Design Guidelines
Town of Crested Butte

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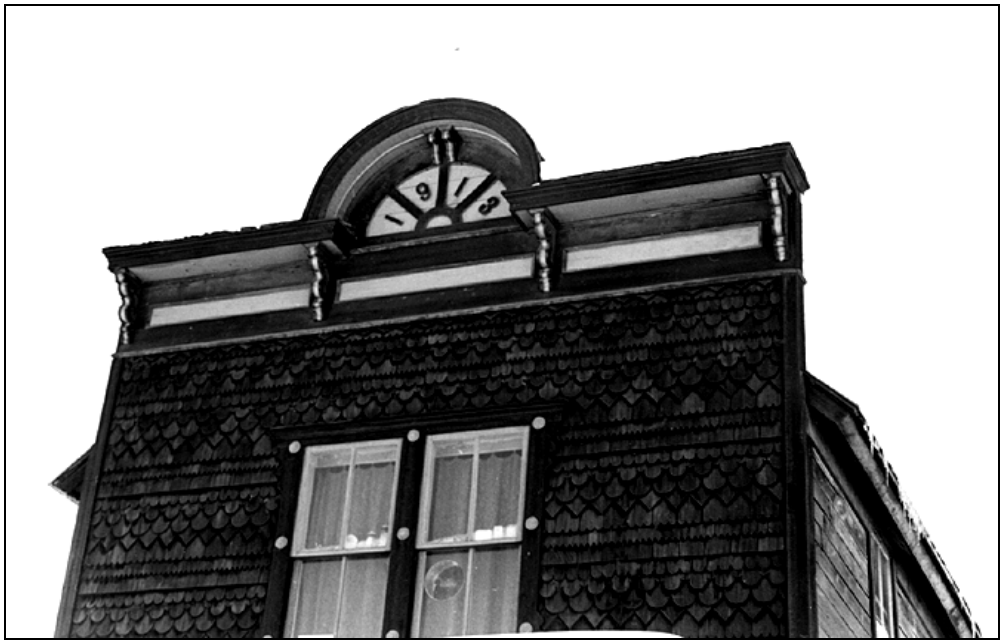
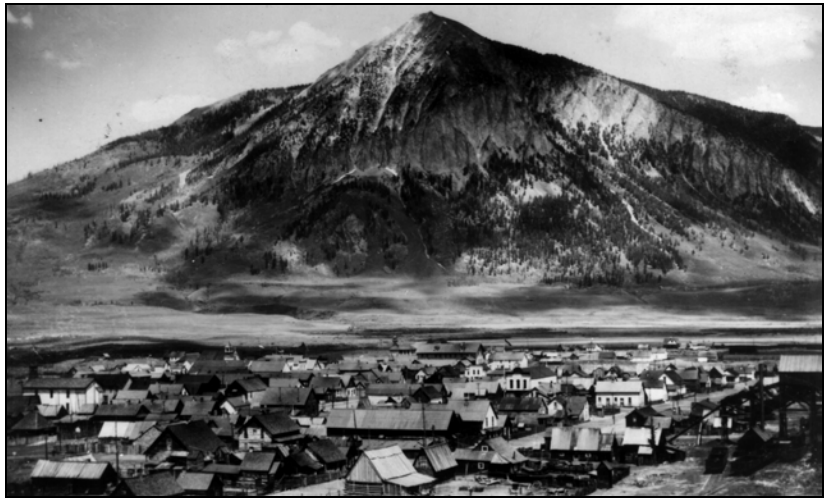
Introduction



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



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

Introduction

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

Why have Design Guidelines?

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

What is the legal basis for design review?

Crested Butte's zoning ordinance provides for design review, a process continuously upheld by the courts, as long as it is applied equally, consistently, and does not deny the property owner use of his property. Once adopted the guidelines have the force of law.

The scope of the Guidelines

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

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

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

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

Goals for design review in Crested Butte

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

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

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

Goal C: To enhance livability.

Goal D: To protect property values and investments.

Goal E: To retain a small town image and atmosphere.

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

Goal G: To encourage pedestrian activity.

Goal H: To convey a sense of human scale.

Goal I: To protect significant views.

Goal J: To protect the existing sense of community.

Uncover original building materials.

BUILDING MATERIALS

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

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

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

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

c. Decorative shutters are inappropriate.

Sample Guideline

How the Guidelines are organized

The Design Guidelines are organized into six sections: The first section summarizes the history of building in Crested Butte. This provides a basis for many of the Guidelines that follow, and should be read by all users.

The second section presents Design Guidelines that apply to all projects throughout Town, including rehabilitation and new construction.

The third section provides Guidelines for the rehabilitation of historic buildings. These apply to work on any structure, both primary and accessory, considered "contributing" by the Town (BOZAR makes this determination on a case-by-case basis).

The fourth section provides Guidelines for all new construction. These apply to all new building in Town in all zone districts.

The fifth section includes Guidelines for individual zoning districts. These Guidelines apply to specific neighborhoods, as defined by the zoning districts.

The sixth section addresses signage. In conjuncture with the zoning code, section six defines appropriate signage throughout Town.

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

The format for the Guidelines

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

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

How to use the Guidelines

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

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

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

How the Guidelines relate to other Town regulations

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

- **Zoning and Land Use Ordinance:**
  This code establishes zoning and basic land use controls such as uses, building heights, setbacks, parking, etc.

- **The Sign Code:**
  Signs are regulated by the zoning and land use ordinance which applies to all of Crested Butte.

- **The Lighting Code:**
  Light fixtures, light types and quality are regulated by the night sky ordinance throughout Crested Butte

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

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

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

It is important to note that all of the elements of a design guideline illustrated on the previous page constitute the material upon which BOZAR will make its determination of the appropriateness of a proposed project.

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

Chapter 1
Historic Overview of Crested Butte

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

The Early Years

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

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

The Town became more stable as it established itself as a supply center. The sawmill provided lumber for frame houses, a post office was opened, a town plat filed and in 1880 the Town incorporated. Howard Smith, along with William and George C. Holt, were responsible for incorporating the township. Crested Butte's population that year was 250 residences living in 50 structures with 1000 miners working in the surrounding hills and mountains.

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

Coal and the Railroad

Two months after incorporating Crested Butte, Smith and his associates sold half of their interest in the town-site to the Denver & Rio Grande Railroad, which intended to extend its line to Crested Butte to reach the coal deposits. Once the narrow gauge train arrived in 1881, it further opened the isolated area and Crested Butte saw a growing economy.

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

Crested Butte continued its role as a transportation hub as roads connecting Crested Butte with other mining settlements began to proliferate. Roads were constructed over Pearl and Maroon Passes,

providing access during the summer from as far away as Marble and Aspen. During the winter, bobsleds transported ore and supplies. Burro strings, Two-hundred long, carried the freight in the summer months. A wagon road connected Crested Butte with the Ruby-Irwin silver camp and a stage road joined Gunnison with Crested Butte. The Gothic Toll Road to Ashcroft was opened in 1881. The road from Crested Butte through Gothic and Marble is today's Schofield Pass Road.

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

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

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

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

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

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

Community Development

As the small settlement took shape into a mining town, the community's growth cultivated an atmosphere of confidence and optimism. Real estate soared in Crested Butte's early development. Graded streets, sidewalks and telegraph lines reflected the Town's prosperity, and the Crested Butte Town Company advertised the community to prospectors, speculators and even tourists. By 1881, Crested Butte had 2000 residents and its many buildings included 5 hotels, a bank, 12 saloons, 3 livery stables, 12 restaurants and 5 sawmills.

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

An influx of merchants followed the growing numbers of miners into Crested Butte and thus business activity increased. As the Town continued to grow the business community diversified. Throughout the 1880s a variety of establishments appeared, including dry goods, a drugstore, a jewelry store, a bank, a bowling alley, grocery stores, meat markets, artisans, attorneys, doctors, restaurants, saloons, hotels, blacksmiths, mining engineers, newspapers, coal dealers, lumber mills, the railroad, and the smelter. By 1890 other establishments had opened, and at this point there were 8 saloons, 2 barbers, a men's furnishing store, a milliner, a laundry, a livery, a furniture store, a shoemaker, a photographer, a hardware store and a stationary store.
Known for its heavy snows, Crested Butte gained a reputation for long, frigid winters. This harsh climate, along with the Town's isolation and

less-than-perfect living conditions, caused Crested Butte's citizens to band together through the years and become a close-knit community.

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

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

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

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

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

Neighborhoods in Crested Butte were defined by ethnic origins. Ethnic saloons, lodges and churches arose to serve the neighborhoods. Foreign immigrants replaced Americans as laborers. Foreign miners, railroad workers, coke workers, engineers, freight workers and main street businesses owners outnumbered the Americans. Most of the Town's population consisted of unskilled immigrant labor by 1925.

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

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

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

The automobile had both positive and negative affects on Crested Butte. CF&I opened a gas station and good roads were built, which encouraged tourism after World War I. However, with the increased use of the automobile came the decline of steady business on Main Street. People had easier access to stores in Gunnison and many small businesses could not compete with the Colorado Supply Company Store. The number of Main Street stores declined in the 1920s.

In 1931 the Depression caused the mines in the area to close completely. Perhaps an even harder blow came to the community a few years later when in 1938 the bank failed. Ironically, it was during this time that hard-rock mining again became popular due to the rise in the price of gold. The "rush" only lasted a few years until the economy picked up and

jobs were available elsewhere. Roosevelt's New Deal and the establishment of the Civilian Conservation Corps provided jobs for unemployed miners and contributed to the survival of Crested Butte during the Depression and until the Big Mine reopened.

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

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

The Significance of the Historic District

The historic buildings of Crested Butte provide a visual link with the past and the men and women who worked to form a community at this elevation. In addition, these buildings contribute to the quality of life of the Town. Because historic buildings are at a human scale, 1-3 stories, they contribute to a pedestrian oriented environment. Their porches, moldings, windows and doors enliven the street, making the Town an interesting place to walk.

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

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

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

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

Listing in the National Register

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

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

In 1998 and again in 2000, the Town completed a new inventory and survey of the historic structures within its boundaries. The study included historic primary structures as well as numerous out buildings, which define much of the character of Crested Butte's historic district. All buildings were identified and photographed to establish a permanent record of the historic building stock within the Town limits. Additionally, the NRHP boundary and period of historical significance were revised to include all buildings constructed before 1952 when the CF & I mine closed and the railroad ceased to operate. This period marked the end of the mining era and the beginning of the transition to the tourism and recreation industries, which have become the basis for the local economy. A total of 419 buildings were studied. Of those, 225 (54%) are primary buildings and 194 (46%) are out buildings, which historically served as out-houses, smoke houses, barns, storage areas and garages. Of the primary structures identified, 187 (83%) are residential buildings, 15 are commercial or public buildings that are eligible to be individually listed on the NRHP, and 23 are commercial buildings. Of the residential structures, 121 (54%) were constructed prior to 1900, 56 (25%) were constructed in the 1880's and 65 (30%) in the 1890's. Another 35% were constructed between 1900 and 1930, which is a slightly higher figure than that determined in the first historic building survey.

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

Elk Avenue represents a concentration of false fronts, decorative window and door surrounds and decorative boxed cornices. Residential structures exhibit vernacular building tastes in subtler, yet equally significant fashion. Basically functional in shape, these structures are decorated with window and door trim and occasionally with other wood ornamentation.

Building Types in Crested Butte

Because its heritage is founded in timber and mining, Crested Butte possesses a unique architectural heritage that reflects a tradition of industry, which projects a feeling of simplicity and practicality. As a result, this has had a significant impact on the building types. Despite its modest beginnings, the Town cultivated a rich architectural history. A large number of the commercial and residential structures are based on building types that appeared over an extended period of time, not only in Crested Butte, but throughout the west. Many of these structures, although uniquely characteristic of Crested Butte, are also representative of the construction of buildings in many western mining towns.

Historically, structures built in Crested Butte tended to be small wood structures free of elaborate ornamentation. The early establishment of the

sawmill ensured the dominance of wood framing techniques and materials, as seen in both residential and commercial structures. However, a few buildings were built of stone, including the jailhouse and the schoolhouse. Most of the structures are one or two story buildings topped with steeply pitched gabled or hipped roofs to promote snow shed in the winter.

Because most building forms were similar and they lacked extensive stylistic decoration, it is easier to categorize the buildings in Crested Butte by type rather than by style. This is especially true for the vernacular buildings, both residential and commercial. "Victorian" elements are distinguishable on many buildings, particularly details of porches, cornices and patterned shingles. Although most buildings are simple, a few buildings do have a sense of style and suggest a conscious effort to acknowledge a stylistic trend. For example, the Union Congregational Church, built in 1882, is an example of a Gothic-inspired building representative of the Gothic Revival in-vogue in the west during the late nineteenth century. (See the photo on page 19.)

However, most buildings in Town are not typical of a particular architectural style. Instead, they represent the work of builders who were inspired by the styles popular in the eastern United States, and also indicate the minimalist needs and local modifications, which make them characteristic of Crested Butte. For example, many roof forms in Crested Butte are steeply pitched to mitigate snow build-up. In addition, a house form that is characteristic of Crested Butte is the mining town cabin, with the porch inset under the gable.

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

Commercial Building Types

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

False Front

Many of Crested Butte's commercial storefronts exemplify the traditional western false front. In most cases, the false front is a rectangular form

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

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

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

Vernacular Commercial Storefronts use a combination of style elements.

Residential Building Types

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

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

The L-Shaped form is common in residential construction.

Rectangular house (also called "side-gabled")
Buildings described as "rectangular" are simple, rectangular in shape and have a gable roof. The ridge is usually parallel to the street.

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

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

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

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

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

Vernacular House

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

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

Design Guidelines for All Projects

Chapter 2
Design Guidelines for All Projects

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

For a project that includes construction of a new building or alteration to an existing "non-contributing" building, see also the Guidelines for All New Construction, beginning on page 46. For a project that includes work on a historic building, see also the Guidelines for Historic Properties, beginning on page 17.

ACCESSIBILITY

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

Congress nationalized the interest in preserving significant properties and established alternative requirements for buildings and facilities that cannot be made physically accessible without threatening or destroying their significance. Qualified historic properties include properties listed in or eligible for listing in the National Register of Historic Places, and those designated under State or local law. Owners of historic buildings undertaking rehabilitation or restoration work should not use the alternative minimum requirements without first consulting the appropriate State Historic Preservation Officer (SHPO). If it is determined by the SHPO that compliance with the full accessibility requirements would "threaten or destroy" the significance of a building or facility, then alternative minimum requirements may be used.

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

COLOR

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

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

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

HISTORIC COLOR SCHEME

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

With respect to the treatment of color on individual historic buildings, colors that represent the appropriate period of history are preferred, but not necessarily required. Color does not damage the historic materials or alter significant details and can always be changed in the future, thus its application is not as critical as some other design options.

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

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

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

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

***2.2 Colors should be muted.**

a. Traditional colors that match those found in nature are preferred over colors with intense chromas.
b. Roof colors also should be muted.
c. Brown and gray were the dominant roof colors in the past because of the materials used – wood shingles and sheet metal. That tradition remains today and should be respected.
d. Reserve the use of bright colors for accents, such as on ornamentation and entrances.
e. In most cases, only one or two accent colors should be used in addition to the base color.
f. Doors may be painted an accent color or they may be left a natural wood finish. Historically, some doors simply had a stain applied.
g. Window sashes are also an excellent opportunity for accent color.
h. Brilliant luminescent or "day-glow" colors are inappropriate.
i. Garage doors should be painted or stained the same colors as the areas around them.

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

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

2.4 Primary structures are encouraged to be painted or color stained.

a. Historically, most primary structures were painted. This tradition is encouraged to be continued in both rehabilitation and new construction.

2.5 Accessory structures may remain unpainted.

a. In the historic core of Town, unpainted secondary structures are preferred.

b. However, secondary structures may be painted in all districts.

2.6 Leave natural masonry or colored stucco finishes unpainted when feasible.

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

DRAINAGE / SNOW SHEDDING

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

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

a. Generally, snow storage areas should be one third the size of all areas to be plowed.

b. Snow should not shed or be stored on adjacent properties.

2.8 Minimize drainage onto adjacent properties.

a. To prevent moisture damage, drain away from structures.

b. Avoid increasing runoff onto adjacent properties.

ENERGY CONSERVATION

The use of solar applications and alternative energy measures within the Town is encouraged. Crested Butte experiences an extreme winter climate. The burden of the cost of heating can be lessened through good design that takes into account energy conservation measures and alternative sources of energy. Individual solar devices and their placement should be analyzed to assure that they are effective in this climate and can withstand snow load and shed issues. The Town has energy and resource conservation requirements that are administered through the Building Department. Additional information and suggestions can be found in the Appendix to this document.

2.9 Panels and devices should not be placed in locations that detract from the appearance of historic resources.

a. Care should be taken when choosing and placing solar collectors to avoid an incongruent looking element within the historic core district. The use of roof glass and solar panels on historic buildings is a particularly sensitive issue and will be subject to higher levels of review.

Minimize the visual impact of solar collectors and skylights by placing them on roof slopes that are not visible from public ways

***2.10 Solar devices and panels should be placed to minimize their visibility.**

a. Roof glass and solar collectors that are flush with the roof plane are strongly preferred.

b. Solar collectors should be parallel with the angle of the roof on pitched roof structures. They should not be placed on racks or roof appendages that are at angles other than the roof pitch to which the panels are attached.

c. Roof color should be selected to be complementary to the color of the solar array.

d. The minimum number of solar panels should be utilized to accomplish the energy objectives of the property.

e. In historic zones, do not locate solar panels and skylights on principle roof elements of primary structures with street frontage. Locate the elements on secondary roofs not visible from the street.

f. Solar panels and roof glass are preferable on roofs that face the rear yard and side yards that are not street frontages or visible from the street. They are acceptable on other elevations in new development zones if they adhere to the other guidelines in this section.

g. Place landscaping to minimize the visibility of panels from public ways, particularly on corner lots.

i. The placement of panels on accessory buildings is permitted if the rest of the pertinent issues in this section are addressed.

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

a. The top of the solar panels may not protrude more than six feet above the roof deck, parapet or the highest structure on the side of the building.

b. Solar panels on flat roofs may not be more than six feet above the maximum building height on flat roofed buildings.

c. The top of solar panels should not protrude above a plane drawn 40 degrees above horizontal from the highest structure on the side of the building.

d. On the primary street frontage, the solar panels should not be mounted in such a manner that they are visible from a point six feet above the curb opposite the primary street frontage.

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

a. Freestanding units may not be placed in front yards or on side yards adjacent to streets.

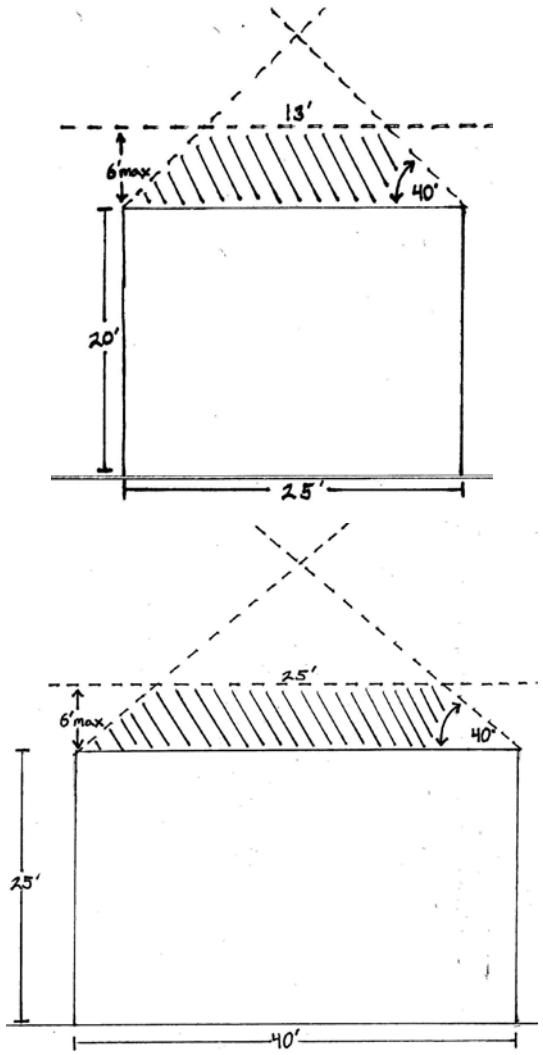
b. Freestanding units may not be placed to exceed 16 feet in total height above grade.

c. Minimize the impact of freestanding units with landscaping, such as trees behind or low-level shrubs in front of the panel.

d. Wall mounted units may be considered on accessory structures. They should not be placed on street front elevations of primary structures.

e. Wall mounted units should not be tilted more than 10 degrees from vertical.

f. Awnings that incorporate solar panels on the roof can be considered.



Envelope for placement of solar panels.

2.13 Minimize the visual impacts of expansive areas of glass that may be associated with sun spaces.

a. In Crested Butte, the amount of glass needed for solar gain is less than some people may assume. It is important to follow the guidelines for solid to void ratio. Refer to the appendix for additional information on passive solar design.
b. Design fenestration patterns to be similar to those of traditional windows.
c. Use smaller glass panes in frames, rather than a large plate of glass.
d. Large expanses of glass are inappropriate, except on first floor storefronts.
e. The construction of a sun space should not alter the character of a historic building.
f. Glass should not continue to the edge of a wall. Corners of buildings should be solid materials, not glass.

2.14 Do not utilize more glass than is necessary in passive solar applications.

a. In Crested Butte, the amount of glass needed for solar gain is less than some may assume. It is important to follow the guidelines for solid to void ratio on street elevations. Too much south glass may make a space uncomfortably hot. Glass should be coupled with mass for heat storage and thermal curtains to be effective.
b. Adhere to window guidelines in other sections.
c. The addition of a sun space should not alter the character of a historic home. On historic homes, the glass on porches was traditionally mounted higher off the floor.

LANDSCAPING

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

In recent years, the amount of hard surfaces, including roofs, streets, drives, decks and parking areas has increased dramatically and the amount of green space has declined. This trend should be reversed. Instead, Crested Butte should become more "green." Therefore, a high degree of compliance with these landscape Guidelines is expected. In all cases, the preference is to preserve mature, existing landscaping.

2.15 Include substantial amounts of landscaping in all projects.

a. All unpaved surfaces that are not part of plant beds and other landscape features should be seeded with a mixture of short growing native grasses.
b. Non-vegetative ground covers, such as crushed rock, gravel, decorative bark and rock are discouraged as landscape materials in non-parking areas.
c. Bluegrass lawns are strongly discouraged.
d. Trees, shrubs, wildflowers, ground covers and grasses should be species that are indigenous (native) to the area surrounding Crested Butte in order to develop a sense of belonging to the surrounding natural landscape.
e. Pervious materials such as gravel or grass-crete are preferred for driveways and parking areas, as opposed to non-pervious materials such as concrete or asphalt. This allows percolation into the soil and reduces run-off.
f. All plantings should be well-maintained.
g. Provide a convenient source of watering for all plantings, such as well placed hose bibs.

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

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

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

a. This is especially important along property lines or within required setback areas.

b. Existing plantings that are in the way of proposed construction should be relocated on site whenever practical, or replaced with an equal number of the same species as the space allows.

c. When historic structures are preserved on site the immediately adjacent plantings should also be preserved.

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

2.18 Planting of a minimum of two trees per 50 feet of street frontage is encouraged.

a. Trees are to be planted behind the property line and within the required set-back area.

b. Recommended trees are Cottonwood, Aspen, Pine and Spruce, and shall have a minimum height of 4 feet at the time of planting.

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

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

e. Consider the impact of snow plows when locating trees next to the street or driveways.

f. Consider using deciduous trees in the south side of structures to maximize solar gain in the winter and conifers on the north side to shield structures from the prevailing winds.

g. Consider your neighbors solar access when planting trees.

