



Staff Report

To: BOZAR
From: Jessie Earley, Senior Planner
Meeting Date: DRC, February 17, 2026
RE: Hass/Daalder (414 Maroon Avenue), Primary Review

PROJECT TITLE: Hass/Daalder (414 Maroon Avenue)

SUMMARY: Consideration of the application of **Emily E. Hass and Hermen Daalder** to site additions to the existing accessory building located at 414 Maroon Avenue, Lots 9 and 10 and the North half of Lot 11, Block 23 in the R1C zone.

- Architectural approval is required.

LEGAL DESCRIPTION: Lots 9 and 10 and the North half of Lot 11, Block 23

ADDRESS: 414 Maroon Avenue

ZONE DISTRICT: R1C

OWNER: Emily E. Hass and Hermen Daalder

APPLICANT: Andrew Hadley

DRC MEMBERS: Spann Labato and Schmidt (2/17/2026)

STAFF MEMBER: Jessie Earley, Senior Planner

ATTACHMENTS:

1. Plans
2. Photos
3. Materials lists
4. Materials narrative
5. Historic building survey
6. Section 16-4-460 – 16-4-520 (R1C)

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

PROJECT DESCRIPTION

1. Site an addition to the north of the existing historic accessory building.

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 submitted an application on behalf of the Hass/Daalder for siting an addition to the existing contributing historic accessory building, This addition makes the building larger than 250 sf. So, it must be a cold building.



② South West Perspective

II. Context: Refer to guidelines 4.25-4.26. The existing accessory building is situated in the historic RIC zone with the RIC zone across the street to the south. Across the alley to the north, the R1 zone is located. The neighborhood contains a mix of small 1 ½ story and two-story homes, many of which are historic with either contributing or non-contributing status. Historically, these areas were primarily residential and still remain this way today.

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

GL	Staff Analysis	DRC Recommendation
4.25 Excessive similarity	No conflict.	
4.26 Excessive dissimilarity	<p>Discussion is encouraged to determine if the proposed additions are acceptable or if they will appear excessively dissimilar.</p> <p>Staff encourages discussion about the materials as proposed for the addition to the existing accessory building as they do not properly cleave the difference between the existing historic structure and new addition.</p> <p>Staff finds that the windows proposed in the gables of the existing historic portion of the building on the west and east are not appropriate.</p> <p>Staff finds that the rehabilitation plan</p>	



	<p>may not be consistent with National Park Service standards and should be walked through to ensure that all historic materials will remain.</p>	
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① South East Perspective



