested Butte Community Development Department

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