2.19 The use of native plant materials is strongly encouraged.

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

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

c. Enhance large open spaces with native plants.

d. Accent plantings within open space are encouraged that are compatible with the space and snow storage requirements.

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

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

MAINTENANCE

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

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

b. Where necessary, provide an irrigation system.

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

a. If plants die that are part of an approved landscape, replace them with a similar plant.

NATURAL FEATURES

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

2.22 Protect natural features.

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

Protect natural features, such as the hillside seen here.

HISTORIC FENCES

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

2.23 Consider using fences to define yard edges.

a. In front yards, fences should enhance a pedestrian environment.

b. A fence should not exceed 3 to 3 ½ feet in height in the front yard.

c. Tall privacy fences are discouraged.

2.24 Preserve original fences when feasible.

a. Replace only those portions that are deteriorated.

2.25 For replacement fences use materials similar to the original.

a. Avoid using solid fences with no spacing between boards.

b. Simple iron or wire fences may be considered.

c. Wood picket fences also are appropriate.

d. Chain link is not an appropriate material.

e. Wrought Iron fences were not prevalent in historic Crested Butte.

PARKING AREAS

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

2.26 Minimize the visual impacts of parking. Parking spaces should be easily recognizable and accessible.

a. Parking should not dominate the street frontage of a property.

b. Locate parking to the rear when feasible. See also the relevant Guidelines for individual zone districts.

c. Screen parking from adjacent properties with plantings and fences when feasible. Provide detail in the screening that gives a sense of scale and interest.

d. Minimize the extent of paved surfaces in parking areas.

e. Where feasible, use materials other than asphalt, especially porous materials.

2.27 Minimize the visual impacts of a garage.

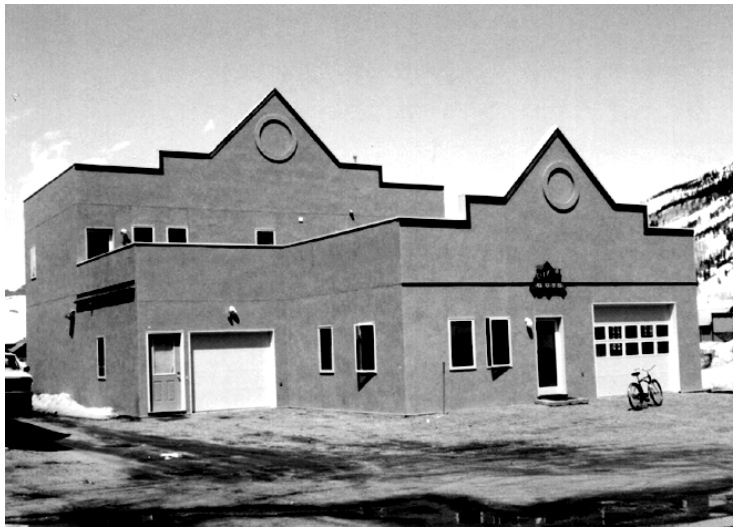
a. A garage shall appear subordinate to the primary structure and should be detached.

b. Vehicles should not dominate the site.

c. For parking located on site in residential areas, it is preferred to locate a detached garage at the rear of the property.

d. In general, no more than 40% of the street frontage of a lot may be used for driveways and parking areas in single family residential zones.

e. Painting garage doors the same color as the areas around them is strongly encouraged to minimize the garage door's visual impact.



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

ACCESSORY STRUCTURES

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

a. Accessory structures should be subordinate in scale to the primary structure and may not exceed a height to width ratio of 1:1 as measured on the street-facing façade.

b. The height of an accessory structure may not exceed the width as measured from the street or alley facing facade

c. They should be simple in character and materials may be rustic.

d. In residential areas, a detached garage set to the rear of the property is strongly encouraged.

e. Dormers on accessory dwellings may break the eve-line of the roof if the dwelling ridge height is 3 or more feet lower than the allowable maximum height from g rade.

f. Also, provision of long-term affordable housing in accessory structures is strongly encouraged.

2.29 Greenhouses are freestanding structures designed for the growing of plants, not for storage, and are at least 80% transparent or translucent. They should abide by the rules and guidelines for accessory buildings unless otherwise stated. Greenhouses may be approved within the Town if they meet the following guidelines:

a. Cold frames or structures that are less than 30 inches above the ground are exempt from review and these guideline provisions.

b. Greenhouses shall not be subject to the typical solid to void ratios or guidelines related to window placement and type.

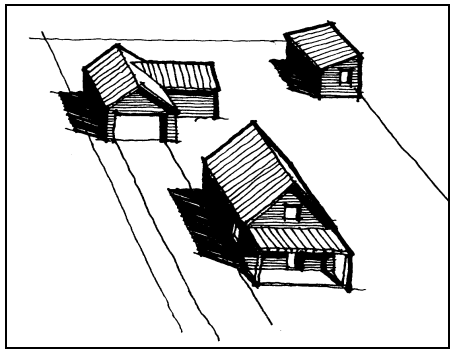
c. Greenhouses shall not be larger than 96 square feet or taller than 7 feet at the eve.

d. Bowed or curved roof forms are not allowed. Roof pitches as low at 4:12 may be considered.

e. Greenhouses can be located in the rear half of the property and are encouraged to be located in the rear yard where feasible.

f. One greenhouse is allowed per property and must be associated with a dwelling unit.

g. Greenhouses must remain in usable and kept in good condition while located on a property.



The use of accessory structures is encouraged

FRONT YARD ACCESSORY STRUCTURES

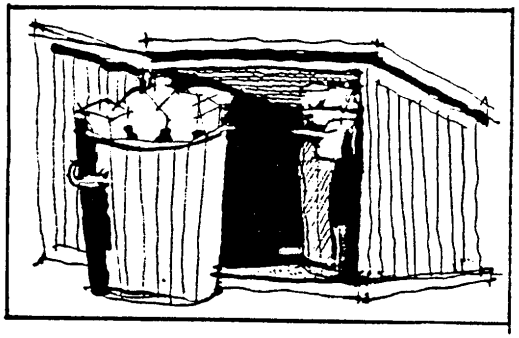
2.29.5 In limited situations an accessory dwellings may be placed in the front yard of residential zones if all of the following criteria must are met. **(Ord 25, Series 2017, 10/02/2017)**

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

SERVICE AREAS

***2.30 Minimize the visual impacts of trash storage and service areas.**

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



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

TOWN GRID

2.31 Respect the town grid in all new development.

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

VIEWS

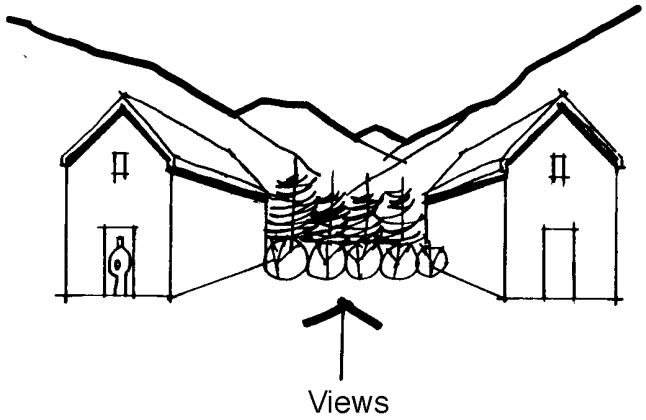
One of the attractive features of the Crested Butte setting is the interesting views to the mountains abound and, in some cases a vista to a landmark structure exists. As new buildings and additions are constructed, opportunities will exist to preserve these views by thoughtful massing and sighting.

2.32 Site buildings to maintain established views where feasible.

a. For example, set a mass to one side of the lot to allow a view along the other side.
b. Also consider how roofs and dormers may be designed to preserve views.

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

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



Site buildings to maintain established views where feasible.

LIGHTING

2.34 All exterior lighting or illumination on any lot should be so located, placed, shielded and designed to be architecturally and aesthetically in keeping with the buildings and surroundings.

a. Only full cut-off shielded fixtures may be utilized as exterior lighting on all structures.

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

2.36 The lighting of landscaping features is discouraged.

2.37 Use the minimum amount of outdoor lighting necessary to address building code and safety concerns.

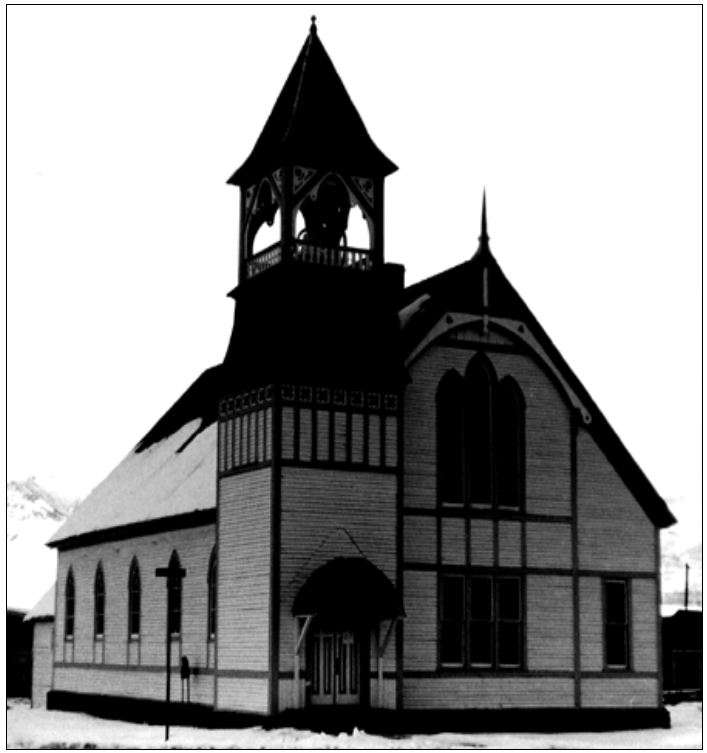
Down-shielded lighting fixtures should completely cover the bulb from view.

Chapter 3
Design Guidelines for Historic Properties

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

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

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



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

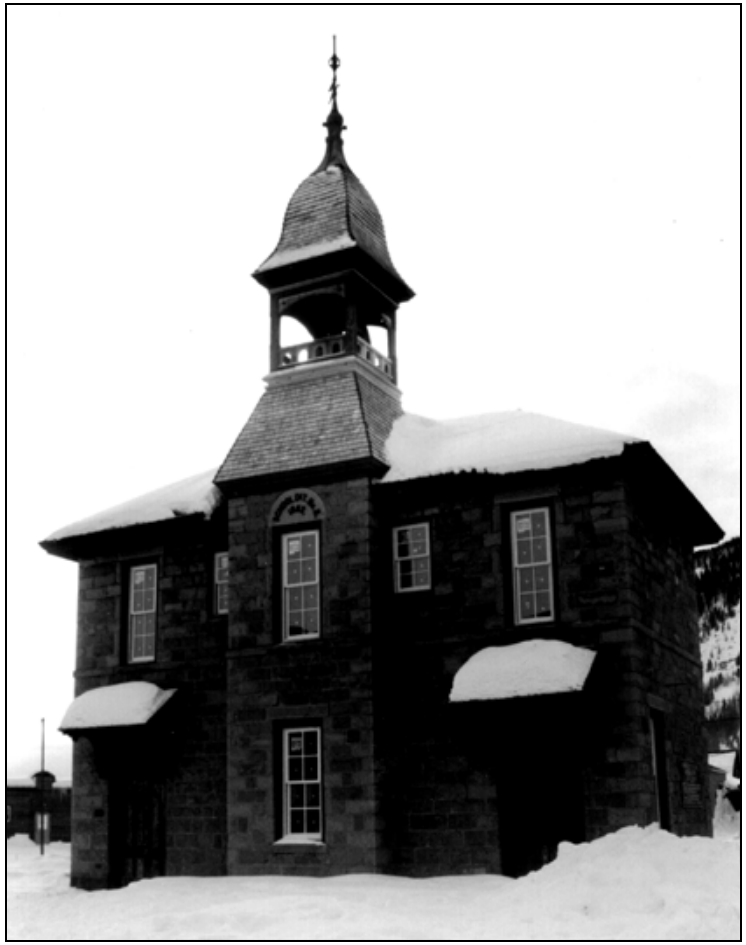
Scope of work reviewed

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

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

How are the Guidelines applied?

The Rehabilitation Guidelines apply to individual landmarks and to contributing structures in the historic district. All buildings 50 years old or older that retain their integrity are considered contributing structures In the Town of Crested Butte. *The Town's definition of a contributing structure should not be confused with that of the 1998 and 2000 historic building surveys performed under the auspices of the Colorado Historical Society.* Among those buildings that are considered contributing, many survive in virtually their original condition. Preserving contributing structures in their original state is the goal for these properties, and therefore Guidelines for such preservation, or treatment, apply. Other buildings may have been altered to some extent and yet still retain their integrity. Some flexibility in the treatment of this class of buildings is appropriate. The Rehabilitation Guidelines do not apply to non-contributing buildings in historic districts. Non-contributing structures, which may be new buildings or older buildings that lack historic significance or architectural integrity, are reviewed by the BOZAR using the Design Guidelines for All New Construction on page 48.



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

General Principles for Treatment of Historic Properties

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

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

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

Choosing an approach for your rehabilitation project

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

Adaptive use

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

Additions

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

Maintenance

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

Preservation

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

Rehabilitation

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

Remodeling

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

Renovation

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

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

Replication

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

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

Restoration

To restore, one reproduces the appearance of a building exactly as it looked at a particular moment in time. Restoration reproduces a pure style, either interior or exterior. This process may include the removal of

later work or the replacement of missing historic features. Use a restoration approach for missing details or features of a historic building when the features are determined to be particularly significant to the character of the structure and when the original configuration is accurately documented. An example of restoration work is the replacement of newer windows with the original windows in the original location as determined through historic photographs and inspection of the existing wall framing.

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

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

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

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

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

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

"The Dogwood" Building before rehabilitation.

"The Dogwood" Building after rehabilitation.

Design Guidelines for Historic Properties

Design Guidelines for the Rehabilitation of All Historic Properties

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

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

LANDSCAPING AND SITE FEATURES

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

3.1 Preserve historic landscape features when feasible.

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

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

SITE ORIENTATION

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

a. This will maintain the association with the historic chain of title.

b. The structure also should remain on its historic footprint location and in its traditional orientation.

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

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

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

APPROPRIATENESS OF USE

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

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

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

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

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

TREATMENT OF HISTORIC FEATURES

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

PRESERVATION OF SIGNIFICANT ORIGINAL QUALITIES

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

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

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

3.6 Minimize intervention with historic elements.

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

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

Respect the historic design character of the building.

3.7 Protect and maintain significant stylistic elements.

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

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

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

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

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

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

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

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

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

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

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

c. Also see technical rehabilitation literature published by the National Park Service and available on the following website: http://www.oldhouseweb.com/how-to-advice/the-national-park-service-preservation-briefs.shtml

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

3.10 Repair original building features when feasible.

a. Whenever possible, deteriorated architectural features should be *repaired rather than replaced*.

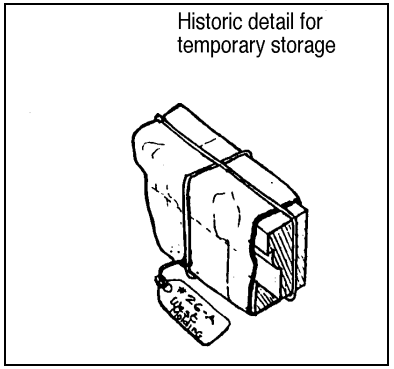
b. Whenever possible, patch, piece-in, splice, consolidate or otherwise upgrade the existing material using recognized preservation methods, rather than remove the element.

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

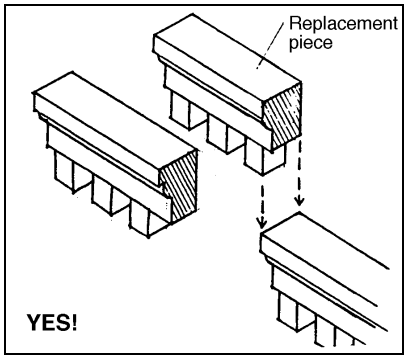
a. For example, it may be necessary to remove a historic window to repair it.

b. Always devise methods of replacing the disassembled materials in their original configuration.

c. When disassembly of a historic feature is required in a restoration procedure, document its location so it may be repositioned accurately.



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



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

REPLACEMENT OR SUBSTITUTION OF ORIGINAL FEATURES

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

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

a. Use the same kind of material as the original when feasible. A substitute material is acceptable if the form and design of the substitute itself conveys the visual appearance of the original material.

b. Replacement elements should be based on documented evidence.

3.13 Replace missing original features in kind when feasible.

a. Replace only those portions that are beyond repair.

b. If alternate materials must be used, they should match the original in appearance as closely as is possible.

c. Later covering materials that have not achieved historic significance should be removed. For example, asphalt siding that covers original wood siding is inappropriate, as would be vinyl siding over original stone or brick.

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

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

a. The design should be substantiated by physical or pictorial evidence.

b. This will avoid creating a misrepresentation of the building's genuine heritage.

c. Overall, a large percentage of the materials and features of the property must be historic in order to retain the integrity of the resource as a historic property.

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

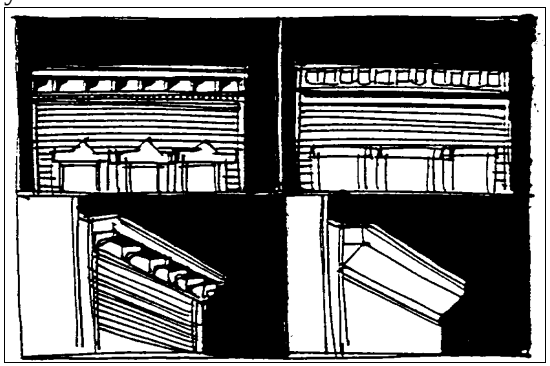
a. This is appropriate when inadequate information exists to allow for an accurate reconstruction of missing features.

b. The new element should relate to comparable features in general size, shape, scale and finish.

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

a. Many architectural details were repeated around Crested Butte. Such details from similar structures may be considered as substantiation of architectural details.

b. When feasible, use materials similar to those employed historically.



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

ADDITONS TO EXISTING BUILDINGS

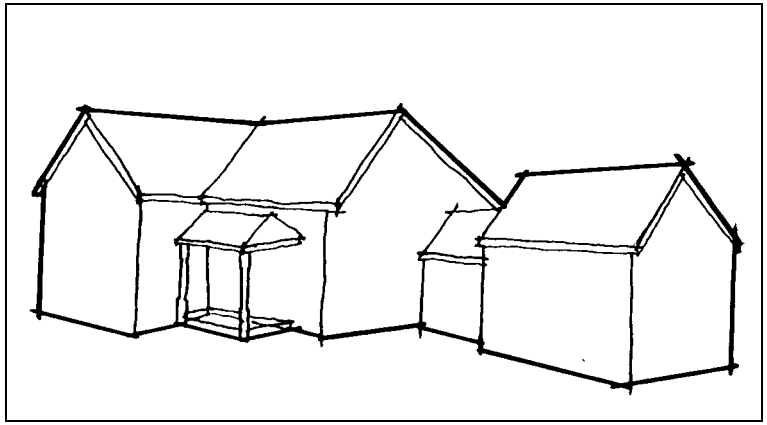
When planning an addition to a historic building, consider the effect the addition will have on the historic building itself. Loss of historic building fabric should be minimized. The addition also should not affect the perceived character of the building. It should not strongly diminish one's perception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

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

a. Additions also should not obscure significant features.

b. Set back additions from primary facades in order to allow the original proportions and character to remain prominent, or set them apart from the main building and connect them with a "link."

c. In theory, additions should be reversible so that a future owner may be able to restore the building to its historic condition if they so desired.



On large additions, separate it from the historic structure and use a smaller connecting element to link the two.

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

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

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

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

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

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

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

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

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

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

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

f. Alterations that cover significant features are also inappropriate.

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

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

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

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

3.21 Respect traditional entrance patterns when planning additions to buildings.

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

b. Additions which obscure original entrances are strongly discouraged.

EXISTING ALTERATIONS ON HISTORIC BUILDINGS

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

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

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

b. Recent alterations that are not historically significant may be removed. For example, asphalt siding has not achieved historic significance and obscures the original clapboard siding. In this case, removal of this alteration and restoration of the original material would be encouraged.

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

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

NEW PROPOSED ALTERATIONS

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

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

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

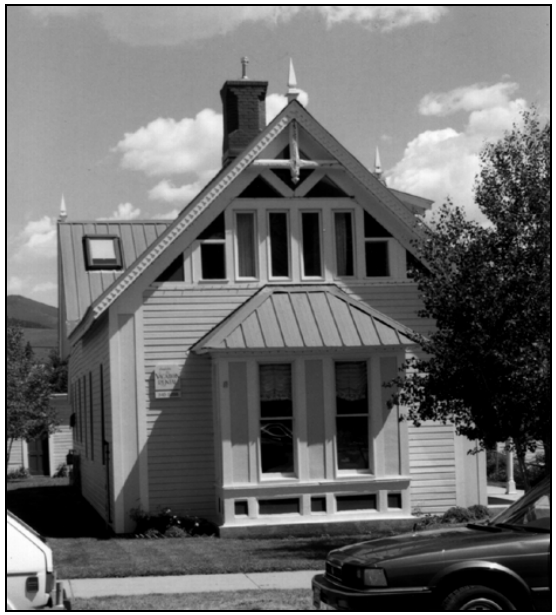
b. Such character-defining features may include a porch, ornamental details, the roof pitch, dormer designs, window shapes, facia size and the building's siding materials.

c. In theory, new alterations should be reversible.

3.24 Minimize negative technical effects upon historic features.

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

(Before)



(After)

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

ARCHITECTURAL DETAILING

Many architectural details presently covered have not actually been destroyed, and uncovering them offers an opportunity for an interesting renovation. These details also contribute to the historic value of the building and add visual interest to the district.

3.25 Preserve original architectural detailing.

a. Do not add decorative elements that cannot be documented as original.

b. Protect existing details with weather-protective finishes, such as a good coat of paint.

c. If original details are covered, expose them and incorporate them into the renovation design.

d. Repair damaged details.

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

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

a. Use remaining portions of details as models if they exist. Also, refer to old photographs for information. Attention to proportion and detail is essential.

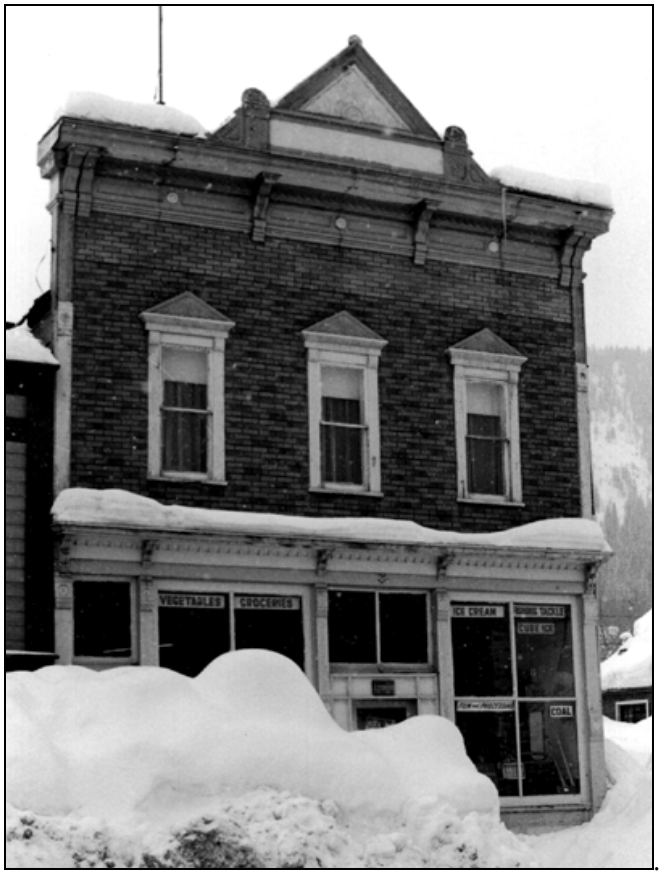
b. If you cannot determine what originally existed, a simplified ornamentation similar to those on similar buildings would be appropriate.

c. Don't misrepresent history by creating ornate details when no evidence of such detailing exists. Fancy jig-saw trim will not be approved unless documented by historic photographs.