② South West Perspective



③ North West Perspective



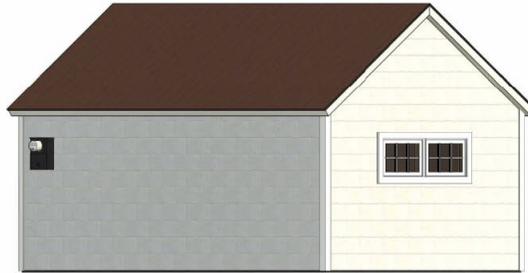
④ North East Perspective



2/17/2026 DRC: 3D renderings

III. Historic Background:

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



E1 Existing South East Perspective



E2 Existing South West Perspective



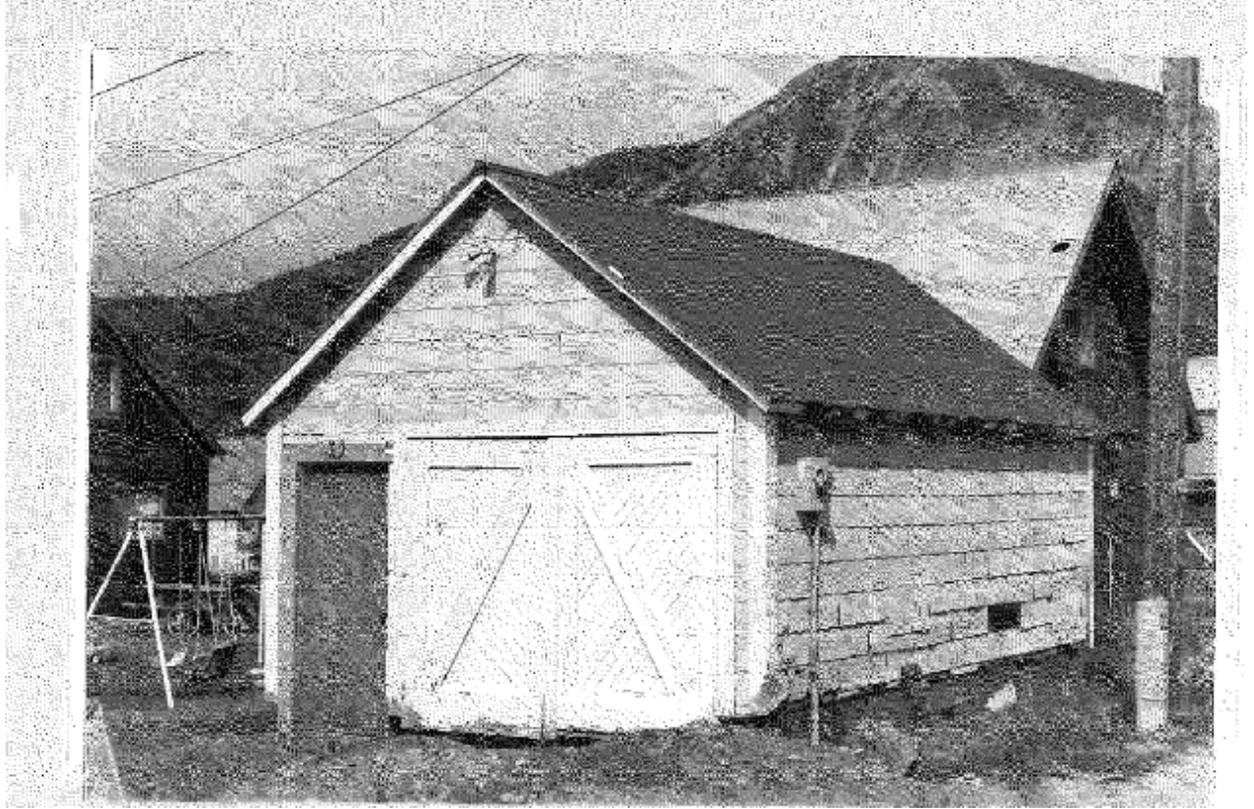
E3 Existing North West Perspective



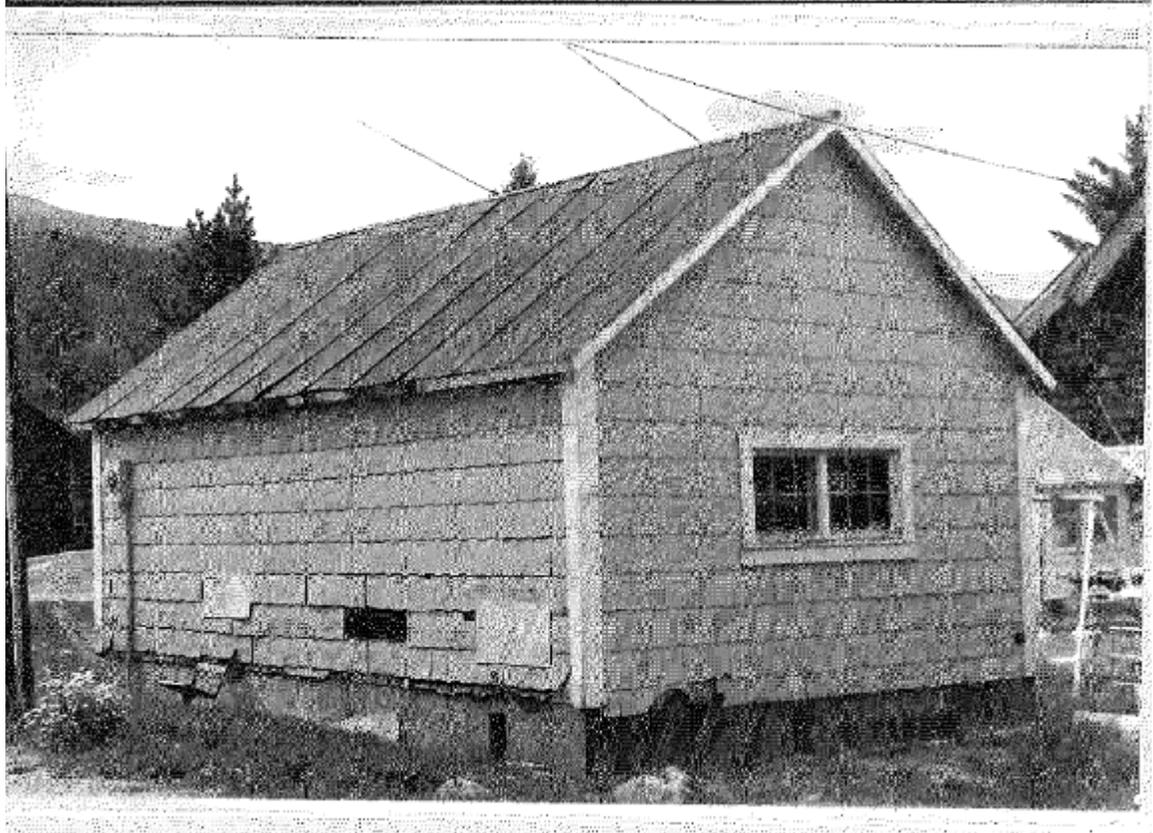
E4 Existing North East Perspective



As built drawings from the application



East elevation from HBS



South/West elevation – photo from HBS

Accessory Building: This building was built pre-1951. It is a one story front gable roof shed/garage (14'x22') located near the southeast corner of the parcel facing west. Walls are clad in asphalt shingles with wavy bottoms and corner boards. The west wall has a double garage doors clad with beadboard with plain wood rails, stiles and diagonal braces, strap hinges and plain wood surround. There is a slab pedestrian door on the north end of the west wall. There are paired six-light windows on the east wall with plain wood surround. There is corrugated metal roofing. There is a concrete block foundation.

The extent of alterations on this building are:

- Resided with asphalt shingle siding
- New foundation
- Pedestrian door added on west

This garage is associated with the residence at 414 Maroon Avenue, where miner Davey Johnson once lived. The building is not shown on the 1893 -1910 Sanborn fire insurance maps of the area, but does appear on the 1951 aerial photograph of Crested Butte. This garage, although somewhat altered, is an example of an outbuilding erected in Crested Butte during the twentieth century, as reflected in its rectangular plan, hinged double hung garage doors and simple frame construction.



I. Land Use Code Review:
a. Historic Residential Zone (RIC) (Sec. 16-4-460 – 16-4-520)

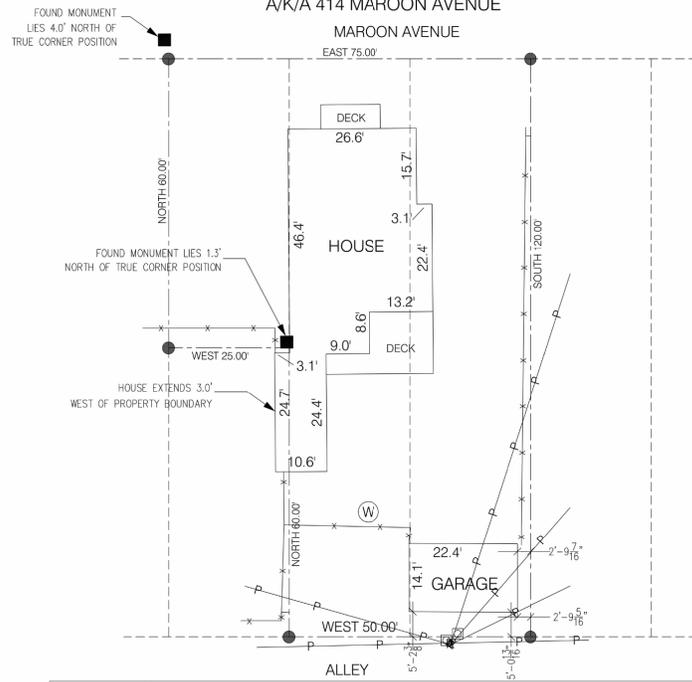
Dimensional Limitations	Required by Chapter 16	Proposed	Compliant
Minimum Lot Width:	25'	50'	Yes
Maximum Lot Area:	9375 sf	7812.5 sf	Yes
Minimum Lot Area:	3750 sf	7812.5 sf	Yes
# Dwellings:		1	Yes
Minimum Setbacks:			
Principal: Front:	20'	9'6" (existing, no change)	Yes
Principal: Side Yard (West):	Seven and one-half (7½) feet for single-story and flat-roofed buildings, and as much as eleven and one-half (11½) feet for sloped-roofed buildings, dependent upon snow storage guidelines.	20'6" (existing, no change)	Yes
Principal: Side Yard (East):	Seven and one-half (7½) feet for single-story and flat-roofed buildings, and as much as eleven and one-half (11½) feet for sloped-roofed buildings, dependent upon snow storage guidelines.	-3' (existing, no change)	Yes
Principal: Rear Yard (South)	10' (Principal)	22'5" (existing AB)	Yes
Accessory Building: Side Yard (West):	Seven and one-half (7½) feet for single-story and flat-roofed buildings, and as much as eleven and one-half (11½) feet for sloped-roofed buildings, dependent upon snow storage guidelines.	1'10" (existing, no change) 4'7" (proposed addition)	Yes
Accessory Building: Side Yard (East):	Seven and one-half (7½) feet for single-story and flat-roofed buildings, and as much as eleven and one-half (11½) feet for sloped-roofed buildings, dependent upon snow storage guidelines.	23'8" (existing, no change)	Yes
Accessory Building: Rear:	5' (Accessory) 10' (Principal)	3'10" (existing, no change)	Yes
Between buildings (wall to wall)	10'	22'5" (existing, AB to primary) 21'2" (proposed)	Yes



Max FAR – Primary building	0.3-0.32	0.23, (1862.5 sf /7812.5 sf) - existing	Yes
Max FAR – All Buildings:	0.48	0.26, 2088.75 sf (1862.5 sf primary and 226.25 accessory) – existing 0.38, 2377.7 sf (1862.5 sf primary and 488 accessory) – existing	Yes
Height:	28’/24’/20’	13’10” (existing accessory, no change) 12’2” (existing accessory, proposed addition)	Yes
Roof Pitch	Minimum 4:12	8.5:12 (accessory, existing gable roof, proposed gable roof addition) 4:12 (pitch break, proposed)	Yes
Snow Storage	>33%	36%	Yes
Parking	2 spaces	2 spaces	Yes
Open Space	50%	72.7 %	Yes



IMPROVEMENT SURVEY PLAT/IMPROVEMENT LOCATION CERTIFICATE
 LOTS 9 AND 10, AND THE NORTH 1/2 OF LOT 11,
 BLOCK 23,
 TOWN OF CRESTED BUTTE
 GUNNISON COUNTY, COLORADO
 A/K/A 414 MAROON AVENUE



 North		LEGEND:
		Property corner - set rebar with plastic cap inscribed "LS 33647" Found rebar with plastic cap inscribed "9476" Utility box Water valve Lot line - subject property Property line - subject property Fence line Overhead utility line
SCALE 1" = 10'-0"		

1 Existing Site Survey
 1" = 10'-0"

Existing Site Plan



II. Design GL Analysis

Purpose for the R1C District:

The purpose of the R1C district is to provide areas for more intensive residential development than allowed in the R1 District, along with customary accessory uses. It is imperative to carefully monitor such development so that it blends into its neighborhood context and the scale and fabric of the Town, paying particular attention to the characteristics, size and scale of existing historic buildings.