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

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

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



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

BUILDING MATERIALS

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

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

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

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

c. Decorative shutters are inappropriate.

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

a. If original masonry is presently covered, consider exposing it once more.

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

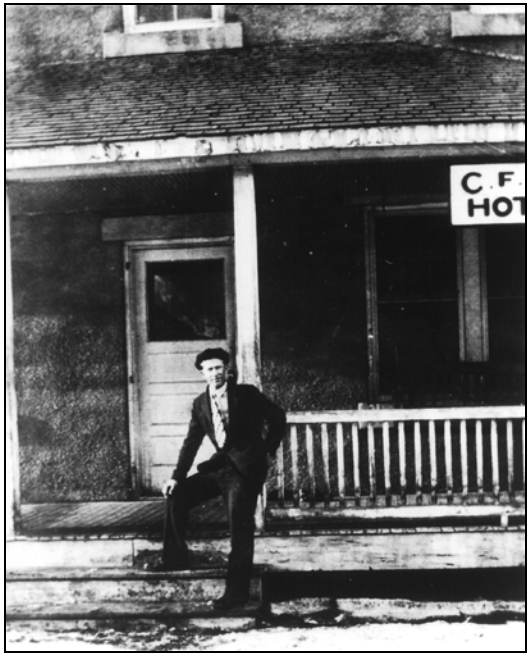
3.30 Preserve original mortar characteristics.

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

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

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

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



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

(Before) Uncover original building materials. (After)

WINDOW TREATMENT

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

3.32 Metal clad windows may be considered in core zones on non-contributing, historic buildings.

a. Window treatment for non-contributing houses in the core will be taken on a case-by-case basis.

b. Non-historic buildings may use metal-clad windows.

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

a. Historic wood windows are generally constructed from old-growth wood; therefore, they should be restored and weatherproofed whenever possible.

b. If historic wood windows must be replaced, windows which emulate the size, style and appearance of the originals are strongly encouraged.

c. For additions to contributing, historic buildings, wood windows are strongly encouraged.

3.34 Metal-Clad wood windows are acceptable for buildings in the new development zones.

a. Metal-clad wood windows may be considered on a case-by-case basis for replacements, additions and renovations to non-contributing historic buildings in all zones. The window manufacturer and appearance must be noted for approval.

b. Vinyl windows are not acceptable in any zone.

MECHANICAL EQUIPMENT

Introducing a new heating and ventilating system into a historic building should be planned such that historic materials are not damaged or obscured. These systems also should not alter the perceived character of a historic building as seen from the public way.

3.35 Minimize the visual impacts of new mechanical systems.

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

b. Avoid damaging historic materials in order to insert new mechanical and electrical systems.

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

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

Design Guidelines for the Rehabilitation of Historic Residential Properties

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

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

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

GROUND LEVEL ADDITIONS

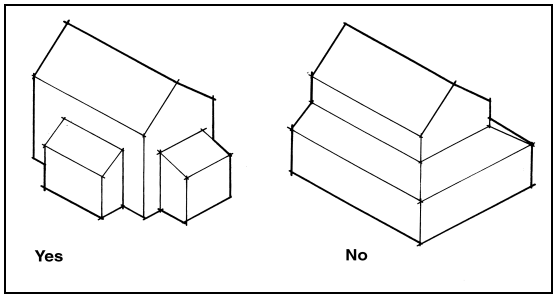
Ground level additions should be designed to be compatible with the historic structure. They should minimize destruction of historic building materials and should not alter the perceived character of the historic structure.

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

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

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

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



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

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

a. In a district, the materials also should be similar to those seen historically in the neighborhood.

b. Exposure of new foundations above grade should be kept to a minimum.

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

a. Typically, gable, hip and shed roofs are appropriate.

b. Flat roofs are appropriate in business and commercial districts only.

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

DORMER ADDITIONS

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

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

a. A new dormer should fit within the existing wall plane. It should be lower than the ridgeline and in from the eave.

b. A gable dormer is the preferred form.

c. The mass and scale of a dormer addition must be subordinate to the scale of the historic building.

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

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

a. For example, if historically the building had a horizontal emphasis, this perceived orientation should be preserved.

b. The addition should not result in an asymmetrical roof form.

3.44 The materials of roof-top additions must be compatible with those of the primary structure.

a. They should also be similar to other upper stories in the neighborhood.

b. However, additions may be differentiated as being new by a subtle change in lap dimension of the siding.

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

3.46 The roof form of the addition must be in character with the historic structure.

a. The slope must be in character with that of the historic structure. Historically roofs ranged between 8:12 and 12:12 pitches.

b. If the roof of the historic building is symmetrically proportioned, the roof of the addition should be symmetrically proportioned also. Eave lines on the addition must be similar to those of the historic building.

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

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

f. Dormers on any one side of a module should not occupy more than 30% of the roof.

g. Dormers should be placed in the middle 20% of the primary roof form.

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

PORCHES

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

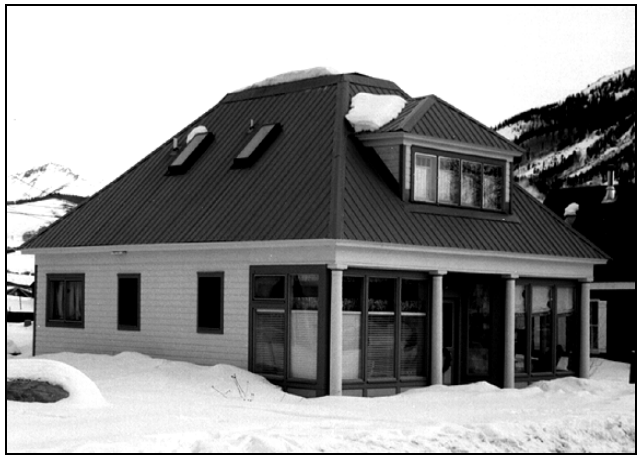
***3.47 Preserve the original porch.**

a. Replace missing posts and railings when necessary.
b. Match the original proportions and spacing patterns of balusters.
c. Do not use "wrought iron" posts and railings on porches.
d. Although locating an addition to the rear is often a preferred alternative, it may involve the demolition of an original rear porch, which contributes to the character of the property. Consider other options such as moving the original porch to the rear of the addition or using it as a "connector," if feasible.
e. Avoid enclosing historic front porches.

3.48 If porch replacement is necessary, reconstruct it to match the original in form and detail.

a. Use materials similar to the original wherever feasible.
b. Avoid decorative elements that are not known to have been used on the house or others like it.
c. The mass of new porch elements should be in proportion to elements of the primary structure and relate visually to the human scale in terms of structural integrity.

Preserve the original porch

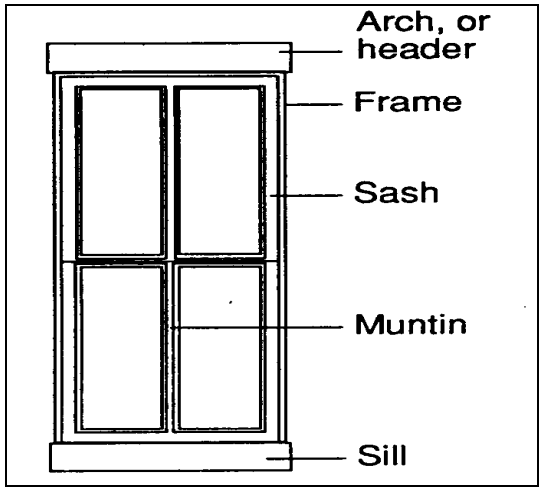


Avoid enclosing historic front porches.

WINDOWS

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

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



Historic window elements shall be preserved.

3.49 Preserve the functional and decorative features of original windows.

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

3.50 Avoid changing the position of historic windows.

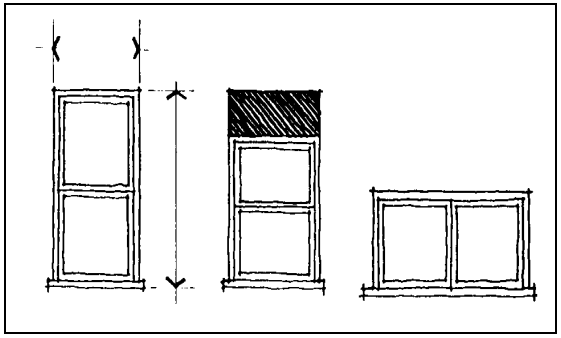
a. This is especially important on significant facades.
b. Also avoid adding new windows to facades visible from the street.

***3.51 Maintain original window proportions.**

a. Most windows have a vertical emphasis, which should be preserved. In some cases kitchen windows were horizontally oriented.
b. Do not reduce the size of the original opening to accommodate smaller windows.

3.52 Maintain the historic subdivisions of windows.

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



Maintain original window proportions.

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

a. Replacing a wood window with another wood window is essential if the window is historic. Some materials, such as metal-clad, may appear similar at the time of installation but weather differently than wood and therefore do not match over time.

b. The window components should be similar in dimension and depth to those used historically and should be set a similar depth in the wall plane.

c. Maintain historic trim proportions.

3.54 Install storm windows on the interior when feasible.

a. Interior storm windows will not alter the perceived character of the original window as seen from the public way.

b. Where exterior storm windows are necessary, wood windows with sash matching that of the original windows are the most appropriate.

c. Removable metal storm windows may be appropriate if the frames match the proportions and profile of the original windows and if the frames are anodized or painted so that raw metal is not visible.

DOORS

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

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

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

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

a. This is especially important on significant facades.

b. Also avoid adding or deleting doors to facades that are visible from the street.

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

a. Do not enlarge the opening to accommodate a larger new door.

b. If a wider door is needed for access, consider alternative locations.

c. If door proportions need to be altered to comply with ADA standards, if possible, consider locating the door on the side of the building.

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

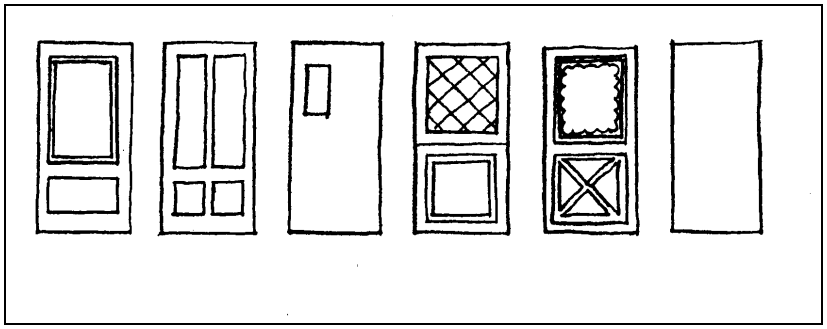
a. Metal replacement doors are inappropriate.

b. New materials may be considered on secondary doors if they appear to match the original doors.

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

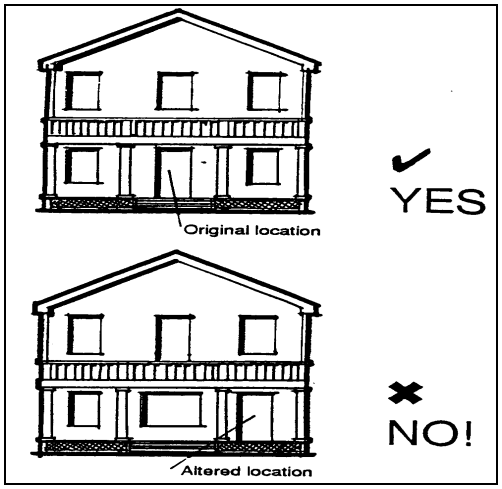
a. Overhead garage doors are discouraged, while side hinged double doors are encouraged.

b. In new doors, additional insulating qualities should be obtained through thicker wood doors.

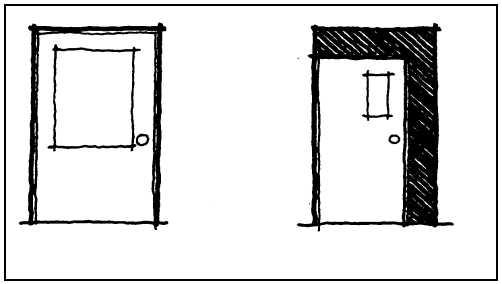


YES YES NO NO NO NO

Preserve the functional and decorative features of original doors.



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



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

ROOFS

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

3.60 Preserve the original roof form of a historic residence.

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

3.61 Preserve original roof materials when feasible.

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

Preserve original roof materials when feasible.

WOOD DETAILS

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

3.62 Preserve original ornamental details.

a. Do not remove historic details.

b. If original details are presently covered, expose them and incorporate them into the renovation design.

c. Generally, decorative shingles are appropriate only in gables and on dormers.

3.63 Protect historic wood by painting.

a. Wood siding on historic primary buildings should also be painted.

b. For other parts of the building that do not require painting, select colors that will complement those of the natural materials.

c. If an existing building is already painted, consider applying new colors that simulate the original color.

ACCESSORY BUILDINGS

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

***3.64 Preserve historic accessory buildings.**

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

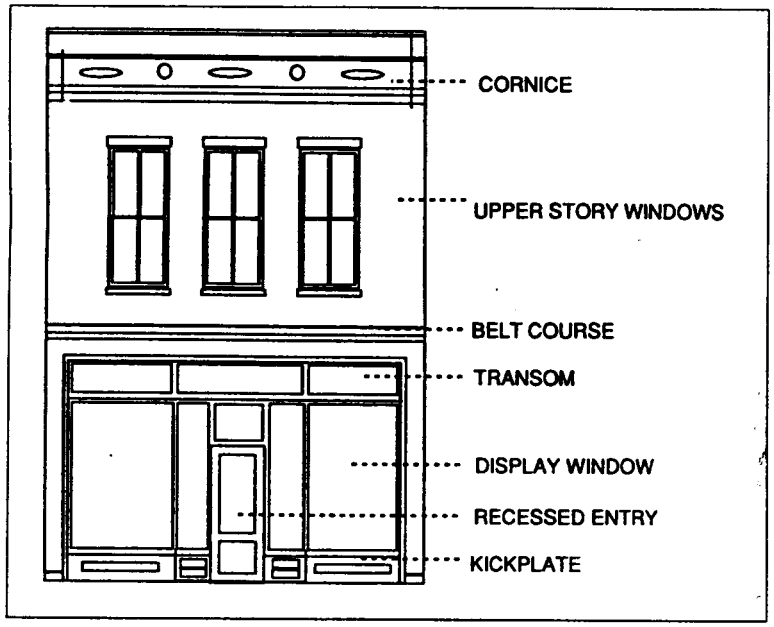
Both historic accessory buildings on this property have been preserved as a garage and storage shed. Every effort should be made to preserve historic out-buildings.

Design Guidelines for the Rehabilitation of Historic Commercial Properties

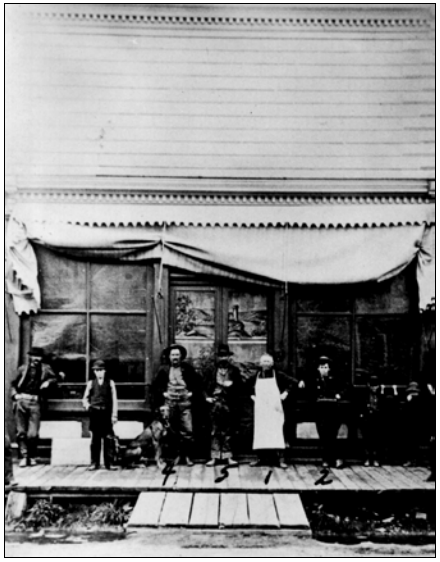
These commercial design standards apply in addition to the general standards presented earlier in this section.

TYPICAL BUILDING COMPONENTS

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



Typical storefront element should be preserved



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

This historic photograph shows the traditional alignment of the storefront wall.

***3.66 Maintain the original size and shape of the store front opening.**

a. If possible, preserve the large panes of glass that were a part of the original store front opening. These transparent surfaces allow pedestrians to see goods and activities inside.

b. If the store front windows have been reduced in size over the years, it is encouraged to re-establish their original dimensions. Be certain that the glass fits within original piers or columns that may exist. These are also essential parts of the design character that add interest and should not be obscured.

c. the important principle is to provide surfaces that encourage walking and browsing in the downtown.

d. Opaque materials, such as black plexi-glass, are not appropriate in the place of display windows, because they do not create pedestrian interest. Reflective, mirrored glass is also not appropriate. This hides the indoor activities and creates glare on the sidewalks.

3.67 Maintain the store front wall at its historic position.

a. Pedestrians downtown are accustomed to having the inside edge of the sidewalk clearly defined by a wall of store fronts, which presents interesting activities and merchandise to the street.

b. This characteristic is an essential element of healthy downtown retailing.

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

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

3.69 Maintain recessed entries where they exist.

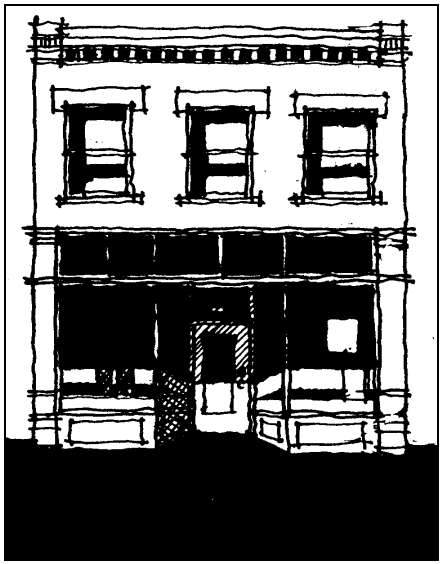
a. These areas provide protection from the weather and the repeated rhythm of these shaded areas along the street helps to identify business entrances.

b. Avoid creating doors that are flush with the sidewalk.

c. If the original recessed entry has been removed, re-establishing it is encouraged.

d. Use doors with large areas of glass where feasible, these will improve the visibility of your business to outside viewers. Using an accent color on the door is encouraged. This will help to lead the customers inside.

e. Center your sign over the door as a way of highlighting the entrance for customers.



Maintain recessed entries where they exist.

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

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

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

c. Appropriate materials are painted wood or painted metal.

Maintain the kick-plate that is found below display windows.

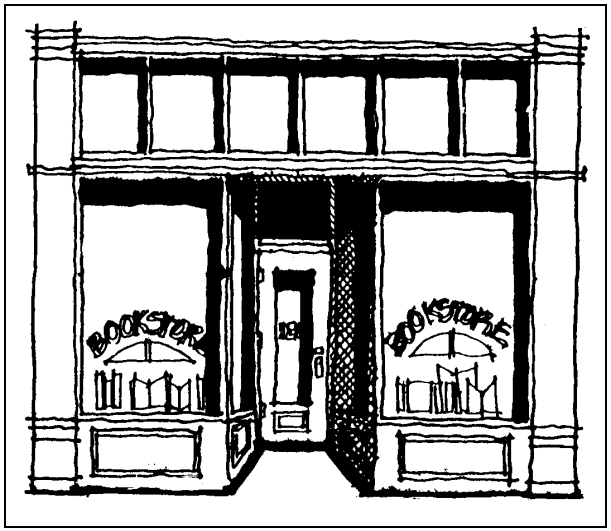
3.71 Preserve the transom, above the display windows, if it exists.

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

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

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

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



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

3.72 Preserve the size and shape of upper story windows.

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

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

Preserve the size and shape of the upper story windows.

3.73 Using awnings to provide weather protection and create interest is encouraged.

a. Historically, awnings were on the north side of the street. Where possible, these awnings should be restored.

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

c. The awning should fit the dimensions of the store front opening, to emphasize these proportions. It should not obscure ornamental details. Mount the top edge to align with the top of the transom, or to align with the framing that separates the transom from the main display window. This will strengthen the visual continuity of store fronts.

d. Coordinate the color of the awning with the color scheme for the entire building.

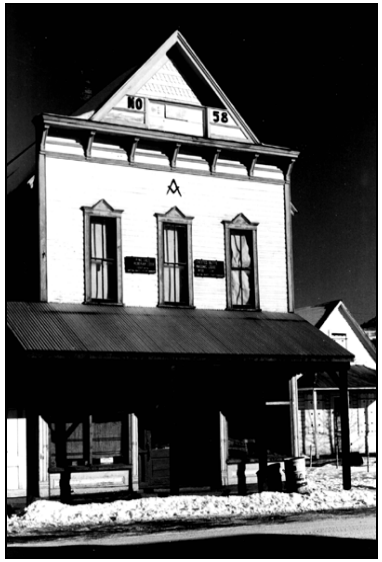
e. Operable fabric awnings may be appropriate.

f. On some buildings, horizontal wood canopies may be appropriate, where there is historic precedence for their being used on similar buildings (and if allowed).

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

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

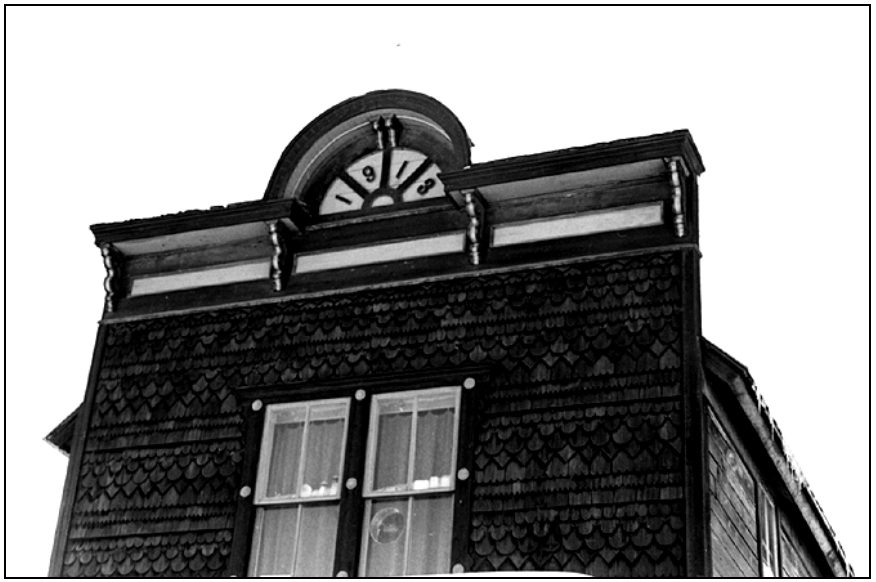
Awnings are encouraged. Their shape and dimensions should reinforce the character of historic window sizes.



(Before)

(After)

On some buildings horizontal wood canopies may be appropriate where there is historic precedence for their being used on similar buildings and the codes allows.



Preserve original ornament and detail of the façade.

3.74 Preserve original ornament and detail of the façade.

a. Architectural details add interest to downtown and are a part of the unique identity of a building.

b. Parapets, cornices and window arches are examples of decorative elements found on many buildings in downtown Crested Butte.

c. Where portions of these details have been removed, refer to photographic evidence of the earlier condition and look for details that may have been removed and stored to use as patterns for new designs.

d. Where exact reconstruction of details is not feasible, consider developing a simplified interpretation of the original in which its major form and line is retained.

e. Ornamental caps or cornices at the top of the façade are especially encouraged because they give a "finished" look to the building. When these cornices are repeated along the street they create an important line that should be reinforced at every opportunity.

f. Consider emphasizing details with accent colors.

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

a. Use materials and colors that coordinate with the main façade so customers will learn to recognize that both entrances are related to the same business.

b. Use a smaller version of the front sign to identify a rear entrance.

c. Provide minimum lighting at the rear entrance.

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

A goal for downtown is to lower the light intensity level of the street, especially the light spill generated from illumination of buildings. Lighting plans for buildings should not overwhelm the street or alter the perceived character of a historic building.

3.76 Use lighting to unify the building composition at night.

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

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

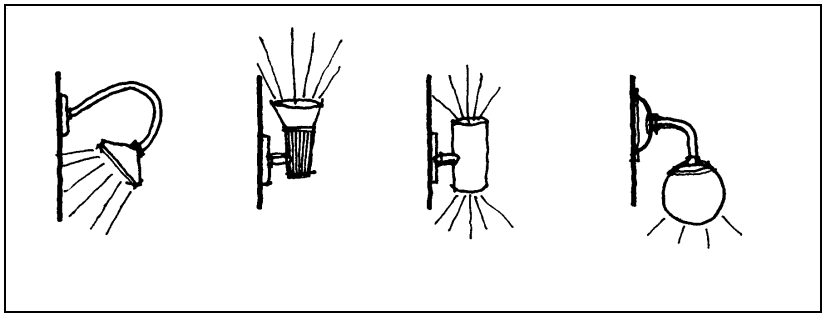
c. Lighting the entire building front, either with spot lights or with strings of small exposed lights, is inappropriate. Wall washer and flood lights are not appropriate.

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

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

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

b. All exterior lighting should be done with fully shielded cut-off fixtures. Light trespass onto adjacent properties is not allowed. Night sky protocol should be observed.



Yes **No** **No** **No**

Use shielded, indirect light sources for all exterior lighting.

Design Guidelines for New Commercial & Residential Construction

Chapter 4

Design Guidelines for All New Commercial Construction

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

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

SITE PLAN

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

a. Orient new building parallel to lot lines, similar to historic building orientation.

b. Maintain the typical building spacing pattern found on the block.

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

d. Use architectural features such as fences and hedges, to define property boundaries.

The consistent alignment of structures should be maintained

BUILDING ORIENTATION

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

4.3 Clearly define primary entrances.

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

MASS AND SCALE

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

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

MATERIALS

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

***4.6 Traditional materials are preferred, primarily wood clapboard.**

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

4.7 New Materials must have a demonstrated durability and ability to be repaired.

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

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

a. Diagonal wood siding is inappropriate.
b. Logs may be considered, but should have a whole log, hand-hewn appearance. Machine milled logs are inappropriate.
c. Wood clapboard and board and batten are appropriate materials.
d. Rock, stone, plywood and brick are not appropriate as primary materials.
e. Dry-vit and panelized stucco are also inappropriate materials.
f. Indigenous rock is an appropriate foundation material.
g. Corrugated metal siding may be appropriate for commercial buildings.
h. Mixing primary materials on a building is inappropriate.

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

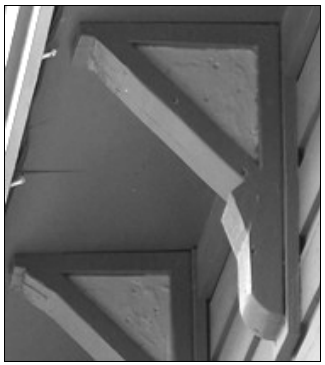
a. Metal, wood and asphalt shingles, in muted colors, are appropriate for roofs.

ARCHITECTURAL CHARACTER

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

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

Historic corbel detail



Simplified modern corbel detail

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

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

4.12 Contemporary interpretations of traditional details are encouraged.

a. Decorative window shutters are inappropriate.

WINDOWS AND DOORS

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

a. Double-hung windows with traditional depth and trim are preferred.

b. Sliding-glass doors are not appropriate.

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

4.15 Primary street front entrance doors should be wood or be indistinguishable from wood. They historically featured significant glass.

4.16 Keep windows simple in shape.

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

WINDOW TO WALL RATIO (VOID-TO-SOLID)

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

ROOFS

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

a. Gable roofs are appropriate for commercial and residential structures.

b. Gable roofs should be symmetrical in design.

c. Exotic roof forms are inappropriate. Examples are geodesic domes or A-frames that end near the ground.

d. Gambrel and mansard roofs are inappropriate.

e. Roof ridges must be parallel with floor planes.

f. Hip roofs may be appropriate.

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

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

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

a. Clere stories are inappropriate.

4.21 Flat roof may be considered on commercial structures.

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

Design Guidelines for All New Residential Construction

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

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

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

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

The Guidelines serve two purposes: The first is educational. It is not realistic to expect that those unfamiliar with Crested Butte architecture can readily discern those patterns and elements that make the architecture of Crested Butte unique. It is expected that the Guidelines will be reviewed and used as a learning tool to create designs sympathetic to historic Crested Butte. The second purpose is to act as a standard against which a proposal may be evaluated by the BOZAR. Those Guidelines which are starred are weighted more heavily than those which are not. Different Guidelines may be weighted differently from project to project to achieve a successful product. The goal is to construct designs that blend and provide architectural continuity. It is always a challenge to achieve the balance between sympathetic coherent infill and architectural diversity.

CONTEXT

***4.22 Structures should not be excessively similar to other structures in a neighborhood. It is in the interest of diversity to have structures vary somewhat in form, materials, color and detailing in an immediate neighborhood, as was the case historically in Town.**

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

***4.23 A structure should not be excessively dissimilar from other structures of like use in its neighborhood, zone or the Town.**

a. The Design Guidelines are to be used to aid in the design process to keep structures from becoming excessively dissimilar from the Town's historic context.

SITE PLAN

***4.24 Develop the site in a manner similar to that seen historically.**

4.25 The landscape plan should be similar to that seen traditionally in the Town.

a. Use architectural and landscape features, such as fences or landscaping, to define property boundaries.

b. The height and openness of a fence should be similar to that found traditionally in the neighborhood.

c. The use of large deciduous trees, such as cottonwoods, situated as traditional "street trees" in the first ten feet of the front yard setback is required unless prohibited by site constraints. Two trees minimum per 50-foot street frontage are recommended.

d. Landscaping, as opposed to tall fences, should be used to provide screening for less traditional features or for privacy.

e. Consult the zoning code book for fence requirements.

4.26 Parking should be accessed from the alley when feasible.

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

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

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

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

4.27 Consider how much snow is to be plowed, shed and stored on the property. Snow storage should be delineated on the site plan.

a. Allow unobstructed space for snow storage adjacent to plowed areas.

b. Do not place vulnerable landscaping where it is likely to be damaged by snow shed off of roofs. Consider low-level shrubs in these areas.

4.28 Buildings should be oriented to the street and each other in a manner similar to historic structures.

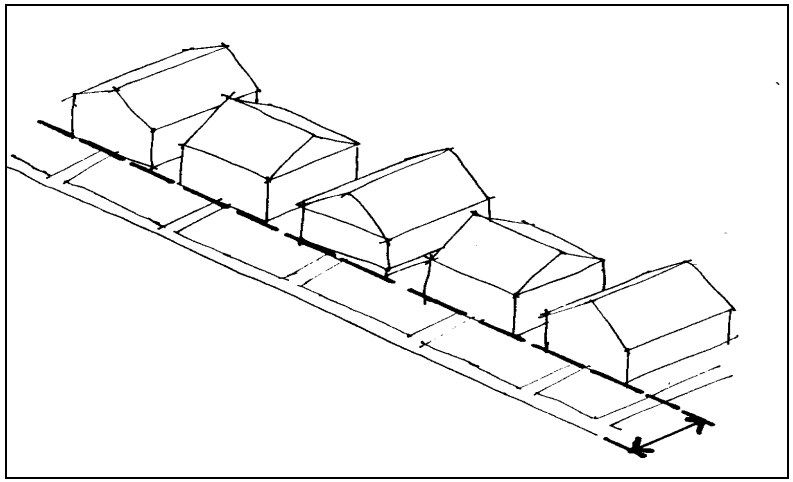
a. The largest building containing the primary use should be closest to the street.

b. The front plane of a structure should be parallel to the street.

c. Where uniform front setbacks are characteristic, maintain the traditional alignment, particularly in the core zones. Front yard setbacks in other neighborhoods should not vary more than 10 feet from each other.

d. Maintain the typical spacing between buildings found on the block.

e. Accessory structures should be placed to the rear of the site.



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

MASS, SCALE AND FORM

***4.29 New construction should relate to the predominant scale and apparent scale of existing structures of similar use and like zoning on the streetscape and in the neighborhood.**

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

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

4.30 A diversity of form and size is encouraged in new development zones. Effort should be taken to keep structures from becoming excessively similar.

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

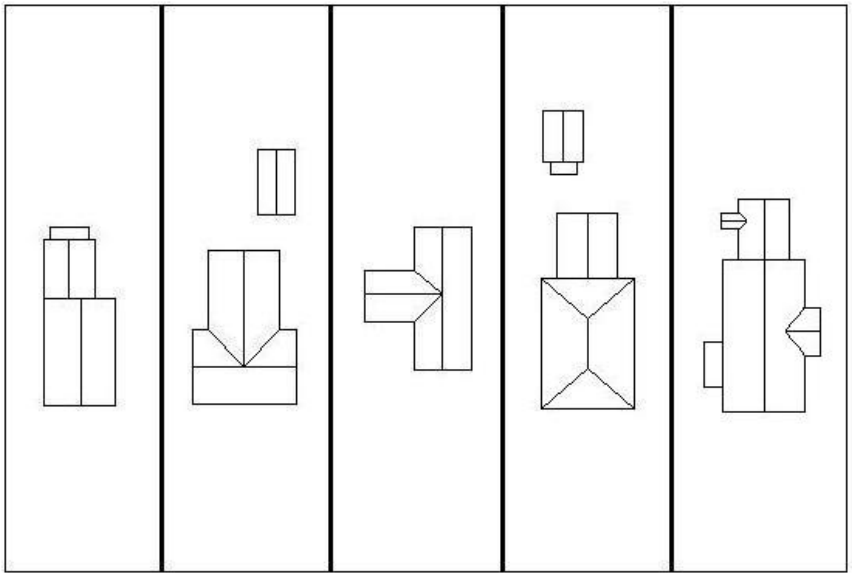
a. The structure should be a series of rectangular modules.

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

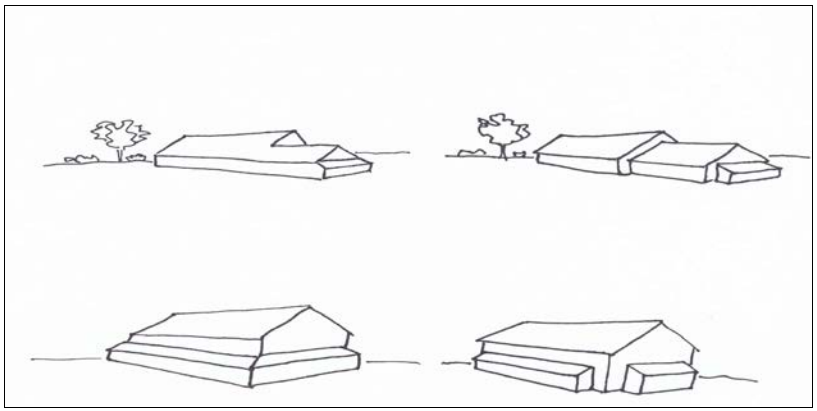
c. Subsequent rectangular modules should be smaller than the primary modules and step down toward the sides or preferably the rear.

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

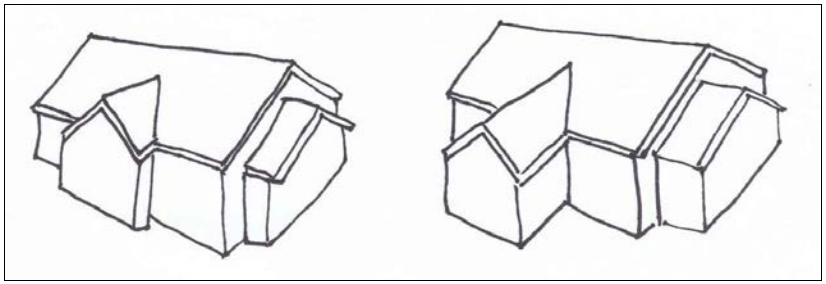
e. Consider utilizing the mix of traditional residential building shapes found in Crested Butte.



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



Not preferred massing *Preferred Massing*



Not Preferred Preferred

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

DESIGN AND STYLE

***4.32 Interpretations of older historic styles are encouraged if they are distinguishable as new.**

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

4.34 Contemporary interpretations of traditional details are encouraged.

a. The simplification of historic details is encouraged.

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

4.35 The mixing of architectural styles on a structure is inappropriate. For example, a whole log supporting a porch roof on a clapboard sided Victorian style house is inappropriate.

4.36 Duplexes should be designed so as to appear to be single family houses.

a. Side-by-side mirror image duplexes are discouraged.

b. The street frontage should have one dominant entry door facing the street.

c. In new development zones, multi-family structures are not held to as strict a standard with regard to the single family appearance. However, large structures are encouraged to emulate single family massing and details or be divided into more distinct modules.

ROOFS

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

a. Gable roofs are appropriate for residential structures.

b. Gable roofs should be symmetrical and balanced in design.

c. Exotic roof forms are inappropriate. Examples are geodesic domes or A-frames that end near the ground.

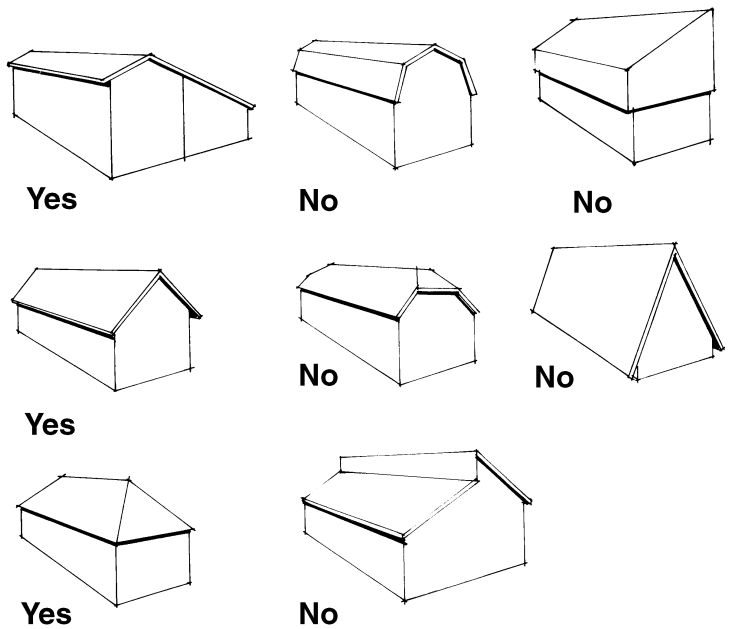
d. Flat and mansard roofs are not allowed.

e. Roof ridges must be parallel with floor planes.

f. Hip roofs and Dutch hips may be appropriate.

g. Clere stories, roof structures where one roof element is higher than the adjacent one on a vertical plane near the peak of the structure, are not allowed.

h. Cruciform roof forms which are not reflected in the footprint are discouraged in the core zones.



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

4.38 Shed roofs are appropriate on smaller accessory buildings and on subordinate appendages to primary modules, but not as the dominant roof form on a primary structure.

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

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

a. The length of a roof ridge should not exceed those seen historically on comparable buildings. On longer structures, step the roof ridge down a minimum of 12 inches on at least the rear third of the structure to provide a more traditional look.

***4.41 Roof pitches should be similar to those used historically on comparable buildings and elements.**

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

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

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

DORMERS AND SKYLITES

4.42 Dormers may be used on new construction.

a. Gable dormers are the traditional form.

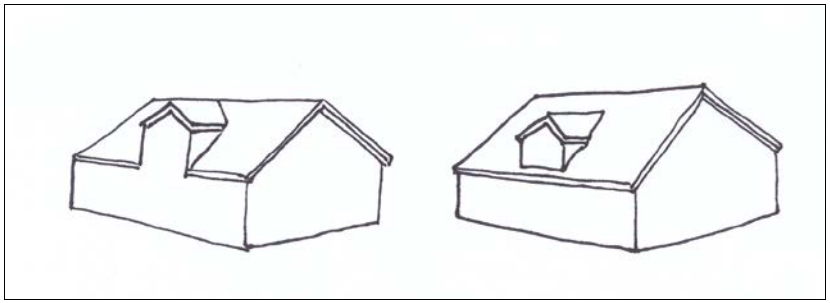
b. Shed and hip roofed dormers may be considered but should not become the dominant form in a neighborhood.

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

4.43 Dormers may not be the dominant roof feature. Dormers should appear to be a subordinate element on a roof.

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

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



Not Preferred Preferred

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

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

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

4.44 The use of skylights is allowed in locations that are not highly visible from the street. This applies to both front and side facades. A higher standard is applied in the core zones and on historic buildings.

a. Skylights may not be used on roof pitches of modules that face the street or where highly visible from the street once the adjacent properties are built out. Skylights are discouraged on side facades facing the street on a corner lot.

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

c. If used, skylights should be relatively small in size and number and sit at least one foot below the ridgeline.

d. If used, skylights should be vertically oriented and not wider than they are tall.

PORCHES AND BALCONIES

***4.45 Covered porches that shield the primary entrance door on the ground level are strongly encouraged in residential structures.**

a. A sloping roof should cover primary entrance porches.

b. Gable, hipped and shed roofs are appropriate.

4.46 A mix of porch sizes is appropriate in a neighborhood. In general, most porches should be large enough to be functional for sitting. Some may only be large enough to serve as an entry landing.

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

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

4.48 Second and third story decks are not appropriate on the front of houses. These decks are acceptable on the rear of structures and may be considered on the sides of structures if unobtrusive and not highly visible from the street.

a. Second story decks should be screened by structure or substantial landscaping if approved on the sides of structures or in the core zones.

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

WINDOWS

4.49 The window to wall ratio should be similar to that seen on comparable historic buildings.

a. On facades highly visible from the street in the historic core zones there should be more glass on the first floor than on the second floor. In new development zones the primary street frontage should adhere to this policy.

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

***4.50 Windows with vertical emphasis are encouraged. A general rule is that the height is twice the dimension of the width. The Board may require that window specifications be provided to insure the compatibility with the Guidelines.**

a. Double-hung windows with traditional depth and trim are strongly encouraged. In new development zones casement windows may be approved if they have a traditional look. Casements should have divided lights or the appearance of double-hung.

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

c. A limited number of small square windows may be acceptable.

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

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

***4.51 Keep windows simple in shape.**

a. Triangle and trapezoids are not allowed.

b. Half rounds and round windows may be considered on a limited basis in new development zones.

4.52 While wood windows are preferred, clad windows are acceptable in the new development zones.

4.53 Fenestration patterns (where windows are located in walls) should be similar to historic placement patterns.

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

b. Windows may not be placed so as to split floor levels.

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

a. In the core zones at least 3.5 inches must separate windows in a pair. In new development zones 2 windows may be mulled together: If 3 are grouped together there must be at least 3.5 inches between each unit.

b. Sunspaces on the front of houses in subordinate modules done in a traditional fenestration pattern with additional glass may deviate from the above rules and be considered.

***4.55 Windows and doors should be trimmed. This trim should have a dimension similar to that used historically.**

4.56 Divided lights should be formed from smaller muntins integral to the window.

a. Pop-in muntins and muntins not on the exterior glass are unacceptable.

4.57 The use of bay or bow windows should be confined to the ground floor.

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

4.58 The use of exterior window wells or exterior staircases to access below-grade doors may be considered if the following conditions are met.

a. Window and door wells are not allowed on the primary street frontage of structures.
b. Window and door wells should not be larger than necessary to allow legal egress.
c. When possible, window and door wells should be screened from public view by landscaping.
d. Snow can heavily impact window and door wells. They must meet the building department's requirements for being covered to assure year-round accessibility if they are required to be used for egress or could be required to be utilized for egress in the future.

DOORS

4.59 The primary entrance door should face the street on the front of the primary residence on a site.

4.60 The primary entrance door should be made of wood and be of a standard size. Doors made of materials indistinguishable from wood may be considered. The preferred form is a half-light door.

a. A full light door may be considered if it has true divided lights.
b. Doors with oval glass may be considered.
c. Sliding glass doors are not appropriate.
d. Fan light doors are not appropriate in the core zones.

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

4.61 Secondary doors should be similar to those seen historically.

a. Sliding glass doors are not appropriate.
b. French doors may be considered if not on the primary street façade or highly visible from the street.

4.62 If the structure is a duplex the doors should be positioned so as to emulate a single-family dwelling door placement.

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

4.63 Garage doors should not face the primary street frontage when garages are integrated into the primary structure.

4.64 Garage doors should be of wood exterior and emulate traditional accessory building doors.

DETAILS

4.65 The incorporation of interpretations of historic elements and details is encouraged.

4.66 Chimneys may be considered. Traditionally chimneys were of brick and most exited the structure near the ridge because heating appliances were centrally located in the house.

a. Oversized masonry or rock chimneys are discouraged in the new development zones and not allowed in the core zones.

4.67 Houses should have eaves and overhangs in historic proportions and styles.

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

4.68 Consider adding rails to porches.

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

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

LIGHTING

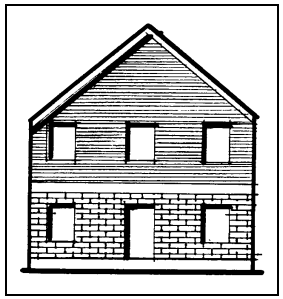
4.70 Lighting should be unobtrusive. The Board, as part of the review process, may require lighting specifications.

a. Lighting fixtures should be confined to areas adjacent to doors and walkways.
b. All fixtures should be fully shielded down light fixtures. Floodlight fixtures are not allowed. (*See the Town's lighting regulations*.)
c. The light quality should be similar to incandescent lights. Sodium vapor, metal halide or mercury vapor fixtures are not allowed.

MATERIALS

***4.71 Exterior materials should be similar to those seen historically on the relative building type.**

a. Horizontal wood siding materials are preferred on primary structures. Traditional siding patterns are required in the core zones. These include bevel and drop lap patterns.
b. Logs may be considered if they can meet efficiency standards but should have a whole log, hand-hewn appearance. Machine milled logs are inappropriate. Log looking veneers may be considered in the new development zones but not in the core zones and should not become a dominant look in a neighborhood.
c. Vertical board and batten as well as board on board are appropriate materials, particularly on accessory buildings.
d. The use of corrugated metal may be considered for accessory buildings.
e. Angular rock is acceptable as a foundation material or foundation veneer if used in historic proportions not more than 18 inches above grade. Rounded stone or river rock meeting the same requirements may be considered in the new development zones.
f. Rock, stone, brick, plywood, panelized composite materials (T1-11), aluminum and vinyl are not acceptable as primary exterior materials. Cementous board (Hardi-plank) and composite siding (masonite) may be considered in the new development zones if they are applied in traditionally sized pieces.
g. Metal is not an acceptable material for fascia and other details in the core zones and must meet the criteria in Guidelines 4.72 to be considered elsewhere.



NO!

Masonry is not appropriate as a primary material.

4.72 New materials may be considered. In order to be considered the materials must meet all the following criteria:

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

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

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

4.73 Stucco or stucco appearance products may be considered under limited conditions. With limited exceptions, stucco in Crested Butte was historically a veneer treatment over frame structures where the original finish material was wood. Large expanses of stucco on residential structures should be minimized. Projects that adhere to all of the following guidelines may be considered.

a. Traditionally stucco homes were small, with an average size of 1,236 square feet. In the historic core zones, homes with stucco may not exceed 1,700 square feet of FAR. In new development zones, homes with stucco may be up to 2,100 square feet of FAR or the matter of right FAR for the property, whichever is smaller. Stucco homes should use traditional forms and massing to appear similar to those seen historically.