Design goals for the R1C district include:

- To encourage appropriate infill and changes to existing structures and preserve the historic residential character of the area.
- To place importance on the appropriate development of the entire property not just individual structures.

b. Site planning: Refer to GL: 2.16-2.40, 3.1-3.2.

GL	Staff Analysis	DRC Recommendation
Topography	Topography is not included, but should be. This information is not anticipated to impact FAR or height requirement.	
2.8 Drainage	Drainage arrows have not been shown but should be.	
Easements	None noted	
2.16 Substantial landscaping	The plan is fairly minimal. Provision of a final landscape plan will be required if there are revisions after permitting.	
2.18/3.1 Preservation of existing mature trees	No trees are noted on the existing site plan. It will be important to note existing versus proposed trees on the site.	
2.19 New trees	There is a tree shown on the northeast corner of the lot.	
2.16 a./ 2.20 Native plantings	Ground cover for disturbed areas has been noted as grass. Native plantings are encouraged by the GL.	
2.16 e Pervious materials	Gravel parking and paths are noted.	
2.28 e & f Parking substrate	Parking spaces are noted as gravel. This supported by the GL.	
(2.37-2.40)/ 16-17-40 Exterior Lighting	Existing and proposed lighting has been included. They appear to meet the intents of the requirements. If existing fixtures do not meet requirements, they will be required to be upgraded as part of the work to be done.	
Solar	NA	
Utilities	Existing and proposed wet and dry utilities must be noted on the plan. The water line is noted from the alley. Rights of way (alley and Maroon Avenue) must be shown to scale on the site plans.	
2.7 Snow Storage	Snow storage has been depicted on the plan and corresponds to the areas to be	



	plowed.	
2.27 Fences	An existing fence is on the east and west. Confirmation is needed if there will be a new fence proposed.	

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

Notes from plans indicate:

- The accessory building would remain in its existing footprint.
- All existing framing will remain in place and new framing will be added from the interior.
- Asphalt shingles to be removed.
- Existing outswing style garage door to be replaced with an overhead door.
- Existing corrugated metal roofing to be replaced with dulled galvanized corrugated metal roofing.
- Existing trim details to remain.
- The window on the east appears to be a replacement.
- The person door on the west will be removed.

GL	Staff Analysis	DRC Recommendation
3.2 Original footprint	The accessory building was sited on a new foundation in the 1990's. The building will remain in place.	
3.8 Historic materials	<p>Clarification is needed regarding treatment of historic materials on the building.</p> <p>Doors should be retained and added to the exterior of the new garage door, if possible.</p> <p>The existing roofing has not been replaced and appears to be in good condition. Staff would ask that this be retained. It can be carefully removed and numbered and taken down to the skip sheathing. Then, new ice and water shield would be installed, flashing and drip edge installed and then the roofing material would be reinstalled.</p> <p>The window on the east would need to be evaluated to determine if it is historic. If it is, it would need to be kept and</p>	



	rehabilitated. The person door on the west is a later addition, as noted in the historic building survey . This could be supported in it's removal.	
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d. Alterations to the historic building: Refer to GL 3.12, 3.14, 3.22-3.24

As outlined above, there have been some alterations to this historic building.

GL	Staff Analysis	DRC Recommendation
3.22 b	This GL speaks to alterations to historic buildings. The alterations to this accessory building have been very minor.	

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

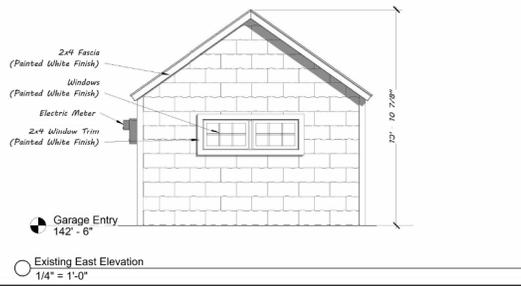
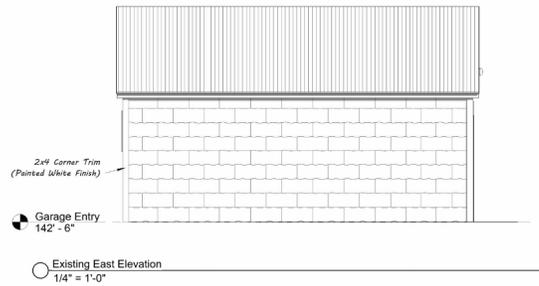
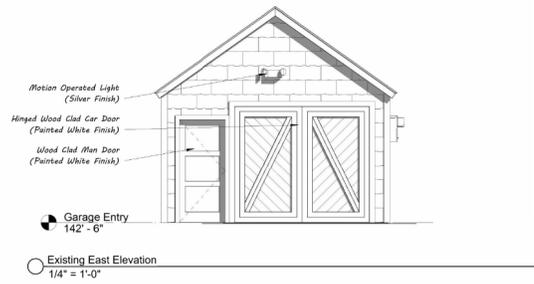
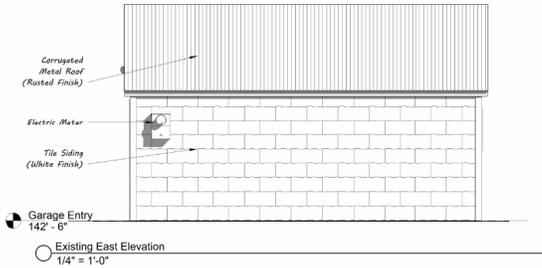
GL	Staff Analysis	DRC Recommendation
3.49 Historic windows	All historic windows must remain and be rehabilitated. There is one window on the east and if historic this would need to be retained and rehabilitated.	
3.50 Position of historic windows	Again the existing window would need to be evaluated on the east. There is a new window proposed on the east. This should be discussed to determine if this is supported to add this window to the historic portion of the building. Staff would suggest not adding a window in this gable provided windows are permitted on the new portion of the building.	

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

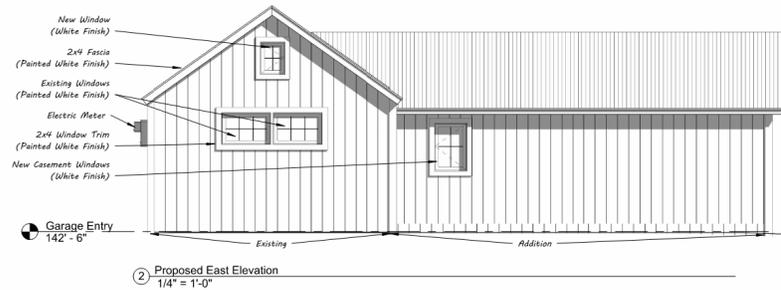
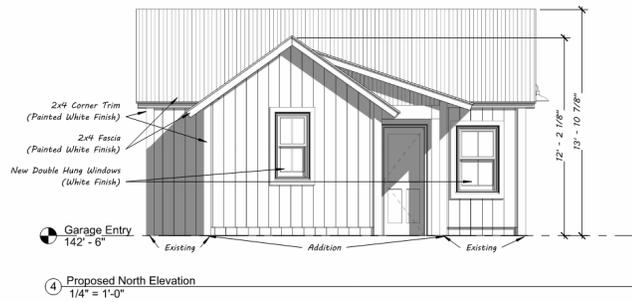
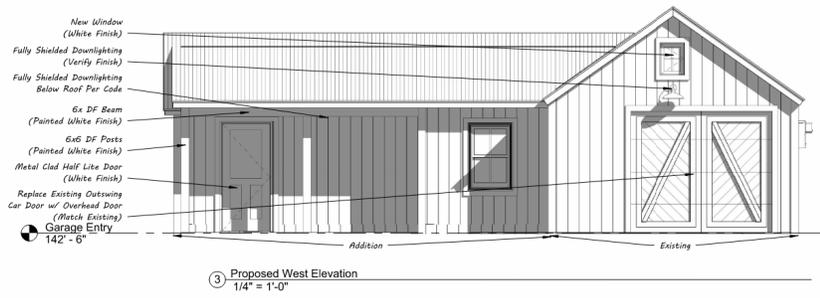
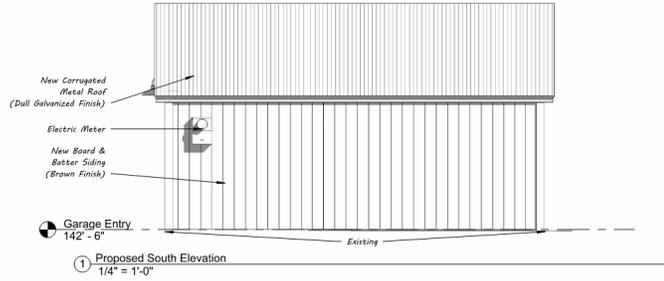
GL	Staff Analysis	DRC Recommendation
3.17 Additions to historic buildings	Accessory: The addition to the accessory building steps down from the main ridge and also from the east and west sides of the building, which is encouraged.	
3.18 a Stepping down additions	Accessory: The addition on the north steps down 1'8" from the main ridge. Discussion is encouraged to determine if the addition is subordinate.	



3.18 b/ 3.36 Connector	This GL suggests a connector. This is a smaller building. The Board can discuss if this is necessary.	
3.18 c Mass	<p>Accessory: The existing AB is 226 sf and the addition is 362 sf, which is larger in size.</p> <p>Discussion is encouraged to determine if the addition appears large in comparison with the existing structure and other structures in the surrounding RIC zone district and if the proposed plans match scale of the surrounding buildings within the zone.</p>	
3.19/ 3.37 Additions as products of their own time	Accessory: The addition to the existing AB is proposed to match. The additions should have siding proposed that should be distinguishable from the existing historic building.	
3.21 Traditional entrance pattern	The existing person door on the east will be removed, but again this was a later addition to the building.	



Plan view (existing)



Plan view - proposed



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

GL	Staff Analysis	DRC Recommendation
3.39/4.39 Compatibility of addition/Roof forms	<u>Accessory:</u> The existing roof is gabled and this will add a gabled roof to the north side, which steps back from the existing building.	
4.32 – 4.34 Forms of additions	Discussion is encouraged as to whether the design of the addition cleaves a relationship with the architectural style of the accessory building and relates with the overall styles within the neighborhood or appears incongruent.	

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

GL	Staff Analysis	DRC Recommendation
2.37 Exterior lighting	Existing and proposed lighting have been included. They appear to meet the intents of the requirements. If existing fixtures do not meet requirements, they will be required to be upgraded as part of the work to be done.	

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

Accessory Building:

Roofing is proposed as new dulled galvanized corrugated metal.

Siding is proposed as vertical board and batten (brown).

Trim is 2"x4" (white), fascia is 2"x4" (white).

The garage door is an outswing door, existing is noted to be replaced with a new overhead door. There is an existing person door on the west that will be removed. There is a new door proposed on the north and also on the addition on the west. These doors are half light clad (white)

There is one existing window on the east. Then, new windows are noted as double hung (white).

The posts and beams are noted as 6"x6" (white) wood.



Existing House:



Roof: Corrugated Metal Dull Galvanized to match the house

Vertical Siding - To match the board and batten on the house

GL	Staff Analysis	DRC Recommendation
3.6	<p>As stated earlier, all historic materials need to remain and be rehabilitated.</p> <p>Siding beneath the existing asphalt shingles would be asked to be rehabilitated if found to be in good condition.</p> <p>Roof must remain.</p> <p>Window on east must remain, if historic.</p> <p>The onsite meeting will help to evaluate these materials and also talk through the methods for preservation.</p>	
4.72 Eaves/overhangs	Met.	
4.75 Exterior materials	<p>Accessory: The proposed siding meets the intents of the GL. However, more definition is needed for the addition to the accessory to help define this historic portion versus the new portion.</p>	

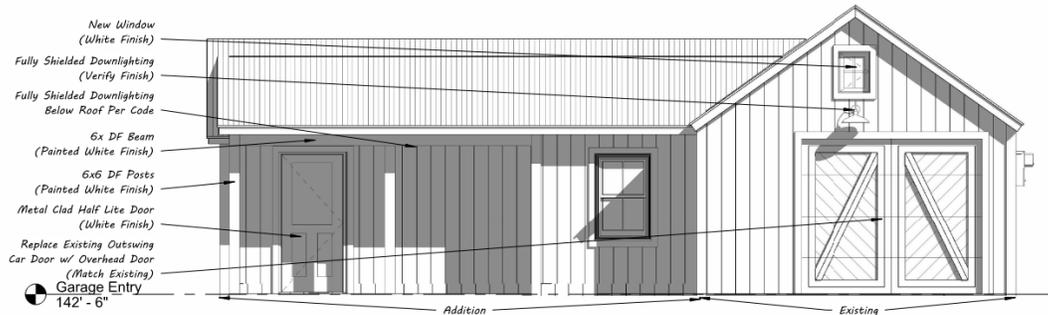


4.79 Paint/stain	The siding and trim are painted which is consistent with the GL.	
4.81 Mixing materials	A mix of materials is not proposed at this time for the building.	
3.61 Roofing materials	The materials proposed are supported by the GL. More discussion is needed to ensure that the historic material will remain in place.	
4.80 a foundation treatment	NA	NA

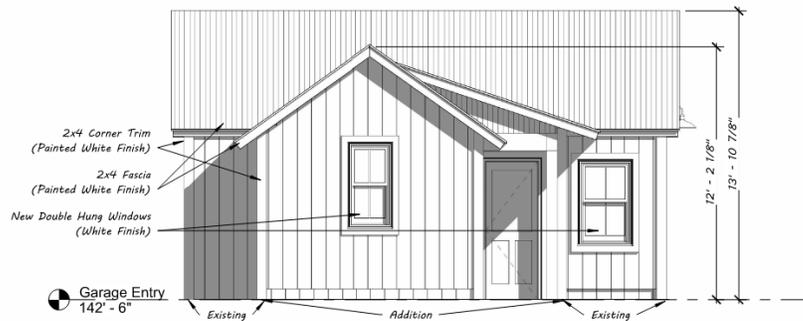
j. Accessory building mass/scale/form and placement (garage): Refer to GL 4.84-4.86, 4.89;

The proposed south cold accessory building is an 22'4"x14'5" gabled building with a smaller gable module to the north 8'x14' and then another gable 15'x10'. The accessory has a 8.5:12 pitch. This must be a cold building due to the size, as proposed.

GL	Staff Analysis	DRC Recommendation
4.89 d. porches	There is a shed porch on the northwest side of the addition.	



③ Proposed West Elevation
1/4" = 1'-0"



④ Proposed North Elevation
1/4" = 1'-0"

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

GL	Staff Analysis	DRC Recommendation
4.53; 4.89 AB fenestration	<p>The existing east elevation has a window. This window will be evaluated.</p> <p>Also on the east, there is a window proposed on the gable and a double hung on the new addition.</p> <p>There is a window proposed in the gable on the west portion of the existing building and also a double</p>	Support



	<p>hung for the new addition.</p> <p>The south elevation remains without windows.</p> <p>The north elevation proposes two double hung windows.</p>	
4.54 Vertical emphasis	Windows are proposed as two over two awnings with simulated divided lights.	
4.56 Window material	Windows are noted as fiberglass for the new addition.	
4.59 Trim	Wood trim 2"x4" (white) is noted. Support	

I. 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	<p>There is an existing person door that is proposed to be removed.</p> <p>Then there are two half light clad doors proposed on the west and north elevations of the addition.</p>	
4.69, 4.90 Garage doors	<p>There is an existing outswing wood garage door. This is proposed to be a replacement overhead door.</p> <p>It would be asked for this material to be used on the outside of the new door.</p>	

III. DRC Action:

- Review the site plan specific to snow storage, parking, landscaping, hardscape.
- Make a recommendation to the full Board regarding mass/scale/form of addition for accessory building.
- Make a recommendation to the full Board regarding architectural appropriateness, for existing accessory building.
- Make a recommendation to the full Board regarding the materials list for the proposed plans.