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

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

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

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

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

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

h. Textured stucco is more desirable than smooth stucco. Panelized stucco with visible joints is not acceptable.

i. Corners should appear square rather then rounded.

j. Consider the amount of stucco in the neighborhood. The traditional ratio of stucco structures to non-stucco is historically 10%. The BOZAR may consider the neighborhood context and limit the number of stucco structures in any particular area to close to the historic ratio.

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

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

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

4.75 Materials should be used in a manner similar to how materials were historically seen.

a. Diagonal wood siding is inappropriate.

b. Wainscoting is inappropriate as an exterior application on residential structures and may not exceed a height of 18 inches above finished grade.

4.76 Mixing primary materials on a structure may be considered.

a. In the core zones, primary materials may not be mixed on any one module, but may change at vertical breaks between modules. In

new development zones materials may change vertically between modules or a change may be considered horizontally at floor levels only.

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

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

4.77 Roofing materials should be similar to those used historically.

a. Metal roofing is acceptable. In the core zone metal roofing in muted colors is acceptable. Standing seam metal roofing is not allowed in the core zones.

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

ACCESSORY BUILDINGS

4.78 Accessory Buildings are encouraged. Accessory buildings are smaller than the primary building on the site. Historically accessory buildings were used for storage, livestock shelter, coal sheds, icehouses, smokehouses, outhouses and other non-primary uses.

4.79 Accessory buildings should be located on the rear of the site.

4.80 An attempt should be made to vary the appearance of accessory buildings within a neighborhood.

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

4.81 Accessory Dwellings should appear similar in height and width to those seen historically. Dwellings may not exceed a height to width ratio of 1 to 1 as measured on the street facing facade.

a. Dormers on accessory dwellings may break the eve-line of the roof if the dwelling ridge height is 3 or more feet lower than the allowable height from natural grade.

b. Gable-style dormers or intersecting ridge valleys on accessory dwellings do not allow for decreased set-backs below the standard requirements for accessory dwellings.

4.82 Accessory buildings should be simpler and less detailed than primary structures.

a. Accessory buildings may be left un-painted.

b. Accessory buildings should have simpler detailing. For example, they may be constructed without soffit and fascia.

c. Accessory buildings should be of simple design and massing.

d. If used, porches should be small and unobtrusive.

e. Accessory buildings should have fewer windows and a greater solid to void ratio than primary structures.

f. Dormers on accessory buildings, which are not accessory dwellings, are discouraged.

g. In the core zones, accessory buildings should not have second story decks.

h. In the core zones, accessory buildings should have simpler finish materials than the primary structure on the site.

i. Exterior staircases from second floors should be screened with structure or landscaping from primary street views.

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

Design Guidelines for the Neighborhoods

Chapter 5
Design Guidelines for the Neighborhoods of Crested Butte

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

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

Chapter 2 for All Projects

Chapter 3 for Historic Properties,

The section on Rehabilitation for all Projects

The section on Rehabilitation of Residential Projects

The section on Rehabilitation of Commercial Properties

Chapter 4 for All New Commercial Construction

Chapter 4a for All New Residential Construction

Of special concern are the following guidelines:

2.31 Respect the Town grid in all new development.

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

3.5 Respect the historic design character of the building.

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

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

B-1
Business Core District

The purpose for which this district is created is to allow the use of land for retail, recreational and institutional purposes along the street, with customary accessory uses, in order to enhance the business and service character in the central core of the Town. Accommodations and residential uses are limited to an accessory status, with the exception that service housing is encouraged as part of a business structure.

Historic character of the district

Historically, commercial buildings dominated this area. These were large, wood frame structures, with gable roofs. The roof ridges were oriented perpendicular to the street and often were concealed behind rectangular false fronts. Entrances were recessed, and display windows were typical at the street level. The B-1 district contains a scattering of historic residential type structures. New buildings adjacent to these resources should be sensitive to them in scale, materials and setback. Although commercial buildings are more typical in the B1 district, the historic variety in development must be respected.

Existing character of the district

The character of the B-1 district is predominantly composed of business and service-related structures. In this area, a majority of the tourist-oriented eating and entertainment establishments are mixed with shops that serve both the tourist and local populations. A mix of historic and new buildings exists in the district. The historic buildings found there should establish the context with which to relate for the new construction. New construction has been a combination of renovations, additions and infill on open lots. Several small, historic residential properties occur in the B1 zone and should utilize the B3 guidelines as a basis for design and review.

Before: A goal for the B-1 district is to protect its historic character.

After: The essential historic character of this building has been preserved in this rehabilitation effort.

Development trends

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

Design goals for the B-1 district

The Town's design goals for the B-1 district are:

- To protect the historic character of the area.
- To maintain the traditional sense of scale on the street.
- To assure that new construction will very carefully fit with the historic context.
- To continue the area as a pedestrian-oriented environment. Development of streets, sidewalks and pathways should encourage walking, sitting, and other pedestrian activities. Buildings should be visually interesting to invite exploration of the area by pedestrians. Existing pedestrian routes should be enhanced.
- To preserve views along rights of way that have become community assets.
- To provide lighting that complements the historic character of the street and reinforces the overall sense of continuity of the neighborhood. Lighting should not create glare that overpowers the valley scene at night.
- To continue the development of visual interest along the stream bank. Provide a variety in forms and materials that enhance the pedestrian orientation and mix with other established functions.

Design Guidelines for the B-1 District

LANDSCAPING AND SITE FEATURES

5.1 Outdoor amenities that will facilitate year-round pedestrian activity are encouraged.

a. Landscaped areas, bicycle racks and benches are examples of such amenities.

b. The amount of hard surface should not exceed the hard surfacing on the historic yards on the block.

5.2 Preserve the views along Elk Avenue.

a. Locate taller elements, such as upper stories, towers and tall trees, where they will help frame the view, not block it.

b. Also, locate taller elements to preserve views of historic landmarks.

***5.3 Preserve existing mature landscaping.**

BUILDING ORIENTATION

5.4 Maintain the traditional spacing pattern created by upper story windows.

a. Avoid changing the dimensions of openings found on historic buildings. Maintaining established window patterns is especially important when renovating existing buildings.

b. Also align windows with others on the block when feasible.

5.5 Buildings should align in plan with others at the sidewalk edge.

a. However, buildings may be set-back to preserve existing trees, to relate to residential type structures, or to respond to adjacent historic buildings or view corridors.

5.6 The use of false fronts is encouraged.

a. It is preferred that the roof form behind the false front be a peaked, sloped roof rather than a flat roof. This is in keeping with the traditional roof forms.

b. Flat roofs may be used. Parapets on the front of buildings should be taller and more ornate than side parapets.

5.7 Maintain the alignment of horizontal features on building fronts.

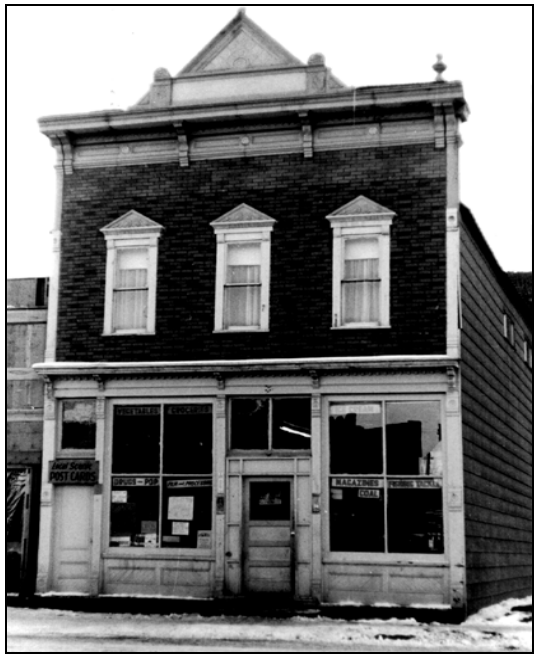
a. Typical elements that align include upper story window moldings, cornices, kickplates, transoms and parapets at the tops of buildings.

b. This requirement applies to both rehabilitation and new construction.

c. In order to preserve the character of the neighborhood, be sensitive to traditional building elements and their alignment. This alignment occurs because many of the buildings are similar in height.

***5.8 Maintain the typical proportion of void to solid (window to wall) in walls seen traditionally on Elk Avenue.**

a. Traditionally, ground floors were more transparent than upper stories.



Maintain the typical proportions of solid to void in building walls. Traditionally, first floors were more transparent than upper levels.

5.9 Building entrances should appear similar to those used historically.

a. The entrance should be at grade level.

***5.10 Buildings should be oriented to Elk Avenue, with the long dimension perpendicular to the street.**

These newer commercial buildings address Elk Ave. in the same manner as historic commercial buildings.

5.11 Along three story rear facades, building forms that step down in scale to the alley are encouraged.

a. Consider stepping down the overall building mass as it approaches the alley and reduce the visual impact to adjacent residential zones.

b. Use projecting roofs over entrances, decks and separate utility structures on order to establish a pedestrian scale.

5.12 Develop alley facades to create visual interest.

a. Use varied building set-backs and changes in materials to create interest.
b. Balconies, court yards and decks may be considered.
c. Pedestrian-scaled entrances, porches or similar elements may be considered.
d. Also, consider incorporating appropriate lighting sources that will facilitate pedestrian activity in alleys.
e. Secondary public entries may be considered.
f. Signs at rear entrances may be considered.
g. Be sensitive to adjacent residential areas.
h. Provide functional areas for dumpsters or mobile trash receptacles.

MASS AND SCALE

***5.13 Buildings should appear similar in scale to those seen traditionally in the neighborhood, especially smaller historic structures nearby.**

a. Traditional standards in scale, proportion and materials should be met.

Buildings should appear similar in height to those seen historically. The traditional height was one and two stories.

***5.14 The traditional spacing pattern created by the repetition of uniform building widths along the street and the alley must be maintained.**

a. If a larger building is divided into multiple "modules," these should be expressed three-dimensionally, throughout the entire building. These "modules" should be no more than 25 feet in width. They should have a variety of heights, with a maximum height of 35 feet.
b. Where buildings are planned to exceed this width, use a change in design features to identify individual modules that suggest the traditional building widths. Changes in façade material, window design, façade height or decorative details are examples of techniques that may be considered.

***5.15 Buildings should appear similar in height to those seen historically.**

a. Façade heights of new buildings should fall within the established range of the block.
b. In large projects, provide a variety of heights.

5.16 Floor-to-floor heights should appear to be similar to those seen historically.

a. In commercial projects, the break in floors should be expressed on the exterior façade by the traditional configuration of spaces, using features such as display windows, belt courses and vertically-oriented second story windows.
b. Split levels or half basements should not be visible from the street.

BUILDING DETAILS

5.17 Avoid introducing new architectural elements at the front façade that were not used traditionally.

5.18 Awnings and canopies may be considered.

a. Canopies which are hung from the building are appropriate.
b. Canopies supported on posts are discouraged.

5.19 Building materials should appear similar to those used historically.

a. Clapboard is appropriate as a primary building material.

b. Metal and stucco may be considered as accent materials on a building.

5.20 Use lighting to integrate the building with other buildings on the block at night.

a. All light sources should be fully shielded to minimize glare into the street and onto adjacent properties.

b. Lighting for parking and service areas should be especially shielded and designed to minimize glare into the street and adjacent properties.

c. Window display lighting should also be designed to minimize glare.

d. Light sources shall be of a low intensity. Use warm-colored lights to simulate daylight.

e. See also design guideline 3.77 and the Town's lighting ordinance.

5.21 The light for a sign shall be an indirect source.

a. Light shall be directed at the sign from an external, fully shielded lamp. Internal illumination of a sign is prohibited.

b. A warm light, similar to daylight, is appropriate. Energy efficient compact-florescent lights may be used. Sodium vapor lamps are inappropriate.

5.22 Develop roof-top equipment and appurtenances as design elements that contribute to the overall composition of the site.

a. Consider enclosing mechanical equipment in structures that are similar in color and texture to other materials used in the building.

Display windows, transoms and kick-plates are traditional details of commercial buildings that are appropriate in new construction.

B-2
The Business / Highway Related District

The purpose for which this district is created is to provide for orderly business development along Highway 135 and the ski area road, and to do so in a way compatible with safe traffic flow and the aesthetics of the Town.

Existing character of the district

The existing character forms a transition between the auto-oriented approach of the ski area road and Highway 135 to Town, and the mixed pedestrian orientation along Elk Avenue. This area is the home of larger service commercial businesses such as banks, groceries, office buildings, motels and gas stations, which all contribute to heavy traffic flow.

Development trends

This area is experiencing larger projects that pose a challenge in breaking up the massing to reduce the perceived scale of the buildings. Larger projects inevitably yield greater parking requirements, resulting in more parking lots. The visual impacts of these elements should be minimized. As the Guidelines indicate, parking behind buildings or on the street is suggested to mitigate negative visual effects. Current zoning requires that smaller buildings in blocks not already substantially developed with side yard setbacks have parking lots that are to the rear of the property.

Note that the Design Guidelines in the following chapters also apply:

Chapter 2 for All Projects **p. 10**

Chapter 4 for All New Construction **p. 50**

Chapter 5 for B1 Construction **p. 64**

Of special concern are the following guidelines:

2.15 Include substantial amounts of landscaping in all projects.
2.26 Minimize the visual impacts of parking.
2.32 Site buildings to maintain established views where feasible.
4.4 New construction should appear similar in scale to historic structures found traditionally in the neighborhood.

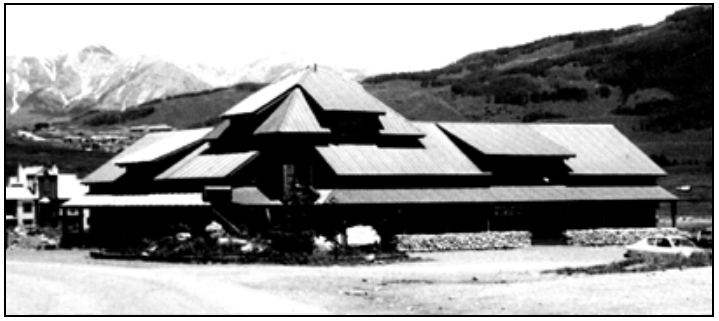
This structure appears similar in form to traditional commercial buildings.

Design goals for the B-2 district

The Town's design goals for the B-2 district are:

- To establish a frame for Sixth Street, compatible with traffic flow to and from Elk Avenue and the ski area. This should be compatible with the historic character of Town, while expressing the fact that this area has developed more recently.
- Efforts should be made to avoid buildings that contribute to the creation of a canyon effect. Spaces and corridors between structures should be maintained.
- Development should encourage pedestrian activity and therefore should relate to the street in a manner more similar to that of traditional commercial buildings.
- Landscaping is particularly important in this district and must be maintained.
- The existing context, which includes larger gable and hipped-roof structures, and possibly flat-roofs with various parapet styles, is less than in other areas. Therefore, flexibility is given in review to encourage a variety of building shapes and more contemporary interpretations of the Guidelines.
- The continuity of sidewalks is desired.

A larger building should be divided into "modules" that express typical building sizes. This structure exceeds the traditional size of buildings and as a result is out of scale.



Roof forms on this structure vary, helping it to appear in scale.

Design Guidelines for the B-2 District

***5.23 Buildings should appear similar in form to industrial, commercial and residential buildings seen traditionally in Crested Butte.**

a. Structures that convey a form similar to traditional industrial buildings may also be appropriate.

b. Use the Guidelines for the B1 zone as a basis for design.

5.24 Maintain the typical proportion of void to solid (window to wall) seen traditionally in commercial buildings in Crested Butte.

***5.25 Buildings should appear similar in width to those seen historically.**

a. Larger buildings divided into multiple "modules" should be expressed three-dimensionally, throughout the entire building. Include walls on the interior that are perpendicular to the street and express the typical modules, as seen from the street.

b. These "modules" should not exceed 25 feet in width.

5.26 Buildings should appear similar in height to those seen historically elsewhere in Crested Butte and not exceed 30 feet in width.

5.27 Floor-to-floor heights should appear to be similar to those seen historically on commercial buildings in Town.

5.28 Canopies and awnings are encouraged.

5.29 Outdoor amenities that will facilitate year-round pedestrian activity are encouraged.

5.30 Building materials should appear similar to those used historically.

a. Preferred materials include wood clapboard siding and metal roofs.

5.31 Building entrances should appear similar to those used historically.

5.32 Street level buildings should appear similar in scale to those seen traditionally in the neighborhood.

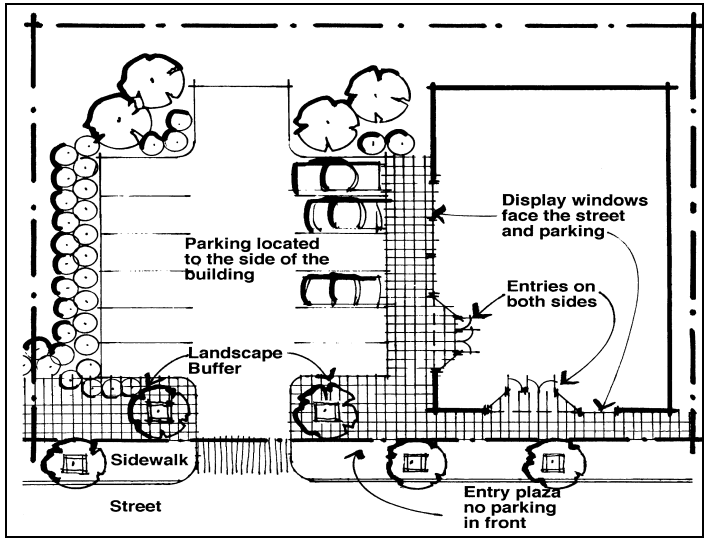
5.33 Buildings should be oriented to the street.

a. In larger new buildings, a variety in façade set-backs is encouraged, to break up the massing.
b. Align the front at the sidewalk edge (where feasible).
c. Use front set-backs for courtyards and landscaping, not parking.
d. A sidewalk shall be provided along the street edge.

5.34 Minimize the visual impacts of parking.

a. Locate parking in the rear.
b. Screen parking view from the public way.
c. Access parking from the alley.

Minimize the visual impacts of parking. Areas such as these should be screened.



Minimize the visual impact of parking by locating it to the side or rear of the building.

B-3 & B-4
The Business & Historic Residential Districts

The purpose for which this district is created is to encourage the preservation of the historic and architecturally interesting structures found here. Preservation is encouraged by allowing the structures to remain in residential use or by converting them to business uses as long as essentially the same structures are retained.

The historic character of the district

Historically, these areas were primarily residential in character. Structures were small residences with sloped roofs. The ridgelines in most single family units were perpendicular to the street.

Existing character of the district

Today, increasing numbers of commercial uses are seen housed within the existing residential type buildings.

Development trends

The increase in commercial uses has meant an increase in signage and paved surfaces, especially in front yard space, and the accumulation of display merchandise. More commercial uses are anticipated.

Note that the design guidelines in the following chapters also apply:

Chapter 2 for All Projects **p. 9**

Chapter 3 for Historic Properties **p. 19**
The section on Rehabilitation for all Projects
The section on Rehabilitation of Residential Properties
The section on Rehabilitation of Commercial Properties

Chapter 4 for All New Construction **p. 48**

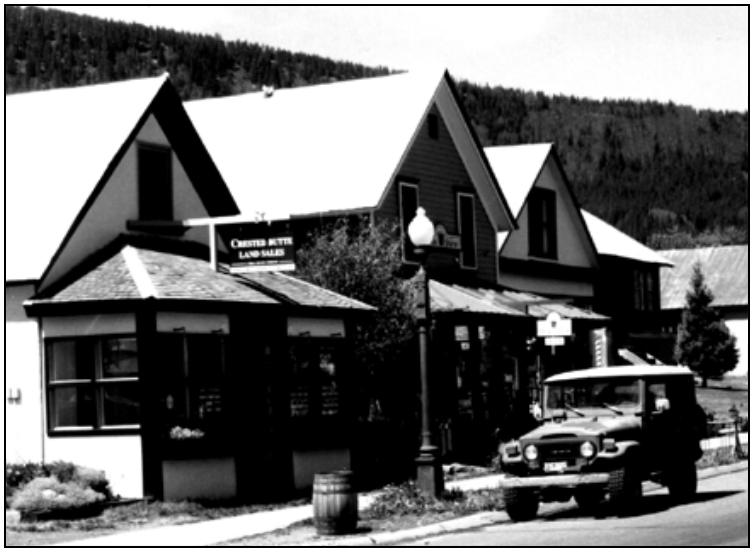
Of special concern are the following guidelines:

3.1 Protect natural features.
3.4 Seek uses that are compatible with the historic character of the building.
3.60 Preserve the original roof form of an historic residence.

Design goals for the B-3 district

The Town's design goals for the B-3 district are:

- To preserve the traditional residential character of the neighborhood while accommodating new uses.
- To maintain an overall residential scale.
- To maintain soft surface yard space.



Today, increasing numbers of commercial uses are seen housed within existing residential type buildings in the B-3 District.

Buildings should appear similar in scale to residential structures seen historically in the neighborhood.

Design Guidelines for the B-3 & B-4 Districts

ALIGNMENT AND SET-BACKS

***5.35 Maintain the spacing pattern of side-yard setbacks on the street.**

5.36 Maintain a sense of front yard set-backs.

MASS AND SCALE

The allowed Floor Area Ratio (FAR) is greater than that which developed historically. Wherever feasible, new development should be built to be more similar to the historic FAR.

***5.37 Buildings should appear similar in scale to residential structures seen historically in the neighborhood.**

5.38 Buildings should appear similar in width to those seen historically in the neighborhood.

5.39 Buildings should appear similar in height to those seen historically in the neighborhood.

a. False fronts are inappropriate in the B-3 zone.

5.40 Floor-to-floor heights should appear to be similar to those seen historically.

BUILDING FORM

5.41 Use forms similar to those seen on historic residential structures.

a. Historically, buildings in Crested Butte were designed as simple, rectangular forms, often with gable roofs. New buildings constructed in this district should reflect these traditional building forms.

b. Flat roofs are discouraged.

Use roof forms similar to those seen on the historic residential structures.

WINDOW TO WALL RATIO (VOID TO SOLID)

5.42 Maintain the typical proportion of void to solid seen traditionally on residential structures.

MATERIALS

5.43 Building materials should appear similar to those used historically.

a. Clapboard is appropriate as a primary building material.

ARCHITECTURAL DETAILS

5.44 Details related to residential structures are appropriate.

a. Large display windows are not appropriate.

5.45 Outdoor amenities that will facilitate year-round pedestrian activity are encouraged.

5.46 Building entrances should appear similar to those used historically.

5.47 Parking should be located in the rear only.

a. It may be accessed by an alley only.

5.48 Preserve outbuildings in this area, when feasible.

T
The Tourist District

This district is created to provide areas for the establishment of tourist oriented lodging accommodations and accessory uses. Careful attention will be accorded the scale at which such facilities and uses are built.

Historic Character of the Tourist District

Large residences with open space around the building.

Existing Character of the tourist district

Large accommodations facilities and commercial structures are found in this area. This is one of the primary view corridors through Town. Parking is very visible in front of most structures and there is a lack of landscaping.

Development trends

This includes more multi-unit residential structures being built, together with hotels, lodges and inns that serve the short-term rental market, as well as mixed-use facilities.

Note that the Design Guidelines in the following chapters also apply:

Chapter 2 for All Projects **p. 10**

Chapter 3 for Historic Properties **p.25**
The section on Rehabilitation for All Projects
The section on Rehabilitation of Residential Properties
The section on Rehabilitation of Commercial Properties

Chapter 4 for All New Construction **p.50**

Of special concern are the following Guidelines:

2.15 Include substantial amounts of landscaping in all projects.
2.26 Minimize the visual impacts of parking.
2.32 Site buildings to maintain established views where feasible.
4.1 Develop the site for a new building in a manner similar to that used historically.
4.10 The replication of older historic styles is discouraged.