ACCESSORY STRUCTURE

DESCRIPTION OF MATERIALS TO BE USED

NAME _____

LEGAL _____ ZONE _____

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 Metal
___ Milled Shingle ___ Standing Seam ___ 5-V Crimp
___ Other _____

EXTERIOR FINISH

Siding

<i>TYPE</i>	<i>SIZE</i>	<i>LOCATION</i>	<i>COLOR</i>
___ Horizontal	_____	_____	_____
___ Vertical	_____	_____	_____
___ Other	_____	_____	_____
___ Stucco	_____	_____	_____
___ Trim	_____	_____	_____
_____	_____	_____	_____

____Fascia_____

____Corner Boards_____

DOORS

MATERIAL *STYLE* *FINISH*

____Primary door_____

____Secondary door_____

WINDOWS

- | | | | |
|----------------------|--------------------------------------|----------------------------|-----------------|
| <i>Type:</i> | <i>Style:</i> | <i>Material:</i> | <i>Glazing:</i> |
| ___ Casement | ___ Simulated,
divided lite | ___ Wood | ___ Low E |
| ___ Casement, egress | ___ True, divided
lite (historic) | ___ Aluminum
clad, wood | ___ Heat mirror |
| ___ Double hung | ___ Decorative
mullions | ___ Other | ___ Tempered |
| ___ Awning | ___ Other | _____ | ___ Standard |
| ___ Fixed | _____ | | ___ Other |
| ___ Slide-by | | | |

Describe locations if a mix is used _____

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

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 _____

414 Maroon Ave

Existing House:



Roof: Corrugated Metal Dull Galvanized to match the house

Vertical Siding- To match the board and batten on the house

NOT FOR FIELD USE			
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated	<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____		364	

HISTORIC BUILDING INVENTORY RECORD

PROJECT NAME: Crested Butte Historic Buildings Survey (SHP No. 98-01-113)		COUNTY: Gunnison	CITY: Crested Butte	STATE ID NO.: 5GN3199
ADDRESS: 414 MAROON AVE Crested Butte, CO 81224		OWNER: MELTON JAMES		
ASSOCIATED BUILDINGS SURVEYED: X Yes No A. Garage		11733 W 27TH DR LAKEWOOD CO 80215		
BUILDING Current: NAME: Historic: Dewey Johnson Residence		TOWNSHIP 14S	RANGE 86W	SECTION 3 NE 1/4 NE 1/4
DISTRICT NAME: Crested Butte		U.S.G.S. QUAD NAME: Crested Butte, Colo YEAR: 1961 X 7.5' 15'		
PHOTOGRAPHER: Sandra Cortner		BLOCK: 23 LOT(S): 9-10, N/2 11 ADDITION: Original Town YR. OF ADDITION: 1881		
LOCATION OF NEGATIVES: Town of Crested Butte		PHOTOGRAPHIC REFERENCES: 29-18, SSE; 29-14, NE; 29-15, N (Roll/Frame and Camera Direction)		
SKETCH MAP: See attached map; resource is indicated with arrow.		DATE OF CONSTRUCTION: Estimate: 1900s Actual: Source: Sanborn Maps, 1898 and 1904		
EXTENT OF ALTERATIONS: Minor X Moderate Major Describe: Nonoriginal siding; porch altered from gabled to shed roof.		USE: Present: Residence Historic: Residence		
CONTINUED Yes X No		CONDITION: Excellent X Good Fair Deteriorating		
STYLE: Vernacular Wood Frame		MATERIALS: Wood, Concrete		
ARCHITECTURAL DESCRIPTION: One-story frame residence with complex plan consisting of side gable section on front, intersected by rear gabled section, with lower, off-center, gabled projection and off-center, gabled log section on rear. Overhanging eaves, corrugated metal roofing; gabled peak at center of side gable roof section. Walls clad with board and batten siding; gable ends have coursed wood shingles; concrete foundation. Center, projecting, shed roof porch with wood post supports atop concrete deck. Center, paneled and glazed door with three rectangular lights in upper panel. Flanking porch are tall, narrow, 1/1-light double-hung sash windows with shutters. Intersecting rear gable also clad with board and batten siding has double-hung sash and plate glass windows on west. Lower gabled addition on rear connected to unpainted log and board sections with gabled roofs.		STORIES: 1		
		SQUARE FOOTAGE:		
		ORIGINAL LOCATION STATUS: ORIGINAL SITE X MOVED DATE(S) OF MOVE:		
		NATIONAL REGISTER ELIGIBILITY INDIVIDUAL: YES X NO CONTRIBUTING TO DISTRICT: X YES NO		
		LOCAL LANDMARK DESIGNATION: No NAME: DATE:		
ADDITIONAL PAGES: YES X NO		CONTINUED? YES X NO		

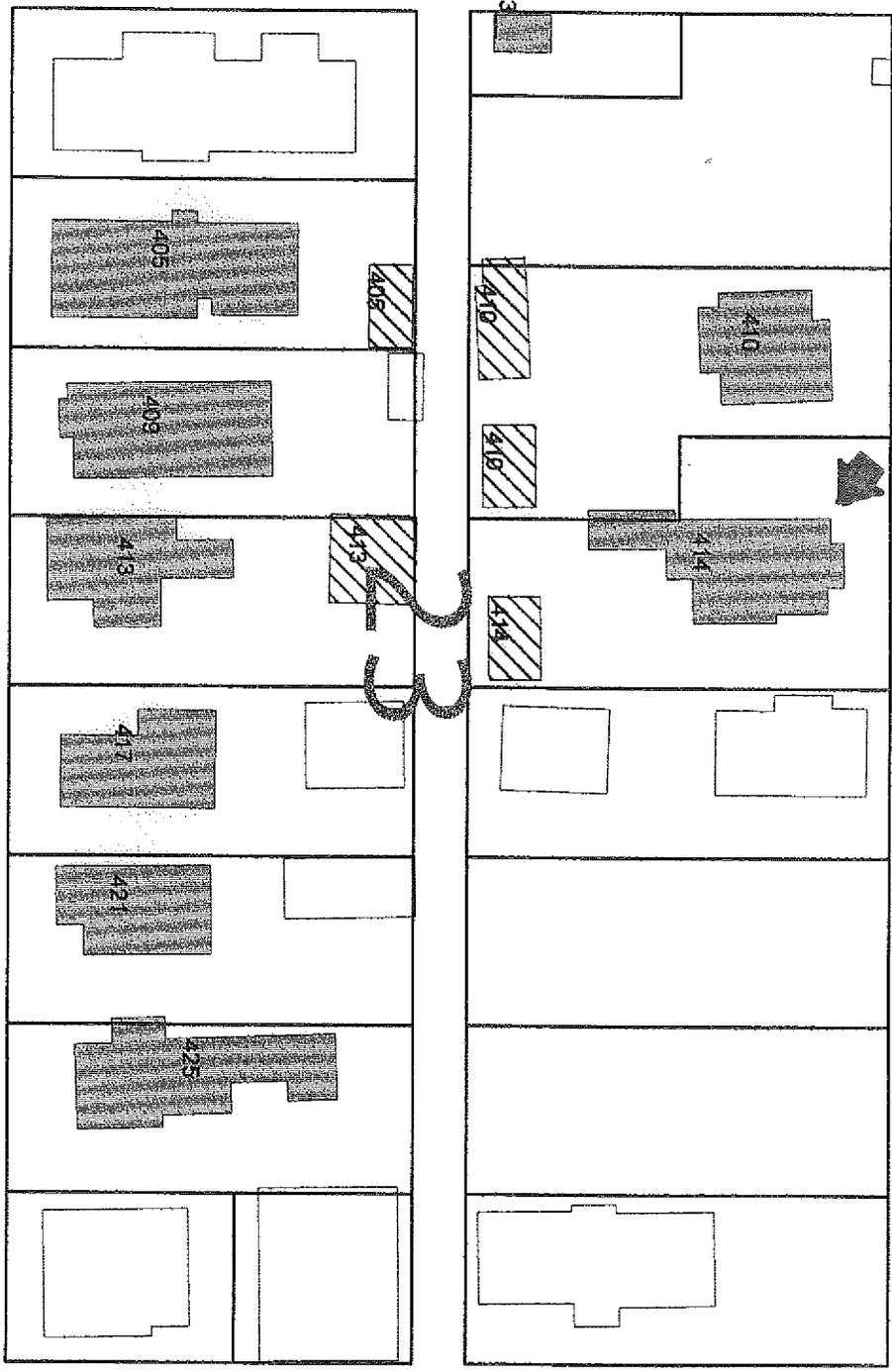
ARCHITECT: Unknown SOURCE:	BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5GN3199 ORIGINAL OWNER: Unknown SOURCE:		
THEME(S): Coal Mining, 1870-1952				
<p>CONSTRUCTION HISTORY (Description, names, dates, etc., relating to major alterations to the original structure): In 1893, this lot was indicated as vacant on the Sanborn map. In 1898, a one-story rectangular log dwelling was shown, perhaps the log section attached to the rear of the current house. By 1904, the current house is shown on the property. The 1951 aerial photograph of Crested Butte shows that the rear sections of the house were present.</p> <p style="text-align: right;">CONTINUED YES X NO</p>				
<p>HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): Crested Butte oldtimers indicate that this was the home of Dewey Johnson. Mr. Johnson was a miner. The current owners have owned the building since 1968 according to assessor records.</p> <p style="text-align: right;">CONTINUED YES X NO</p>				
<p>SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
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<p>STATEMENT OF SIGNIFICANCE: This house is representative of dwelling construction in Crested Butte during the early twentieth century, as reflected in the gabled roof with overhanging eaves, the double-hung sash windows, and simple, unadorned exterior.</p> <p style="text-align: right;">CONTINUED YES X NO</p>				
<p>REFERENCES (BE SPECIFIC): Sanborn Maps, 1886-1910; Gunnison County Assessor records; Aerial Photograph of Crested Butte, 1951; Crested Butte Oldtimers Meeting, 25 August 1998; Edith Byouk and Eva Villoti, Wheat Ridge, Colorado, Interview by Tom and Laurie Simmons, February 1999.</p> <p style="text-align: right;">CONTINUED YES X NO</p>				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: March 1999		