Design goals for the T district

The Town's design goals for the Tourist district are:

- To develop a larger-scale, residential character. To form a stronger sense of connection with the historic core.
- To have the area act as a transition from the B-2 to the residential zones.
- To accomplish a transition in scale from the core to the residential.
- To make pedestrian connections extend through projects to a larger circulation network.
- To provide parking on site.

Design Guidelines for the T District

ALIGNMENT, SET-BACKS

5.49 A variety of setbacks is appropriate.

a. Provide space for snow storage on site.

5.50 Site buildings to maximize views through the site to the historic core of Town.

Large projects should be broken into "modules," in order to break up the perceived scale. This development appears more massive than is desired.

MASS AND SCALE

There is a greater allowed floor area ratio (FAR) in this zone than most B-2 zone properties. This makes the method of the transition to residential zones even more important.

***5.51 Buildings should appear similar in scale to those seen historically in the neighborhood.**

a. A variety in building scale is appropriate, similar to commercial, residential and industrial buildings seen historically in Town. The immediate context should be considered when determining the appropriate mass and scale.

b. Large projects should be broken into "modules," in order to break up the perceived scale of the project.

5.52 Buildings should appear similar in width to those seen historically.

a. If a larger building is divided into multiple "modules," these should be expressed three-dimensionally throughout the entire building.

5.53 Buildings should appear similar in height to those seen historically.

5.54 Floor-to-floor heights should appear to be similar to those seen historically elsewhere in Crested Butte.

***5.55 Buildings should be very sensitive to smaller scaled residential zones.**

a. Buildings should step down in scale when adjacent to residential zones.

BUILDING FORM

5.56 Use forms similar to those seen on historic, residential, commercial and industrial structures.

This new building uses traditional false front and gable roof forms to reduce its overall mass.

5.57 Gable roofs are preferred. Flat roofs are discouraged.

a. False fronts may be considered if a sloped roof is behind it.

Gable roofs, such as these, are preferred.

WINDOW TO WALL RATIO (VOID TO SOLID)

5.58 Maintain the typical proportion of void to solid seen on historic residential, commercial and industrial structures

MATERIALS

5.59 Building materials should appear similar to those used historically.

5.60 Clapboard is appropriate as a primary building material.

a. Stone and stucco may be used as secondary building materials.

PARKING

***5.61 Parking will be provided on site.**

a. Minimize the usual impacts of parking.

b. Locate parking to the interior of the lot and screen it.

c. Pull in parking accessed directly off the street is inappropriate.

d. Signage for ADA parking spaces is required.

Minimize the visual impact of parking. Rows of pull-in parking, such as this, are inappropriate.

ARCHITECTURAL DETAILS

5.62 Outdoor amenities that will facilitate year-round pedestrian activity are encouraged.

5.63 Building entrances should appear similar to those used historically.

a. Orient a primary entrance toward the street.

LANDSCAPING

5.64 Projects in this zone shall provide substantial landscaping.

a. See the general standards for landscaping, page 13.

C
The Commercial District

The purpose for which this district is created is to allow the use of land for limited commercial purposes and limited industrial purposes with customary accessory and institutional uses. Employer or service housing is included as a conditional use in this district if it is incidental to the primary use.

Historic Character of the district

This area contained coke ovens and railroads. It was predominantly industrial.

Existing character of the district

This area is outside the historic core and contains larger buildings and a mix of uses to accommodate semi-industrial service functions, some of which exist on 2 lot parcels. This is primarily an auto access zone.

Development Trends

Continued service, commercial and industrial uses exist which require larger simple buildings, exterior storage and auto-related uses. This district need not be as sensitive to the historic context as some other districts. Some small residential, retail and office uses are appearing in the zone.

Note that the Design Guidelines in the following chapters also apply:

Chapter 2 for All Projects **p. 10**

Chapter 3 for Historic Properties, **p. 25**
The section on Rehabilitation for All Projects
The section on Rehabilitation of Residential Properties
The section on Rehabilitation of Commercial Properties

Chapter 4 for All New Construction **p. 50**

Of special concern are the following guidelines:
4.21 Flat roofs may be considered on commercial structures.

Design goals for the C district

The Town's design goals for the Commercial district are:

- To allow flexibility to accommodate the necessity of larger uses, but still have the designs fit into the overall sense of place of Crested Butte.
- To screen commercial uses from adjacent residential uses through landscaping and building orientation.
- To ensure that the fronts of buildings on the street are to be more finished than the sides.
- To ensure that along the north side of Belleview Avenue the buildings step down in scale towards the back to make a transition to the adjacent residential scale of buildings along Whiterock Avenue.

Design Guidelines for the C District

ALIGNMENT, SETBACKS

5.65 A variety of setbacks is appropriate.

5.66 The front façade of a building should be oriented toward the street on which the main access point is located.

MASS AND SCALE

***5.67 Buildings should step down in scale along rear lot lines where they abut residential zones.**

a. Because the C District has traditionally been an industrial area, buildings may be larger in mass. However, this mass should taper along the edges where residential zones begin. In addition, buildings of larger mass should be designed to relate to pedestrian activity.

b. Flexibility in the interpretation of these building forms is appropriate in this area.

5.68 When visible from the street, large wall surfaces should be broken up with some form of detailing.

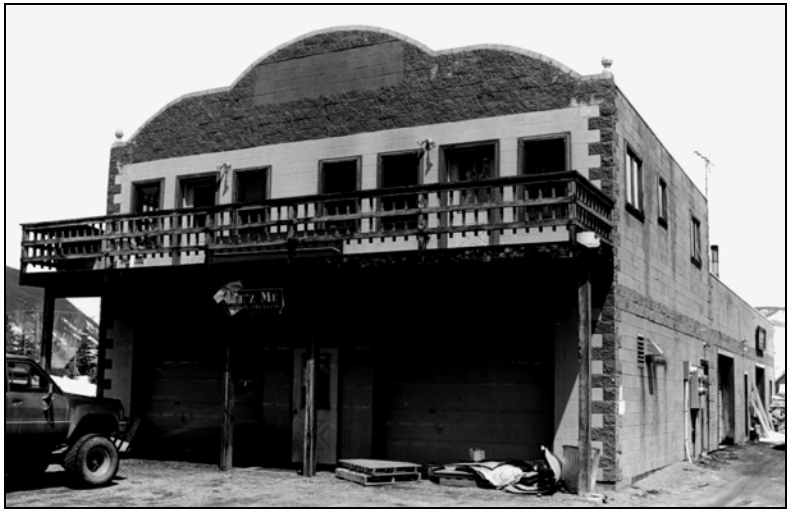
a. Avoid large, continuous surfaces.

BUILDING FORM

5.69 Use forms similar to those seen on historic commercial and residential structures.

a. Simple, rectangular forms should be encouraged.

b. False fronts are appropriate for this district.



When visible from the street, large wall surfaces should be broken up with some form of detailing.

Use forms similar to those seen on historic commercial and residential structures. This new building reflects the traditional false front character of early commercial edifices.

WINDOW TO WALL RATIO (VOID TO SOLID)

5.70 Greater flexibility in the void to solid ratio is appropriate in this area, although in general ratios similar to those seen historically are encouraged.

MATERIALS

5.71 Building materials should appear similar to those used historically.

a. Clapboard is are appropriate as a primary building materials.

b. Stucco and concrete block may be considered as building materials. Split-faced concrete block is recommended for the front façade. Cinder blocks are not appropriate for the front façade.

5.72 Building entrances should appear similar to those used historically on commercial structures.

LANDSCAPING

5.73 Provide landscaping on all commercial sites.

a. This is especially important where properties abut residential districts.

b. Planter boxes with trees or tall shrubs are appropriate on building fronts.

5.74 Screen storage areas and service areas.

ORIENTATION

5.75 Orient the primary entrance to the street.

5.76 Provide sidewalks.

PARKING

5.77 Provide on-site parking.

a. ADA parking is required to have signage.

5.78 Encourage parking in the rear.

5.79 Avoid large areas of asphalt pavement.

a. Break up large areas of asphalt if asphalt is necessary.

b. Use alternative materials that give a more natural appearance.

ARCHITECTURAL DETAILS

5.80 Outdoor amenities that will facilitate year-round pedestrian activity are encouraged.

5.81 Building entrances should appear similar to those used historically.

R1
The Residential District

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

Historic character of the district

The R1 zone was not built out prior to the 1970s. It was either vacant land or one block of company buildings that, for the most part, have been moved off site or destroyed over time.

Existing character of the district

Today this area is a mix of occasional historic structures and newer buildings. The context is primarily composed of more recent buildings. Most of these are in scale with buildings seen traditionally in the area. Many of the historic structures have additions and other alterations. Coal Creek flows through this area, breaking the pattern of lots between Third and Fourth Streets. This provides a distinct identity to the development in this area.

Development trends

In many instances, there is a desire to create larger structures to accommodate a resort life-style. This requires more space than a typical residence.

Note that the Design Guidelines in the following chapters also apply:

Chapter 2 for All Projects **p. 10**

Chapter 4 for All New Construction **p. 50**

Of special concern are the following Guidelines:

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

4.12 Contemporary interpretations of traditional details are encouraged.

Design goals for the R1 district

The Town's design goals for this district are:

- To encourage appropriate infill and changes to existing structures that complements the character of the historic residential core areas.
- To maintain the size and scale of the R1 neighborhoods so they compliment, rather than overwhelm or detract from, historic structures.
- To maintain and encourage pedestrian size, scale, uses and orientation.
- To allow for additional flexibility in design as compared to what is allowed in historic areas.

Today, the R1 District is a mix of occasional historic structures with new structures.

Buildings should appear similar in mass and scale to single family houses seen historically.

Design Guidelines for the R1 district

MASS AND SCALE

***5.82 Use Simple roof forms.**

a. These should be gable and oriented with ridge either at a right angle or parallel to the street.

b. The roof pitch should be similar to those used historically; neither too shallow nor too steep, typically 8:12 to 12:12 pitch.

c. Steep pitches are preferred over shallow pitches, and flat roofs are not allowed.

d. Buildings should be a composition of simple, rectangular forms.

***5.83 The building should appear similar in mass and scale to single family houses seen historically.**

a. Break up the mass of larger structures into a grouping of "modules," each of which expresses the mass and scale of buildings seen traditionally.

b. See guideline 4.4 in "All New Construction"

5.84 Buildings should appear similar in height to single family houses seen in the neighborhood.

5.85 Buildings should appear similar in width to single family houses seen historically in the neighborhood.

SETBACK, ORIENTATION

5.86 Setbacks should be similar to those seen historically in residential areas.

5.87 Each structure should have a primary entrance that is oriented to the street.

a. Defining the entrance with a porch is encouraged.

LANDSCAPE

5.88 Providing landscaped front yards is required.

5.89 Minimize the visual impact of off-street parking.

a. Parking in the front yard is discouraged.

5.90 Minimize the visual impact of garages. Locate garages on the alley when feasible.

a. When garages are located as part of the primary structure, use single car garage doors and paint or stain them the same color as the areas around them. Design the garage to be visually subordinate.

b. Set garages in from the street further than the primary façade or orient the garage doors at a right angle to the street.

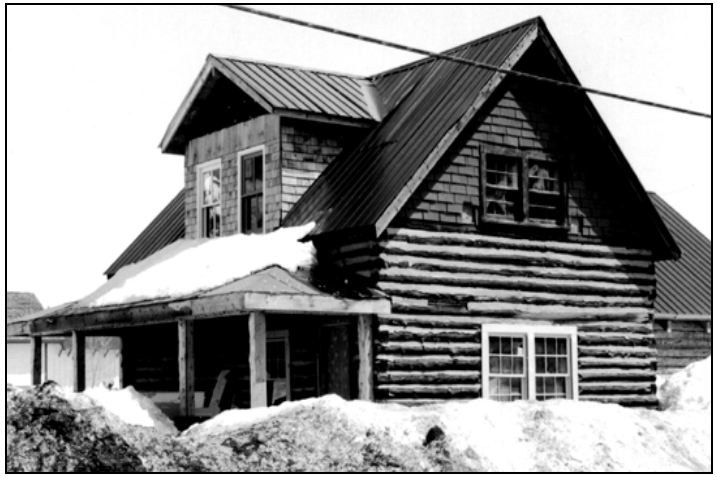
Minimize the visual impact of garages on front facades as seen from public ways. A more appropriate design solution to this garage addition would have been to locate the garage to a secondary structure to the rear of the lot.

BUILDING FORM

***5.91 Buildings should have a simple rectangular mass as the primary form.**

a. Other subordinate elements may be attached to the primary form.

b. These attachments should be clearly smaller.



Buildings should have a simple rectangular mass as the primary form.

***5.92 Windows should be similar in size and proportion to those used historically.**

a. Half round and quarter round windows may be acceptable.

b. Trapezoid and round windows were not used historically and are discouraged.

c. Double-hungs or windows that have the appearance of double-hungs with roughly a 2:1 height to width ratio are encouraged.

d. Large plate glass windows are not allowed.

5.93 Windows and doors should be trimmed with wood of a dimension seen historically.

***5.94 Balconies and decks should appear subordinate to the main building.**

a. Preferably balconies and decks should be located on the alley side of a structure rather than the street side.

5.95 Clearly define entrances: use a porch to define the entry.

a. The porch should be the predominant element on the front of the structure.

5.96 If buildings step down toward side yard lot lines, they should appear as an addition on the side of the structure but not occupy the entire length of the side.

This new residential structure uses a porch to define the entrance. Also the garage is appropriately located to the rear.

As the building steps down to the side yard it should appear as an addition on the side of the structure. It should not occupy the entire length of the side, as this structure does.

R1A
Residential District

This district is of limited size. It was designed to allow some existing development on the perimeter of Town to be incorporated as a buffer to the surrounding open space. The Guidelines for new development in Chapter 4 should be used as the basis for design and review in this zone.

R1B
Residential District

This district is created for unique properties situated at higher elevations where lots will be designed to reduce the number of building sites by allowing larger sites as a transition between the Town and larger residential lots outside of Town limits. It is intended that no more than 2 units, designed or used for dwelling by a family, shall be allowed on a site. Unlike traditional Town lots, the impact of structures may be elevated by their appearance from Town, which may not be the street frontage.

Historic character of the district

The bench helps to define the edge of the valley. This ridge became the natural boundary to Town on the south and west.

Existing character of the district

R1B is a residential area consisting of large newer homes with views into Town and over Town to the Crested Butte ski area.

Note that the Design Guidelines in the following chapters also apply:

Chapter 2 for All Projects **p. 9**

Chapter 4 for All New Construction **p. 48**

Of special concern are the following Guidelines:

2.28 The use of accessory structures is encouraged to reduce the overall mass on a site.

Design goals for the R1B district

- To minimize the mass and scale of buildings. Buildings in this area should relate to those found traditionally in Town, as seen from below.
- To encourage appropriate infill and changes to existing structures that compliments the character of the historic core areas.
- To maintain the size and scale of the R1B neighborhoods and to place new structures so they compliment, rather than overwhelm or detract from, historic structures.
- To maintain and encourage pedestrian size, scale, uses and orientation.
- To allow for additional flexibility in design as compared to what is allowed in historic areas.

Design Guidelines for the R1B District

***5.97 Buildings should step down in scale as they approach the edge of the bench.**

a. If possible, keep the 1 ½ stories at the edge of the bench to minimize the mass as seen from town.

5.98 Minimize roof mass.

a. Orient gable ridgelines towards the core in order to minimize the apparent mass of structures as seen from the center of Town.

5.99 Provide landscape buffers along the edge of the bench to screen the mass of buildings.

***5.100 Minimize large glass areas facing Town.**

a. Window to wall ratio should be no greater than that in Town.

5.101 Provide a variety of setbacks.

a. This is especially important for large structures.

5.102 Locate structures away from the edge of the bench.

a. Minimize their appearance as seen from below.

***5.103 Minimize lighting that is visible from the Town below.**

a. Locate light sources away from the edge of the bench.

b. Light sources should be screened or directed to minimize visual impact on neighbors and Town below.

R1C & R2C
The Core Residential Districts

The purpose for which the R1C District was created is to provide for low-density residential development along with customary accessory uses in the older residential areas of the Town where particular attention to the characteristics, size and scale of existing historic buildings is required. Residential and institutional uses customarily found in proximity to such residential uses are included as conditional uses. It is intended that no more than 2 units, designed or used for dwelling by a family, shall be allowed on a site.

The purpose of the R2C district is to provide areas for more intensive residential development than allowed in the R1 District, along with customary accessory uses. It is imperative to carefully monitor such development so that it blends into its neighborhood context and the scale and fabric of the Town, paying particular attention to the characteristics, size and scale of existing historic buildings.

Historic character of the district

The R1C and R2C zones were the original residential areas of Town. Houses were wood frame with sloping gable roofs. There were occasional larger structures that were originally boarding houses and lodging facilities. The R1C was primarily single family, while the R2C included duplex residences as well.

Existing character of the district

Today this area is a mix of historic structures and new infill. Many of the historic structures have been added onto and rehabilitated. Some recent additions and restorations have modified non-historic changes that occurred. Some of these earlier changes have set a character of their own often described as Carpenter Gothic, and include unique features such as jigsaw bargeboards on the fascia.

Development Trends

Many historic properties still remain for potential renovations and additions. In many instances there is a desire to create larger structures to accommodate the life-style of a resort setting. However, it is the intent to promote development that is more in scale with the historic context.

Note that the Design Guidelines in the following chapters also apply:

Chapter 2 for All Projects **p. 10**

Chapter 3 for Historic Properties, **p. 20**
The section on Rehabilitation for All Projects
The section on Rehabilitation of Residential Properties
The section on Rehabilitation of Commercial Properties

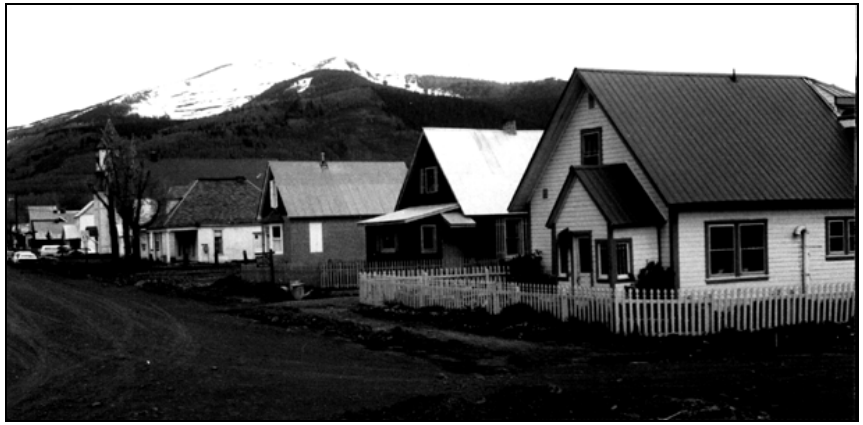
Chapter 4 for All New Construction **p. 50**

Of special concern are the following Guidelines:

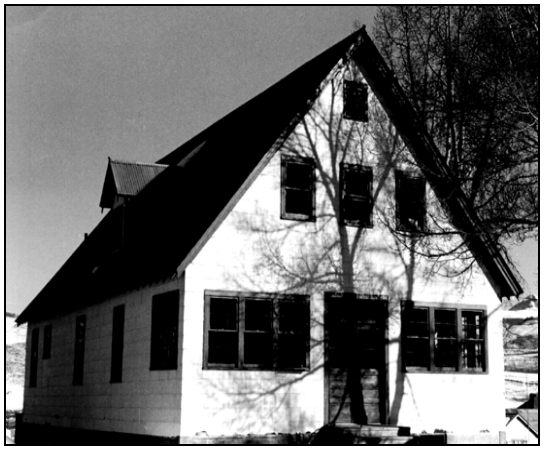
2.16 Arrange landscape elements in a manner similar to that seen traditionally.
3.18 Additions should be compatible in size and scale with the main building.
3.23 When planning alterations to a historic building, minimize negative effects on existing character defining features.
3.47 Preserve the original porch.
3.64 Preserve historic accessory buildings.

Design goals for the R1C and R2C districts

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



Today the R1C District is a mix of historic structures and new. Many of the historic structures have been added onto and rehabilitated for contemporary living. Note: streets not yet paved.



Buildings should appear similar in width to that of single-family houses seen historically in this area.

Design Guidelines for the R1C & R2C Districts

***5.104 Buildings should appear similar in width and height to single family houses seen historically in this district.**

5.105 Setbacks should be similar to those seen historically in residential areas.

5.106 Each structure should have a primary entrance oriented to the street. Define the entrance with a porch.

5.107 Provide landscaped front yards.

5.108 Minimize the visual impact of off-street parking.

a. Parking areas and garages in front yards are discouraged.

***5.109 Minimize the visual impact of garages. When feasible, locate garages on the alley.**

a. When garages are located as part of the primary structure, use single car garage doors. Design and paint the garage to be visually subordinate.

5.110 Buildings should have a simple rectangular mass as the primary form.

a. Other subordinate elements may be attached to this.

b. These attachments should be clearly small.

5.111 Windows should be similar in size and proportion to those used historically.

a. If in scale, half round and quarter round windows may be acceptable in new construction.

b. Triangular, trapezoid and round windows were not used historically and are discouraged.

5.112 Windows and doors should be trimmed with wood of a dimension seen historically.

5.113 Balconies and decks should appear subordinate to the main building.

a. Balconies and decks should preferably be located on the alley side of a structure rather than the street sides.

5.114 Clearly define entrances. Use a porch to define the entry.

a. The porch should be the predominant element on the front of the building.

***5.115 Residences in the R1C District should be differentiated from those in the R1 District by being more pedestrian-oriented, smaller in scale and with garages or surface parking not facing the street.**

Buildings should have a simple rectangular mass as the primary form.

Windows and doors should be trimmed with wood of a dimension seen historically.

R2
Residential and Multi-family District

The purpose for which this district is created is to provide areas for more intensive residential development than allowed in the R1 District, along with customary accessory use, but to carefully monitor such development so that it blends into its neighborhood context and the scale, as well as the fabric of the Town.

Existing character of the district

Today this area contains a mix of residential structures that vary in size. This variation ranges from small single family residences to larger fourplex apartment and condominium buildings. Except for the Depot, all of the structures have been constructed within the past 50 years.

Development trends

Larger structures are appearing on smaller lots, with visible street parking that is not well screened. The massing of these structures is often out of character with the appropriate historic scale of Crested Butte. Due to the size of these new structures, side yard setbacks are minimal, leaving little room for open space, landscaping, or light to buildings.

Design goals for the R2 district

- To accommodate multi-unit structures in a way that minimizes the scale on small lots and reduces the impact of parking as seen from the street.
- To locate structures in such a way that open space is maximized.

Note that the Design Guidelines in the following chapters also apply:

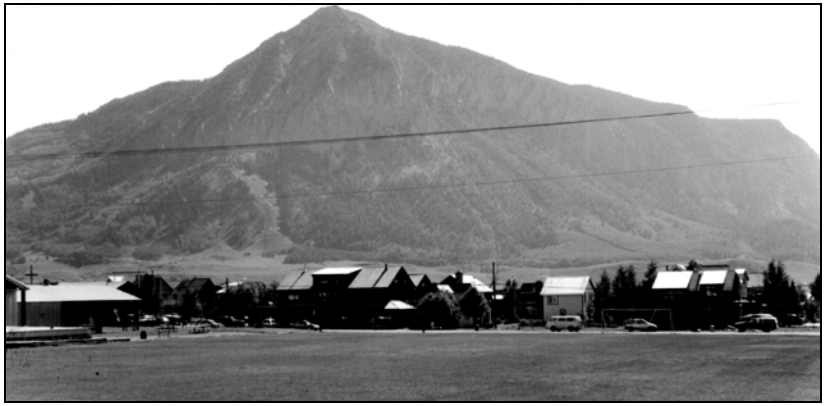
Chapter 2 for All Projects **p. 10**

Chapter 3 for Historic Properties **p. 20**
(For the historic depot)

Chapter 4 for All New Construction **p. 50**

Of special concern are the following Guidelines:

2.22 Protect natural features.
2.26 Minimize the visual impacts of parking.
4.4 New construction should appear similar in scale to historic structures found traditionally in the neighborhood.



Today the R2 District contains a mix of residential structures that vary in size. This variation ranges from small single family residences to larger four-plex apartment and condominium buildings. Besides the Depot, all of the structures have been constructed within the past 50 years.

Design Guidelines for the R2 District

5.116 Use simple building and roof forms.

a. There should be a gable with ridge that is oriented to the street.

b. Buildings should be a composition of simple rectangular forms.

***5.117 The building should appear similar in mass and scale to single family houses seen historically.**

a. Break up the mass of larger structures into a grouping of "modules," each of which expresses the mass and scale of buildings seen traditionally. See guideline 4.4.

5.118 Buildings should appear similar in height to single family houses seen historically in this neighborhood.

***5.119 Buildings should appear similar in width to single family houses seen historically in this neighborhood.**

***5.120 Setbacks should be similar to those seen historically in residential neighborhoods.**

***5.121 Each structure should have a primary entrance that is oriented to the street.**

a. Define the entrance with a porch.

5.122 Provide a landscaped front yard.

a. Minimize the visual impact of off-street parking.

5.123 Minimize the visual impact of the garage.

a. See Guideline 2.27 and 4.26 for more detail.

Break up the mass of larger structures to reduce their perceived mass. This mass on this site is divided into 2 buildings. Please note that the clerestory windows are not appropriate.

Minimize the visual impact of garages.

R3C
The Core Residential District

The purposes for which this district is created is to allow greater flexibility in preserving significant historic buildings. Furthermore, this district is also created to allow a business corridor and activity centers adjacent to the central business district of Town, paying particular attention to the characteristics, size and scale of existing historic buildings.

Historic character of the district

The tipple for the mine was located at the southernmost edge of this district, which is where coal was loaded onto train cars. Many mine workers made their way into Town along Second Street at the end of the work day. To take advantage of this concentration of workers, a number of taverns were located along Second Street. Other commercial structures were also located along the street, mixed in with residential structures. Historically, the R3C district character was quite varied.

Existing character of the district

The R3C District retains a mix of residential and commercial structures. The old Croatian Meeting Hall is a notable landmark. Other historic commercial and residential structures have also been converted to new commercial uses.

Development trends in the R3C district

Commercial uses continue to do well in this district and because of this the remaining residential structures will experience pressures to be converted into commercial uses over time.

Note that the Design Guidelines in the following chapters also apply:

Chapter 2 for All Projects **p. 10**

Chapter 3 for Historic Properties, **p. 20**
The section on Rehabilitation for All Projects
The section on Rehabilitation of Residential Properties
The section on Rehabilitation of Commercial Properties

Chapter 4 for All New Construction **p. 50**

Of special concern are the following Guidelines:
2.26 Minimize the visual impacts of parking.
3.4 Seek uses that are compatible with the historic character of the building.
3.2 Orient the building containing the primary use toward the street.

Design goals for the R3C district

- To accommodate changes in uses within existing historic structures without losing the character of the original.
- To encourage compatible infill that supports the expansion of the business and activity uses adjacent to the central business district.
- To address traffic and parking problems in a congested area on the public transportation route.

The R3C District retains a mix of residential and commercial structures. The old Croatian Meeting Hall is a notable landmark.

Design Guidelines for the R3C District

SCALE

***5.124 Buildings should appear similar in scale to those seen historically in the R3C district.**

a. If the overall floor area of a new structure would be greater than that of buildings seen traditionally, it should be divided into smaller subordinate masses. It should appear to be an accretion of smaller masses than one uniform mass as this will help to reduce the perceived mass of larger structures.

BUILDING HEIGHT

5.125 Buildings should appear similar in height to those seen historically in the neighborhood.

a. Historically, buildings were one and 2 stories in height. New buildings should include some one story portions.

b. First floor heights also should appear to be similar to those seen historically in the area.

BUILDING WIDTH

5.126 Buildings should appear similar in width to those seen historically in the neighborhood.

a. Traditionally, façade modules of commercial type buildings ranged from 25 to 40 feet in width. Façade modules of residential type buildings ranged from 15 to 25 feet in width. New buildings should be organized into modules that reflect these traditional widths.

BUILDING FORM

***5.127 Use forms similar to those seen on historic residential and commercial structures.**

a. Simple rectangular forms are appropriate.

b. A gable roof is appropriate for the primary mass of the building.

ALIGNMENT

5.128 Variety in the setback of buildings is encouraged.

a. In general, it is appropriate that those buildings that relate to the traditional commercial storefront building type should align at the sidewalk edge, while those that relate more to traditional residential structures in the neighborhood should be set back with a yard in front.

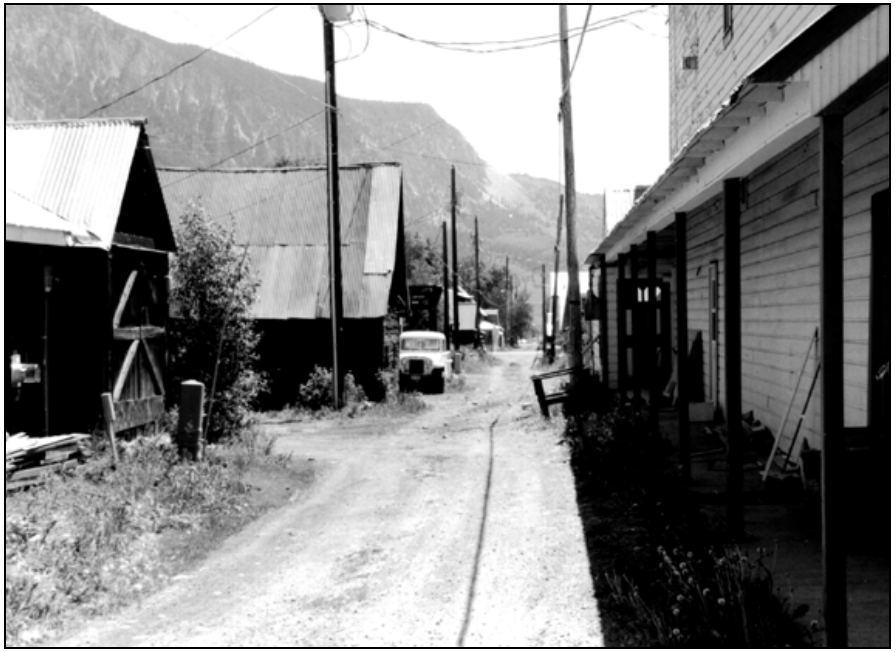
MATERIALS

***5.129 Building materials should appear similar to those used historically.**

a. Wood clapboard is appropriate as a primary building material.

ENTRANCES

5.130 Orient the primary entrance of a building toward the street.



Secondary structures define the edge of the alley on the left in this photograph. These stand behind structures that are residential in character. The side of a commercial building forms the alley edge on the right. Such juxtapositions in character are found in the R3C district.

R4
The Residential District

The purpose for which this district is created is to provide areas for more intensive residential development than allowed in the R1 or R2 Districts, along with customary accessory use, but to carefully monitor such development so that it blends into its neighborhood context.

Historic character of the district

Historically, this neighborhood held a few single family homes, each with a large lot. Many properties faced out onto undeveloped open space outside the Town boundary. Overall, it was sparsely developed.

Existing character of the district

Today, the R4 areas are nearly built-out with duplexes and several large, multi-family buildings. These include a variety of simple, rectangular, two-story buildings and a few others that are more complex in forms. More recent structures appear as a set of subordinate masses, which helps to reduce the perceived mass of these structures.

Development trends

This area provides housing for residents and its zoning provides greater flexibility in the development of residential uses, including condominiums and duplex residences.

Note that the Design Guidelines in the following chapters also apply:

Chapter 2 for All Projects **p. 10**

Chapter 4 for All New Construction **p. 50**

Of special concern are the following Guidelines:

2.33 Consider protecting views from public ways to the mountains, and to historic landmarks, when feasible.

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

Goals for the R4 district

- To continue to accommodate the variety of housing types that is allowed in this zone.
- To allow greater design flexibility because no immediate historic context exists for new building. This is appropriate in terms of the degree to which new buildings should relate to the historic core of Town.
- In a broad sense, to have new development be visually related to the rest of Town. At the edges of the R4 districts buildings should have a greater sensitivity to the lower scale development found in adjacent zones.
- Special Attention should be given to parking and snow storage on higher density projects.

Design guidelines for the R4 district

ALIGNMENT, SETBACKS

5.131 A variety of setbacks is appropriate.

a. Provide space for snow storage on site. This may be located in the setbacks in many cases.

5.132 Site buildings to maximize views from the site to the historic core of Town.

MASS AND SCALE

***5.133 Buildings should appear similar in scale to those seen historically in the neighborhood.**

a. A variety in building scale is appropriate, similar to commercial, residential and industrial buildings seen historically in Town.

b. Large projects should be broken into "modules," in order to break up the perceived scale of the project.

5.134 Buildings should appear similar in width to those seen historically in the neighborhood.

5.135 A new building should appear similar in height to those seen historically in the neighborhood.

a. Include some one and two-story elements in the building.

5.136 Buildings should be very sensitive to smaller-scaled residential zones that may abut the R4 district.

a. Buildings should step down in scale when adjacent to other residential districts.

BUILDING FORM

***5.137 Use forms similar to those seen traditionally in residential areas of Town.**

a. A simple, rectangular form is appropriate for the primary mass of a building.

5.138 Gable roofs are preferred.

a. False fronts may be considered if a sloped roof is behind it.

b. Flat roofs are discouraged.

PARKING

***5.139 Parking is strongly encouraged on site.**

a. Minimize the visual impacts of parking when feasible.

b. Locate the majority of parking in the rear and preserve the front yard for landscaping and two to three parking spaces.

WINDOW TO WALL RATIO (VOID TO SOLID)

5.140 Maintain the typical proportion of solid to void seen on historical residential, commercial and industrial structures.

a. Avoid locating large areas of glass, greater than those seen traditionally, on facades that face streets.

MATERIALS

5.141 Clapboard is appropriate as primary building material.

a. Stone may be used as secondary building materials.

b. Use stucco only in limited amounts.

c. See the Guidelines for All New Construction.

ARCHITECTURAL DETAILS

5.142 Outdoor amenities that will facilitate year-round pedestrian activity are encouraged.

5.143 Building entrances should appear similar to those used historically.

a. Orient a primary entrance toward the street. The use of front-porches is encouraged.

b. See the guidelines for new residential construction.

LANDSCAPING

5.144 Projects in this zone shall provide substantial landscaping.

a. See the Guidelines for All New Construction.

P
The Public District

The purpose for which this district is created is to insure adequate land for recreation and for governmental and quasi-governmental purposes.

Historic character of the district

Historically, this area was almost entirely open space.

Existing character of the district

A variety of community facilities are scattered around Town. These include the Center for the Arts, The Crested Butte Community School, ball fields, parking lots and playgrounds. Other areas, such as the parcel in the northeast corner of Town, are primarily passive open space and may include wetlands. Each of these sites has a unique character. A large portion of the area across from Elk Avenue is a public parking lot with a visitor's center and a transit shelter located in it.

Development trends

These places continue to see an increase in activity, both for outdoor recreation and for indoor functions. Additional structures and site improvements may be anticipated in this district.

Note that the Design Guidelines in the following chapters also apply:

Chapter 2 for All Projects **p. 10**

Chapter 3 for Historic Properties, **p. 20**
The section on Rehabilitation for All Projects
The section on Rehabilitation of Residential Properties
The section on Rehabilitation of Commercial Properties

Chapter 4 for All New Construction **p. 50**

Of special concern are the following Guidelines:
2.19 The use of native plant materials is strongly encouraged.

Design goals for the P, Public district

- To maintain the open, park-like setting that many of these spaces convey when public facilities are developed in these areas.
- To accommodate active and passive recreational uses.
- To allow visibility to and identity of public buildings.
- In some cases, to provide a buffer from high traffic areas to abutting residential zones.
- To allow flexibility in design. Because the buildings located in this district serve unique functions, they may vary from the character seen in many traditional structures in Crested Butte. In fact, institutional buildings, such as the Old Town Hall and the Old Rock School, were designed to be unique structures that served as landmarks. In this tradition, new structures in the P district may stand out from the context to be distinguished as important for their public function. However, at the same time a general sense of relatedness to the scale and architecture of the Town and to the Town itself should continue to be expressed.

Design Guidelines for the P District

5.145 In active public areas, public and institutional buildings may stand out from the established context in order to denote their special functions, while also appearing related to the Town as a whole.

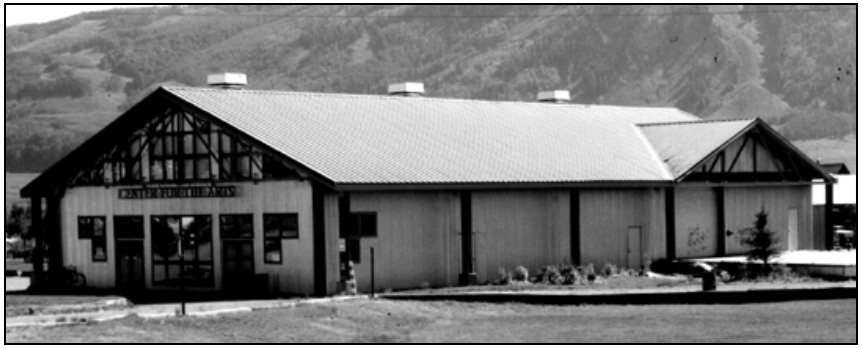
a. The erection of a temporary structure for less than 6 months in any one calendar year may be permitted where such structure is found to be of unique function in serving the public benefit, in that it provides musical or cultural opportunities or other public amenities to Town residents and visitors. Said structure should be of a neutral color, preferably of a traditional shape and made of traditional materials or fabric. The Board may allow some latitude in design for reasonable demonstrable practical considerations. (Ord. 7, 2002)

5.146 In passive public areas the visual impacts of structures should be minimized.

a. Landscaping should reinforce the natural character of the area.

***5.147 Building materials should be compatible with the traditional character of the Town.**

a. See the Guidelines for All New Construction.



In active public areas, public and institutional buildings may stand out from the established context to denote their special functions, while also appearing related to the Town as a whole.

M
The Mobile Home District

The purpose for which this district is created is to accommodate the continued availability of land within the Town for the location of mobile homes, while at the same time encouraging the location, movement, or realignment of mobile homes in such fashion as will maximize public safety and aesthetic considerations.

Historic character of the district

This area once contained historic structures which were part of a mining company housing development called "New Town", but most of these have since been moved or destroyed. A small sense of this historic context remains near the buildings on the north side of Gothic Ave. between 1st and 2nd Streets.

Existing character of the district

Today, the M district consists of a collection of mobile homes. Some of these have been modified with exterior treatments that customize their appearance.

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Design Goal for the M District

The goal of the M district is to accommodate this form of affordable housing, while at the same time becoming more visually compatible with the traditional character of Town

Note that the Design Guidelines in the following chapters also apply:

Chapter 2 for All Projects **p. 10**

Chapter 4a for All New Residential Construction **p. 50**

Of special concern are the following Guidelines:

2.15 Include substantial amounts of landscaping in all projects.
2.26 Minimize the visual impacts of parking.
4.1 Develop the site for a new mobile home in a manner similar to that used historically.

Mobile homes should appear anchored to the ground. A skirt that screens the axle and tires and appears to be a foundation should be provided.

Design Guidelines for the M District

5.148 Orient mobile homes in a manner similar to that of traditional homes.

a. The long dimension of the unit should be aligned perpendicular to the street.

5.149 Mobile homes should appear anchored to the ground.

a. A skirt that screens the axle and tires and appears to be a foundation should be provided.

***5.150 Provide landscaping to minimize the apparent density of the neighborhood.**

a. Use plant materials and other landscape elements to screen views through the area. Also, use landscaping to partially screen the edges of the site.

b. Landscape the front yard area to maintain a sense of residential yard.

5.151 Minimize the visual impacts of on-site parking.

a. If possible, locate parking behind mobile homes, out of view from the street. When feasible, provide access to parking from the alley.

b. Screen parking areas from view, when feasible.

R1D, R1E, R2A
New Development Zones

The purpose for these and subsequent districts is to accommodate the continued availability of land within the Town and the changing dynamics of Crested Butte as it grows. R2A is designated primarily for local housing. The guidelines for new residential construction should be utilized when designing in these zones.

Historic character of the district

This area was ranchland annexed into Town in 2002. It may have once contained historic structures. No sense of this historic context remains. However, historic buildings in nearby blocks are visible from this area.

Existing character of the district

These districts are new development zones. The character of the existing new zones is focused on single and multi-family residential uses, while new zones created in the future will be dictated by the needs of the community.

Design Goal for the New Development Zones

The goal of the zones district is to accommodate the needs of our growing community, while at the same time maintaining the architectural integrity and traditional character of Town. New construction in these zones should appear compatible with the R1 zone massing, scale and styles.

- Those parcels in R1D and R2A that do not have alley access should take extra care in not having garage doors face the street.
- Front yard set-backs in R2A are defined in a range so parking should be carefully considered if accessed off the street.
- Those parcels in R2A which utilize snowshed easements on adjacent properties should take special care in designing roof elements to minimize their snowshed impacts on adjacent properties.

Note that the Design Guidelines in the following chapters also apply:

Chapter 2 for All Projects **p. 10**

Chapter 4a for All New Residential Construction **p. 53**

Chapter 5 for the R1 District **p. 83**

Of special concern are the following Guidelines:

4.8 Materials should be similar to those used historically.
4.9 Wood should be painted or have pigmented stain.
4.10 The exact replication of historic structures is discouraged.

A-O
Agricultural Open Space

This zone is designed to maintain open space, primarily on the perimeter of Town. Limited agricultural buildings may be allowed depending on restrictions and covenants placed on specific properties. If allowed, structures should emulate historic agricultural sheds and barns seen in the upper East River Valley.

Part of the Verzuh Annexation, this open space adjacent to Town provides high quality wetlands, trails and a buffer between the Town boundary to the west and county and federal lands to the north and east.

R1A: Residential District

This district is of limited size. It was designed to allow some existing development on the perimeter of Town to be incorporated as a buffer to the surrounding open space. The Guidelines for new development in Chapter 4 should be used as the basis for design and review in this zone.

R1B: Residential District

This district is created for unique properties situated at higher elevations where lots will be designed to reduce the number of building sites by allowing larger sites as a transition between the Town and larger residential lots outside of Town limits. It is intended that no more than 2 units, designed or used for dwelling by a family, shall be allowed on a site. Unlike traditional Town lots, the impact of structures may be elevated by their appearance from Town, which may not be the street frontage.

Historic character of the district

The bench helps to define the edge of the valley. This ridge became the natural boundary to Town on the south and west.

Existing character of the district

R1B is a residential area consisting of large newer homes with views into Town and over Town to the Crested Butte ski area.

Note that the Design Guidelines in the following chapters also apply:

Chapter 2 for All Projects **p. 10**

Chapter 4 for All New Construction **p. 50**

Of special concern are the following Guidelines:

2.28 The use of accessory structures is encouraged to reduce the overall mass on a site.

Design goals for the R1B district

- To minimize the mass and scale of buildings. Buildings in this area should relate to those found traditionally in Town, as seen from below.
- To encourage appropriate infill and changes to existing structures that compliments the character of the historic core areas.
- To maintain the size and scale of the R1B neighborhoods and to place new structures so they compliment, rather than overwhelm or detract from, historic structures.
- To maintain and encourage pedestrian size, scale, uses and orientation.
- To allow for additional flexibility in design as compared to what is allowed in historic areas.

Design Guidelines for the R1B District

***5.97 Buildings should step down in scale as they approach the edge of the bench.**

a. If possible, keep the 1 ½ stories at the edge of the bench to minimize the mass as seen from town.

5.98 Minimize roof mass.

a. Orient gable ridgelines towards the core in order to minimize the apparent mass of structures as seen from the center of Town.

5.99 Provide landscape buffers along the edge of the bench to screen the mass of buildings.

***5.100 Minimize large glass areas facing Town.**

a. Window to wall ratio should be no greater than that in Town.

5.101 Provide a variety of setbacks.

a. This is especially important for large structures.

5.102 Locate structures away from the edge of the bench.

a. Minimize their appearance as seen from below.

***5.103 Minimize lighting that is visible from the Town below.**

a. Locate light sources away from the edge of the bench.

b. Light sources should be screened or directed to minimize visual impact on neighbors and Town below.

Chapter 6
Design Guidelines for Signs

The Design Guidelines that follow should be used in conjunction with the Town's sign component of the zoning ordinance. In cases where standards within the ordinance and these Guidelines are in conflict, the more restrictive will apply. The design of all signs, with a few exceptions, must be approved by the BOZAR.

Signs should be subordinate to the overall building composition. Historically, signs used in Crested Butte were relatively simple. They varied in size and location quite broadly, but most were simple painted panels with simple letter styles. The earliest signs had no lighting. In later years, an indirect light source was typical. These relationships should be continued. To do so, the Board seeks to limit the size and number of signs such that no single sign dominates the setting. Please refer to the sign and lighting restrictions in the zoning code for more specific requirements.

Mount signs to fit within existing architectural features. Signs should help reinforce the horizontal lines of moldings and transoms seen along the street.

SIGN CONTEXT

A sign typically serves two functions: to attract attention and to convey information. If the building front is well designed, it alone can serve the attention-getting function, allowing the sign to be focused on conveying information in a well conceived manner. All new signs should be developed with the overall context of the building and of the district in mind.

***6.1 Consider the building front as part of the sign.**

a. The overall façade composition, including ornamental details and signs, should be coordinated.
b. Signs also should be in proportion to the building, such that they do not dominate the appearance.
c. A master sign plan should be developed for the entire building front.

6.2 A sign should be subordinate to the overall building composition.

a. Locate a sign on a building such that it will emphasize design elements of the façade itself. They should not obscure architectural details or features.
b. Mount signs to fit within existing architectural features. Signs should help reinforce the horizontal lines of moldings and transoms seen along the street.

6.3 A sign should be in character with the materials, color and detail of the building.

a. Simple graphic designs are more appropriate.

PERMITTED TYPES OF SIGNS

6.4 Flush-mounted signs may be considered.

a. These are mounted flat to the wall, usually just above the display window.

b. Flush-mounted signs should not be located above second floor windows.
c. Look to see if decorative moldings define a "sign panel." Locate flush-mounted signs such that they fit within panels formed by moldings or transom panels on the façade.

6.5 Projecting signs may be considered.
a. A projecting sign should be located near the business entrance just above the door or to the side.

6.6 A window sign may be considered.
a. It may be painted on or hung just inside a window.

6.7 An awning sign may be considered.
a. An awning sign may be woven, sewn, or painted onto the fabric of an awning. A panel sign painted or mounted on the edge of a rigid canopy also shall be considered an awning sign.
b. Lights may not illuminate awnings from inside.

6.8 A directory sign may be considered.
a. Where several businesses share a building, coordinate the signs. Align several smaller signs, or group them into a single panel as a directory, to make them easier to locate. These signs must be located within the setbacks.
b. Use similar forms or backgrounds for the signs to tie them together visually and make them easier to read.

6.9 Freestanding signs may be considered.
a. These must be small in scale.
b. These cannot be higher than the building and must be contained within the setbacks.
c. Off-site signage is not allowed.

6.10 Projecting signs may be considered.
a. Projecting signs cannot be higher than the ridgeline or parapet of the building.
b. If the sign projects over the pedestrian way the bottom must be at least 8 feet above it.

6.11 When permitted in the sign code, signs placed on the rear of a building should be simple in design and style, as they serve a function for delivery identification.