Maroon Ave.

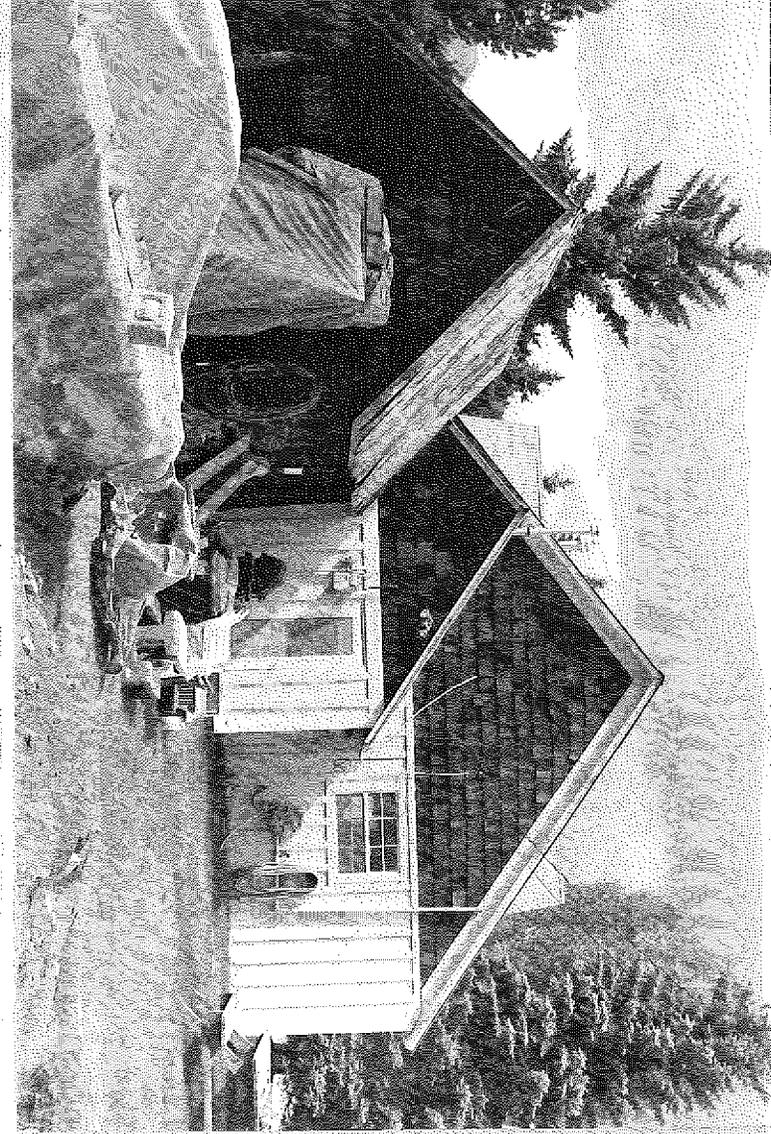
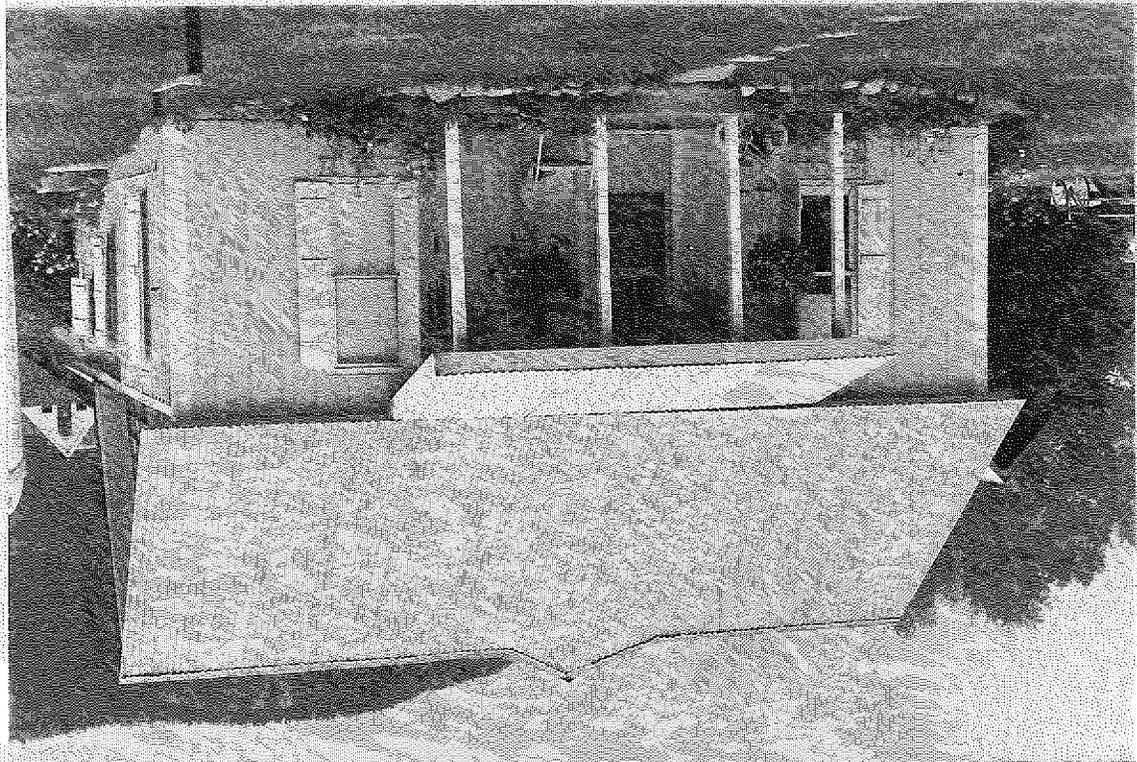
4th St.

5th St.

Elk Ave.



SURVEY SKETCH MAP



29-15 364 N

State ID Number: 5GN3199 SHF Grant No.: 98-01-113
Address: 414 MAROON AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 29 Frame Number: 15
Camera Direction: N Date: August 1998
Location of Negatives: Town of Crested Butte

29-14 364 NE

State ID Number: 5GN3199 SHF Grant No.: 98-01-113
Address: 414 MAROON AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 29 Frame Number: 14
Camera Direction: NE Date: August 1998
Location of Negatives: Town of Crested Butte

29-18 364 SSE

State ID Number: 5GN3199 SHF Grant No.: 98-01-113
Address: 414 MAROON AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 29 Frame Number: 18
Camera Direction: SSE Date: July 1998
Location of Negatives: Town of Crested Butte

HISTORIC BUILDING INVENTORY RECORD -- OUTBUILDING

NOT FOR FIELD USE	
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____	407

PROJECT NAME: Crested Butte Historic Buildings Survey (SHF No. 98-01-113)		COUNTY: Gunnison	CITY: Crested Butte	STATE ID NO.: 5GN3200
ADDRESS: 414 MAROON AVE Crested Butte, CO 81224		TOWNSHIP 14S RANGE 86W SECTION 3 NE QTR OF THE NE QTR		TEMPORARY NO.: 23091
ASSOCIATED State ID No.: 5GN3199 PRIMARY BUILDING: Type of Building: Residence		USGS QUAD. Crested Butte, Colo		QUAD. YEAR: 1961
DISTRICT NAME: Crested Butte		BLOCK: 23 LOT(S): 9-10, N/2 11 ADDITION: Original Town YR. OF ADDITION: 1881		
DATE OF CONSTRUCTION: Estimate: Pre-1951 Actual: Source: Aerial photograph 1951		PHOTOGRAPHIC REFERENCES: 29-16, NE; 29-17, NW (Roll/Frame Camera Dir.)		
USE: Present: Shed/Garage Historic: Garage		PHOTOGRAPHER: Sandra Cortner		
ARCHITECTURAL DESCRIPTION: One-story front gable roof shed/garage (14' X 22') located near the southeast corner of the parcel facing west. Walls clad in asphalt shingles with wavy bottoms; cornerboards. West wall has double garage doors clad with beadboard with plain wood rails, stiles, and diagonal braces, strap hinges, and plain wood surround; slab pedestrian door at north end of west wall. Paired six-light windows on east wall with plain wood surround. Corrugated metal roofing. Concrete block foundation.		LOCATION OF NEGATIVES: Town of Crested Butte		
		ORIGINAL SITE X	MOVED	LOCAL LANDMARK DESIGNATION: No NAME: DATE:
		EXTENT OF ALTERATIONS: Minor X Moderate Major		
		Describe: Resided with asphalt siding; new foundation; pedestrian door added on west.		
		STATEMENT OF SIGNIFICANCE: This garage, although somewhat altered, is an example of an outbuilding erected in Crested Butte during the twentieth century, as reflected in its rectangular plan, hinged double garage doors, and simple frame construction.		
HISTORICAL BACKGROUND: This garage is associated with the residence at 414 Maroon Avenue, where miner Dewey Johnson once lived. The building is not shown on 1893-1910 Sanborn fire insurance maps of the area, but does appear on the 1951 aerial photograph of Crested Butte. The building recently received a new concrete block foundation.		SIGNIFICANCE CATEGORIES: Represents the work of a master Possesses high artistic values X Represents a type, period, or method of construction. Associated with signif. persons Associated with signif. events or patterns X Contributes to an historic dist.		
		NATIONAL REGISTER ELIGIBILITY		
		INDIVIDUALLY ELIGIBLE: YES X NO		
		CONTRIBUTING TO DISTRICT: X YES NO		
SURVEYED BY: R.L. Simmons/Susan Medville		AFFILIATION: Front Range Research Associates, Inc.		DATE: March 1999