INAPPROPRIATE SIGN TYPES

***6.12 Signs that are out of character with those seen historically, and that would alter the historic character of the building or street, are inappropriate.**
a. Animated signs are prohibited.
b. Sandwich boards that stand on public property are not permitted.
c. Any sign that visually overpowers the building or obscures significant architectural features is inappropriate.
d. Internally lit signs are not allowed.
e. Neon signs are not allowed.
f. Signs painted on roofs are not allowed.
g. See also the sign code portion of the Town's zoning ordinance.

SIGN MATERIALS

6.13 The sign materials shall be compatible with those of the building façade.
a. Painted wood and metal are appropriate materials for signs. Their use is encouraged.
b. Plastic may be used only in limited amounts on signs. Plastic may not be the predominant material on any sign.
c. Highly reflective materials that will be difficult to read or are distracting to passing motorists are inappropriate.

SIGN CONTENT

6.14 Symbol signs are encouraged.
a. Symbols add interest to the street, are quickly read and are remembered better than written words.

6.15 Use colors for the sign that are compatible with those of the building front.
a. Day-glow or fluorescent colors are not allowed.

6.16 Simple sign designs are preferred.

a. Fonts that are in keeping with those seen in the area historically are encouraged. Avoid sign types that appear too contemporary.

b. Also limit the number of colors used on a sign. In general, no more than 3 colors should be used.

6.17 Select letter styles and sizes that will be compatible with the building front.

a. Avoid hard-to-read or overly intricate typeface styles.

b. Letters should not exceed an average of 14 inches in height. The tallest letters on a sign may not exceed 18 inches in height. In most cases smaller letters are more in scale with the average building façade. Up-lighting that causes light pollution is prohibited.

SIGN LIGHTING

6.18 The light for a sign shall be an indirect source.

a. Light shall be directed at the sign from an external, shielded lamp. Internal illumination of a sign is not permitted. The preferred method to light a sign is to down light the sign from above.

b. A warm light, similar to daylight, is appropriate. The blue cast of fluorescent light or the orange cast of sodium vapor causes a shift in the colors of the street as seen historically and are therefore prohibited as light sources. However, energy efficient compact florescent lights may be allowed.

c. Lamps that project an image for the purposes of advertising are not allowed.

d. Full cut-off shielded fixtures should be used for all outdoor lighting applications.

WALL ART / GRAPHICS

6.19 Wall art is not permitted.

Appendices
Design Hints

Heat Loss

Crested Butte sits at an elevation of 8855 feet in a high alpine valley. The Town experiences a relatively sunny cold climate with low humidity. The average January temperature is 11.8 degrees F. The number of heating degree days is roughly 11,000. This is a reflection of the number of degrees over the course of a year that the temperature needs to be raised to reach 65 degrees F. As a basis for comparison, the number of degree days for Denver is around 6000. The need for cooling is nonexistent. The rigorous climate dictates that special attention should be given to energy efficiency when designing structures.

The severe winters in Crested Butte make heating a major expense, but this cost can be sharply reduced with proper building design. The Town has established and adopted insulation standards that must be met by all new construction in Town, but further measures can reduce heating costs even more. Caulking and weather-stripping around openings can help, as well as careful placement of windows. A north-facing window will lose significant amounts of heat, while a south-facing window can collect solar energy. Cold drafts can be reduced by installing insulated shutters on the inside of windows. Outside shutters can protect window glass from cracking due to falling ice or the force of snow build up.

Interior Layout

The interior layout of a building can also affect its energy efficiency. The floor plan should allow air to circulate naturally throughout the areas of high use. Plans with spaces that flow together work better than those with many small rooms. Hot air rises, and the higher areas should be the rooms of most active use, or the air should be re-circulated with fans. Second floor living is also comfortable because of the snow accumulation over windows on the first floor.

Wood Stoves

Many people are trying to reduce their heating costs by using wood stoves. This may not be a successful strategy in future years, as the price of wood is rising and getting harder to find.

Wood stoves are an old technology, but one which is a new experience to many people. There are various hazards that must be controlled in the installation and use of wood stoves. Only one wood stove per building is allowed. An E-Star rating must be met in order to install a wood stove in a structure. Only approved solid fuel burning devices may be installed. Approved stoves burn less than 4.5 grams of particulate per hour.

For most efficient heating, place a wood stove where heat will circulate throughout the entire house, not against an exterior wall. Some stoves designs are more energy efficient than others. In general, airtight designs produce more heat for each British Thermal Unit (BTU) of wood fuel burned, but different modes of operation can also affect efficiency. Hotter operation is better, both for efficiency and for reduced emissions of hot pollutants. The heat produced in a fire can be stored in a heat sink, such as a rock enclosure near the stove, to be radiated slowly and to keep the house warm. Many people damp down their airtight stoves to smolder all night, a practice which produces significant air pollution and burns the wood inefficiently.

Stovepipe Design

The design of the exhaust or flue pipe from the stove can affect efficiency, safety and ease of operation. More heat can be recovered if un-insulated pipe is used for some distance inside the building. This pipe, due to its high temperature, must be kept away

from the combustible materials or other closed spaces, and isolated once it enters a wall.

Creosote buildup inside the pipe can create a fire hazard. Creosote precipitates out and deposits on the pipe when the exhaust air temperature drops below 200 degrees F. Creosote can be controlled by periodically burning a hot fire to oxidize the buildup. The pipe should be installed with as little length outside the building as possible because once the pipe is out in the cold air it will cool the exhaust air and precipitate creosote. The use of triple wall pipe is not recommended. Triple wall pipe has three layers of metal, creating two air layers between them to insulate the pipe as it passes through walls or other combustibles. Cold outside air is pulled into these air layers to circulate and cool the pipe, but in Crested Butte's climate this system will cool too much and cause creosote buildup inside the pipe. It is much better to use double-walled pipe or other methods of insulation which do not cool the pipe but merely separate the hot pipe from surrounding burnable materials.

Creosote should be cleaned off of the inside of the pipe at least once a year. A new exhaust pipe should be checked monthly by some knowledgeable person until the rate of buildup is determined. The fire department may be willing to perform this service. There are chimney sweeps in this area that can clean the stovepipe. Homeowners can do the job if they are thorough in their cleaning and use proper tools. However, please note that incomplete cleaning will merely scrape off part of the creosote and expose lower layers that are not fully oxidized, thus increasing the risk of a chimney fire.

The design of a stovepipe can affect the ease of cleaning. At any corners where the pipe turns vertical after horizontal, a cleanout tee should be provided to reach in and scoop out creosote falling down from the vertical stretch of pipe.

Cold Roof

An alternative roof design to a sliding metal roof is a "cold roof," which is one that is so well insulated from the building that the snow on it never melts. The same can be accomplished by creating a cold air space between the roof insulation and the roof skin. Snow builds up on a cold roof, providing further insulation for the building. A cold roof will not slide except when the ambient outdoor temperature is above freezing. Generally, a cold roof will have to be structurally stronger than a sliding roof to withstand the tremendous loads it will experience. Consideration of shedding angles is also important.

Flat Roof

A flat roof is designed so that snow will be blown off by the wind. The parapet height around the roof must be calculated to allow such stripping action to proceed safely. At times it will also be necessary to shovel the snow off the roof. Therefore, structures with flat roofs should be sited in such a manner that there is adequate space allowed within property boundaries for snow storage.

The flow of water caused by melting snow is the most important consideration in designing a flat roof. The roof should be designed so that this water drains off without freezing. One solution for drainage is to pitch the roof slightly to the interior and provide centrally located interior drains. These drains must be kept warm enough so that ice does not build up and block them.

Site Planning

Feng Shui or the Art of Geomancy

Feng Shui, which is also called geomancy, is the ancient Chinese method of placement, of which site planning is a primary subject of interest. There are two demands made on the landscape architect:
1) To choose a good site.
2) To ensure that the work does not offend the landscape.

The Chinese science of finding an auspicious site for a house, a grave, or a town, is based on the thought that earth, water, and wind are literally the soul of man. The human soul is part of nature. Just as nature is in a constant state of flux, the human soul is influenced by changing circumstances and environment. The total balance of focus is different in any two places. The sitting of towns, houses and gardens must account for those changes.

The individual who practices geomancy must understand the functional needs of the building, but above all have an appreciation of, and a respect for, the beauty of the landscape which will enable him or her to safeguard its integrity.

Site Analysis

Living in a town like Crested Butte makes one very conscious of the natural environment and a great deal can be learned and adapted from applying the principles of geomancy to site planning. The Ore Bucket Commercial Building is an example of a structure whose form reflects the shape of the mountains which serve as its backdrop. It does not offend the landscape; it blends into the landscape.

Good site planning starts with a site analysis. This is not obligatory for any permits or approvals from the Town, but it is advisable for the individual owner. A site analysis should include the following:

(1) Survey which notes
- boundary / property lines
- (true) north arrow
- easements, rights of way
- location of walls and fences and the materials of which they are made on the said property, or on neighboring property, if pertinent.
- location and direction of all existing sanitary and storm sewers, and utility poles

(2) Views (to and from) planned structure
(3) Existing vegetation
(4) Sun diagram / shadow diagram
(5) Prevailing winds and breezes
(6) Micro-climatic analysis of the area
(7) Analysis of the soil
(8) Any unusual features (i.e. avalanche hazards)
(9) Existence of subsurface fill, water conditions, unstable soils
(10) Streets, highways, alleys and large areas of parking as they function as traffic generators, barriers, entrances and exits.

Extra care at the site planning stage can make an enormous difference in cost savings and aesthetics. For example, several residents have built additions or fences on property which they later found belonged to a neighbor or the Town. A property survey would have eliminated the confusion.

Views are important and it is generally agreed that the best views are toward the mountains. However, in an area such as Crested Butte, which has significant snowfall, it makes good sense to site most of the windows on the south and southeast sides of the structures. This does not mean that there should not be any windows on the north side, but rather that the design be subtle in siting.

Gardens and Open Space

Site planning includes the structure and the garden. It is important to analyze how the outdoor space will be used. Is it for adults, children, or both? Will there be a patio area for barbeques where guests will want to sit in the sun, or a grassy area which will require some shade? Evergreen and deciduous trees, like all plant materials, have differing requirements in terms of soil and the amount of sun / shade they need to survive. It is much easier at the site planning stage to think about these requirements than to later be disappointed when the structure is complete and one finds there is no sunny spot to grow vegetables.

Sun and shadow diagrams are also especially important for commercial buildings which provide site amenities such as decks, benches, or any outdoor seating areas. See the suggestion in Passive Solar Site Planning section.

Solar Energy Applications

There is excellent potential for the use of solar energy in Crested Butte. The valley experiences a significant amount of sunshine which can be utilized to enhance the indoor living quality and save money on heating expanses, while reducing the effects that most heating systems have on air quality and the environment. There are two main types of solar energy utilization: active and passive. The Town encourages the use of passive solar energy designs. Their use need not conflict with building types that are compatible with the Town's historic precedents. The use of active solar collectors generally is more difficult to fit into the historic character of the Town than passive measures, but BOZAR may consider them as a desirable energy conservation measure if the design is integrated in a compatible way.

Passive Solar Systems

Passive solar design can fit into the historic context of Crested Butte and be most effective. A passive solar energy system is one that uses natural and architectural components to collect and store solar energy. A building incorporates passive solar features if it is designed to receive and retain heat from the sun. Passive systems generally require little or no mechanical systems other than to perhaps redistribute hot air throughout a structure. A passive system allows the sun to penetrate the building envelope. The sun strikes a material capable of storing the energy. The heat should then be redistributed throughout the structure over time.

Active Solar Systems

Active solar systems are defined as those systems which require mechanical assistance. The typical system utilizes panels to collect the suns energy and convert the energy into either electricity or to heated water. Active systems tend to require more maintenance and technical expertise to operate efficiently. For this reason their choice may not be advisable for second home owners or rental units. The technology in this field is rapidly gaining ground and may soon address past perceived shortcomings with the systems. The primary consideration of active systems is to orient the panels correctly.

From a design standpoint, it is important to site the panels so as to fit into a roof's design so it is compatible within the district. They should not be placed so as to be obtrusive or appear to be an independent element of the structure. Panels may be hidden by other elements such as parapets on flat roofed buildings.

If collectors are placed on the roof, they must be able to survive large amounts of snow falling onto and sliding off of them. Freestanding collectors placed in the yard would be buried in deep snow in the winter.

The Sun

The typical method for letting the sun's energy enter a structure is through windows. Glazing technology has been improving rapidly. There are various types of glazing and glass used between multi-pane windows to improve their efficiency. Glass is the least efficient aspect of a structure's exterior. Not only does glass let light in, but when in the shade it also transmits heat out. Insulating drapes or curtains are highly recommended to be used on the windows when the sun is not heating the interior space.

Windows used for solar gain should be oriented due south, which is consistent with the Town plat. Large glass roof panels or slanted glass can collect too much sun in the summer when it is not desired.

Glass should be set vertically. Vertical placement of glass is consistent with the historical building and window configurations of the Town.

The amount of glass required is not as much as sometimes thought. A simple rule is that not more than 7% of the floor area needs to be reflected in south glass if there is little or no mass. Not more than 12% is needed if there is mass present. Too much south glass can render a living space unbearably hot. East and west glass should be limited to less than 4% of the floor area. North glass will lose more heat than it collects and should be used to frame views rather than provide panoramas.

Storage or Thermal Mass

Mass is the wall or floor material which the sun strikes and heats up. After the sunsets, the mass slowly releases its stored heat back into the space. Generally speaking, the higher the density of the material the more efficient it is at storing solar energy. Typical materials used are brick, masonry, concrete, tile and water. A concrete slab on the ground or even elevated over framing is a good choice. However, monolithic slabs must be engineered so frost heaving possibilities are dealt with. The mass should not be covered with a less dense material such as carpet, drywall or wood, and should be insulated from the ground.

Distribution

It is important to distribute heat from the point of collection to other parts of the structure. Heat in a slab or mass will diffuse and assume the same temperature throughout the mass with time. This can be used to move heat from areas of direct sun to areas of shade. An open floor plan can also be useful in allowing air to move throughout the structure. Mechanical means, such as ducts and fans, are also sometimes useful for moving heated air from one space to another.

Insulation

Crested Butte Energy codes require that certain components of new structures meet specific R values or have a specified resistance to heat passing through them. Energy codes and insulations requirements are rapidly evolving. The latest codes should be referenced for the most current building requirements.

Advances in insulation technology are being made rapidly and higher R values are being achieved with ever thinner materials. Commonly, insulation is applied in stud or rafter bays or as panels or sheathing on a structure.

It is sometimes difficult to meet these requirements in older buildings. They should be a goal however, and in most old buildings energy requirements can be dramatically decreased. Specific insulation plans should be cleared through the building department.

It is recommended that insulation be added to the interior of old structures so as to maintain the historic exterior characteristics such as fascia widths, window reveals and wall dimensions.

Passive Solar Site Planning

In Crested Butte consider the following general guidelines for energy conservation when designing and building structures:

(1) Orient the structure to the south.
(2) Orient active living spaces to the south to take advantage of solar gains and utility spaces on the north.
(3) Create protected exterior sun pockets.
(4) Use more glass on the south side than the north based on energy calculations.
(5) Site north-facing windows to provide a "framed" view rather than a panorama.
(6) Design an airlock entry.
(7) Use paved surfaces, rock, or masonry on south side for increased absorption of radiation.
(8) Design greenhouses on the south side for collection of solar heat.
(9) Utilize exterior walls and fences to capture the winter sun and reflect warmth into living spaces.
(10) Utilize darker colors on collection areas to absorb more radiation.
(11) Locate storage masses of rock or water in the direct sunlight.
(12) Cold air will drop to sunken areas. Therefore, these areas should occur on the south side as solar collection areas.
(13) Reduce air leakage by sealing all avenues of potential leakage. These include around doors, windows and plumbing, underneath and around drywall seams and holes and behind electrical outlets. Other sources of infiltration include exterior vents, which should be fitted with back draft dampers.
(14) With the reduction of inadvertent air infiltration, indoor air quality becomes a more critical consideration and should be taken into account. Paints, stains, glues, particle and wafer boards, as well as other building products may all contain materials that are detrimental to air quality and health. In addition, special attention should be given to the venting and combustion air requirements of gas appliances. As air is exhausted by clothes dryers, gas appliances and bathroom and kitchen mechanical vents, this creates a need to replace the vented air. The introduction of outside air into structures is required.

Landscaping

Trees and shrubs can be used to reduce solar heat gains in the summer. Deciduous trees (trees which shed their leaves at the end of each growing season) provide shade in summer months and allow sun light to pass through in the winter. Various trees provide different degrees of shade, depending on the leave size and density. Many trees allow diffuse light to penetrate permitting natural lighting levels to be maintained, while others are practically opaque.

Deciduous trees, though effective for providing shade, are not as valuable as windbreaks. Therefore, on the north or northwest side of a building (depending on the prevailing cold winter winds) coniferous trees should be used. Their use and type depend on the density of the branch structure, how close to the ground they grow and their height at maturity. Their effectiveness as wind breakers is governed by the proximity of individual trees. The goal is to direct the air flow over trees instead of around them. The dead air space behind trees can act as insulation space. With coniferous trees on the north and west and deciduous trees on the south and east side of a building, maximum protection from cold winds in the winter and maximum shading from the sun in the summer can be realized.

While trees assist in the insulation of a building against both heat gain and heat loss, they can also help purify the air. Trees native to the area should be used.

Earth

Earth can be used to minimize the amount of exposed surface area of a building. Mounds of earth (berms) on the north side can considerably reduce the heat loss in the area. Prevailing winter winds (which usually come from the north or northwest) will carry away heat faster from an exposed north wall than from any other exposed wall surface area on the west and north sides.

Earth is effective as an insulator below frost line. A mixture of mulch and soil can decrease the depth of the frost line because it is an insulator. An insulative ground cover, such as bark or leaves, also aids in diminishing cold penetration in the soil.

Berms can be useful in directing noise and snow away from a structure. Sound cannot penetrate the mass of a berm and is either absorbed or reflected by it. The proper positioning and forming of berms will direct winds, causing snowdrifts to form away from buildings and entrances. Berming should not be created which detracts from the historical or visual integrity of a structure.

BOZAR GUIDELINE PLANT LIST TREES AND SCRUBS NATIVE TO THE GUNNISON BASIN

Botanical Name	Common Name
Trees	
Abies lasiocarpa	Subalpine Fir
Abies concolor	White Fir
Picea engelmanni	Engelman Spruce
Pinus aristata	Bristlecone Pine
Pinus contorta latifolia	Lodgepole pine
Pinus flexilis	Limber Pine
Pseudotsuga menziessi	Douglas Fir
Populus angustiflola	Narrowleaf Cottonwood
Populus balsamifera	Balsam Poplar
Populus tremuloides	Quaking Aspen
Shrubs	
Acer glabrum	Rocky Mtn. Maple
Alnus incana tenufolia	Thinleaf Alder
Amelanchier alnifolia	Serviceberry
Arztostaphylos uva-urse	Kinnikinnik
Artemisia frigida	Fringed sagebrush
Betula fontinalis	River Birch
Betula glandulosa	Bog Birch
Ceanothus velutinus	Sticky Laurel
Cercocarpus montanus	Mountain Mahogany
Chrysothamnus depressus	Dwarf Rabbitbrush
Chrysothamnus nauseosus	Golden Rabbitbrush

Grasses Suitable for Revegetation

Alopecurus pratensis	Meadow Foxtail
Bouteloua curtipendula	Side-Oats Grama
Bromus marginatus	Mountain Brome
Fustuca arizonica	Arizona Fuscue
Festuca ovina	Sheep Fescue
Festuca ovina duriscula	Hard Fescue
Festuca rubra	Creeping Red Fescue
Festuca scabrella	Rough Fescue
Poa canbyi	Canby Bluegrass
Poa compressa	Canada Bluegrass

Wildflowers Native or Naturalized in the Gunnison Basin

Archillea lanulosa	Western Yarrow
Aconitum columbianum	Monkshood
Agoseris glauca	False-Dandelion
Allium ceruum	Nodding Onion
Anaphalis marqaritacea	Pearly Everlasting
Aquilegia coerulea	Colorado Columbine
Aquilegia elegantula	Western Red Columbine
Arnica cordifolia	Heartleaf Arnica
Asclepias speciosa	Showy Milkweed
Campanula rotundifolia	Common Harebell
Castelleja integra	Indian Paintbrush
Cleome surrulata	Rocky Mtn. Beeplant
Delphinium ramosum	Alpine Larkspur
Dodeactheon pulchellum	Shooting Star
Echinocereus triglochidiatus	Claret-Cup Cactus
Epilobium angustifolium	Fireweed
Erigeron formississima	Showy Daisy
Erigeron speciosus	Aspen Daisy
Erigonom umbellatom	Sulphur Flower
Eritrichum aretioides	Alpine Forget-me-not
Erysimum asperum	Western Wallflower
Gallardia aristata	Blanket Flower
Geranium caepitosum	Fremont Geranium
Geranium richardsonii	White Geranium
Helenium hoopesii	Orange Mountain Daisy
Hymenoxys grandiflora	Alpine Sunflower
Iris missouriensis	Wild Iris
Lathyrus eucosmos	Bush Peavine
Linum lewisii	Blue Flax
Lupinus argenteus	Silvery Lupine
Mertensia ciliata	Mountain Bluebells
Oenothera caespitosa	Evening Primrose
Penstemon barbatus	Scarlet Penstemon
Penstemon strictus	Rocky Mtn Penstemon
Penstemon whippleanus	Whipple’s Penstemon
Phlox hoodii	Dwarf Phox
Polemonium pulcherrimom	Jacob’s Ladder
Polemonium viscosum	Sky Pilot
Pulsatilla patens	Pasque Flower
Rudbeckia hirta	Black-Eyed-Susan
Silene acaulis	Moss Campion
Taraxacum officinale	Common Dandelion
Termospsis montana	Golden Banner
Thifolium pratense	White Dutch Clover
Viguiera multiflora	Golden Eye
Wyethia ariyonica	Mule’s Ears

WEEDY SPECIES TO BE AVOIDED
(*as recommended by the Colorado Native Plant Society*)

These wildflowers and grasses should not be used for gardening, reclamation or restoration.

Wildflowers

Cichorum intybus	Chicory
Daucus carota	Queens Anne's Lace
Hesperis matronalis	St. John's Wort
Linaria genistifolia dalmatica	Dalmation Toadflax
Linaria vulgaris	Butter & Eggs
Leucanthemum vulgare	Ox-Eye-Daisy
Lythrum salicaria	Purple Loosetrife
Matricaria perforate	Wild Chamomile
Melilotus alba	White Sweet Clover
Melilotus officinalis	Yellow Sweet Clover
Viticella orientalis	Clematis/Virgins Bower

Grasses

Agropyron cristatum	Crested Wheat Grass
Bromopsis inermis	Smooth Brome
Dactylis glomerata	Orchard Grass
Phelum pretense	Timothy Grass

Town of Crested Butte
Zoning Map

KEY

R1	RESIDENTIAL
R1A	RESIDENTIAL
R1B	RESIDENTIAL
R1C	RESIDENTIAL / CORE
R1D	RESIDENTIAL
R1E	RESIDENTIAL
R2	RESIDENTIAL / MULTI-FAMILY
R2A	RESIDENTIAL / MULTI-FAMILY AFFORDABLE
R2C	RESIDENTIAL / MULTI-FAMILY / CORE
R3C	RESIDENTIAL / HISTORIC / TOURIST / CORE
R4	RESIDENTIAL / PLANNED UNIT DEVELOPMENT
B1	BUSINESS CORE
B2	BUSINESS / HIGHWAY RELATED
B3	BUSINESS / HISTORIC RESIDENTIAL
B4	BUSINESS / HISTORIC RESIDENTIAL
C	COMMERCIAL
M	MOBILE HOME
P	PUBLIC
A-O	AGRICULTURAL OPEN SPACE
T	TOURIST
PUD	PLANNED UNIT DEVELOPMENT