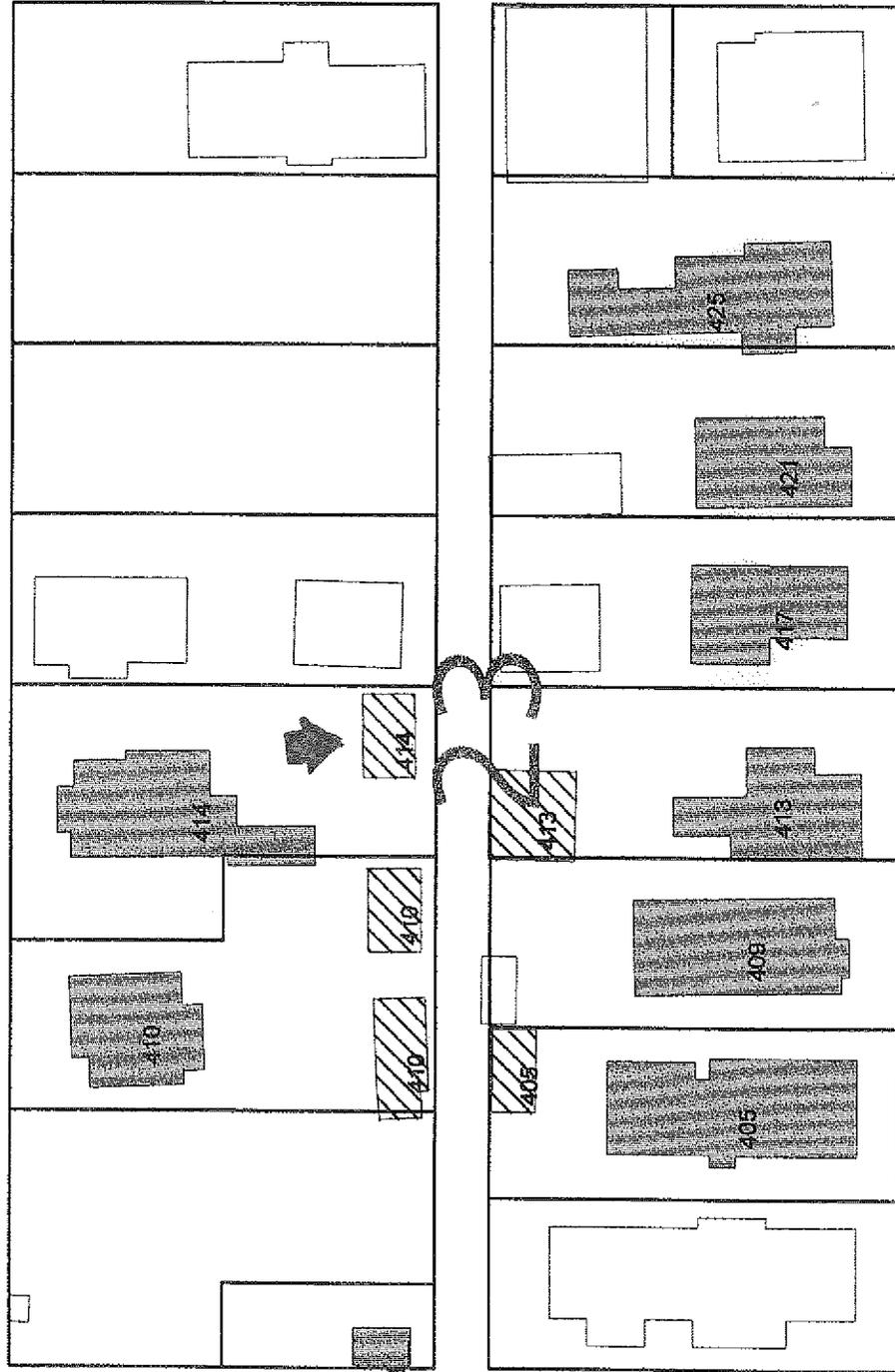
SURVEY SKETCH MAP

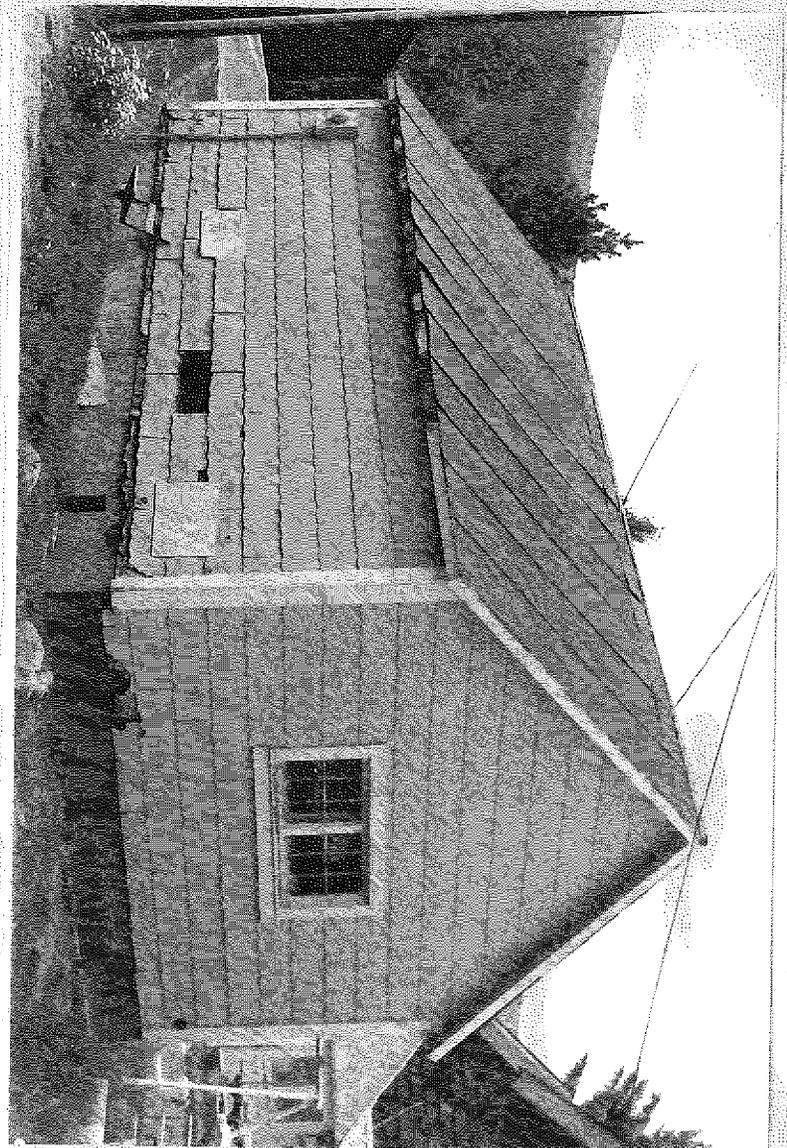
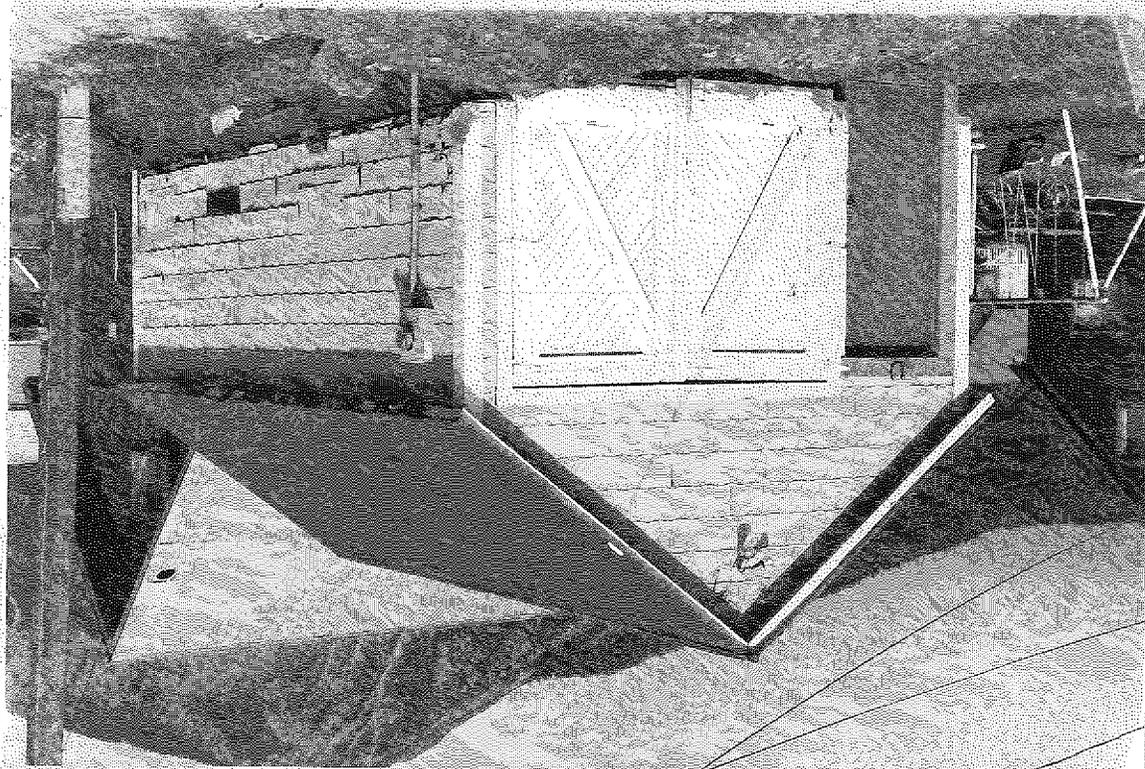
Maroon Ave.

Eik Ave.

5th St.

4th St.





29-17 407 NW

State ID Number: 5GN3200 SHF Grant No.: 98-01-113
Address: 414 MAROON AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 29 Frame Number: 17
Camera Direction: NW Date: August 1998
Location of Negatives: Town of Crested Butte

29-16 407 NE

State ID Number: 5GN3200 SHF Grant No.: 98-01-113
Address: 414 MAROON AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 29 Frame Number: 16
Camera Direction: NE Date: August 1998
Location of Negatives: Town of Crested Butte

DATE	FEES PAID	APPLICANT	APPLICATION #
------	-----------	-----------	---------------



DEVELOPMENT PERMIT APPLICATION

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

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

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

BUILDING CLASSIFICATION:

SFR DUPLEX MULTIFAMILY COMMERCIAL ACC.DWELLING ACC.BUILDING HISTORIC

PROJECT TYPE:

NEW CONSTRUCTION ADDITION REMODEL PLUMBING/MECHANICAL OTHER

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
	MATERIALS _____
	LABOR _____
	TOTAL _____

DEPARTMENTAL USE ONLY

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

EXISTING BUILDING SIZE (SQ.FT.) PRIMARY ACCESSORY TOTAL	PROPOSED BUILDING SIZE (SQ.FT.) PRIMARY ACCESSORY TOTAL
---	---

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

This Building Permit shall become null and void if construction is not commenced within 60 days 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

Date

Signature of Owner/Authorized Agent

Date

Division 6 - "R1C" Core Residential District

Sec. 16-4-460. - Intent.

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

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

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

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

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

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

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

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

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

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

(11) Parking areas.

(12) Accessory building, nonresidential use, heated.

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

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

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

- (1) Minimum lot area: three thousand seven hundred fifty (3,750) square feet.
- (2) Maximum lot area: nine thousand three hundred seventy-five (9,375) square feet.
- (3) Minimum lot width: thirty-one and one-quarter (31¼) feet.
- (4) Minimum front yard: twenty (20) feet.
- (5) Minimum side yard: seven and one-half (7½) feet for single-story and flat-roofed buildings, and as much as eleven and one-half (11½) feet for sloped-roofed buildings, dependent upon snow storage guidelines.
- (6) Minimum rear yard:
 - a. Principal building: ten (10) feet.
 - b. Accessory building: five (5) feet.

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

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

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

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

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

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

(2) Maximum floor area:

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

(3) Maximum floor area ratio:

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

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

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

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

(1) Maximum building height:

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

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

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

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

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

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

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

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

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