



Staff Report June 14, 2016

To: Bozar
From: Bob Gillie and Molly Minneman
Subject: **Crested Butte Center for the Arts Work Session**
Date: June 14, 2016

The Center for the Arts has submitted some revisions that react to Board comments from the May 18 and April 26 work sessions regarding the building architecture. You will find plan revisions attached together with material information in the packets.

The meeting at 6:00 on Tuesday June 14 will be an informal work session to focus in on building details. Further feedback on the architecture include the entry feature and connection to the existing building, materials, window styles and fenestration, and outdoor stage canopy. The interior elevations of the eastern aspects of the building are provided with a key that is coded to the drawings. Two renderings, the west and south elevations are provided. Material samples will be provided at the meeting together with color samples for consideration. The meeting has been published in the paper but it is not a public hearing.

Also included is the project overview from the applicant, and the notes from the May 18 meeting.

The staff has met with the proponent team including Nestor Bottino, regarding input by the Board over the past several months. In regards to the site plan, staff incorporated additional meetings with Parks and Rec together with Tina Bishop of Mundus Bishop regarding the revisions of the park spaces associated with the Center's expansion. They will be reflected in the June 21 meeting plan-set.

The intent here is to garner more input from the Board prior to, what is hoped to be, the formal submittal for July.

June 9, 2016

Crested Butte Center for the Arts
Crested Butte, Colorado

BOZAR Board Project Review 6
June 14, 2016

Project Review 6 is intended to further the discussion of Center for the Arts (CFTA) topics discussed at the April 11, 2016 and May 18, 2016 work session with the BOZAR Board.

The material submitted for Project Review 6 includes:

- Preliminary updated site plan incorporating major decisions from the June 3, 2016 work session of Town Staff with CFTA design team and Mundus Bishop. The detailed review of site issues is scheduled for the June 21 BOZAR/DRC meeting.
- Updated floor plans with the incorporation of Town staff comments regarding Town Park storage and equipment rooms. Location of Park toilets is indicated but layout is yet to be finalized.
- Updated roof plan.
- Updated overall elevations reflecting plan updates.
- Unfolded elevations showing all exterior wall planes.
- Updated sections reflecting plan updates.
- Updated list of primary exterior materials responding to BOZAR comments.

The design team will have samples of proposed material, additional material specifications, and samples of proposed colors for review with the BOZAR Board at the June 14, 2016 work session.

Town of Crested Butte
Board of Zoning and Architectural Review
Special Meeting
May 18, 2016

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Sawyer called the meeting to order at 6:01 pm.

Members present were: Alvarez Marti, Sawyer, Russell and Nauman.

Staff members present were: Yerman, Minneman and Earley.

Item No. 1

*BOZAR Work Session: A presentation by the **Center for the Arts in conjunction with the Town of Crested Butte** for the purpose of receiving informal input from the Board regarding changes proposed from recent plans to the Center for the Arts site plan and structure proposed for the Crested Butte Town Park to be located at 606 Sixth Street, Blocks 50 and 51 in the P zone.*

Andrew Hadley and Jenny Birnie were present and Sawyer said that at the last work session they gave a lot of feedback. Hadley said not everything has been addressed yet. He hoped that they will give any comments on the site for a coming visit by Nestor next month. They are still trimming a little on the building based upon size and budget. Birnie said that they had judged 25,000 square feet and \$12.6 million to raise and cannot exceed this. Hadley said some of the basics on the elevations have been resolved. They felt that it is a continuation of the meeting last month. They brought ideas about siding, window details and framing for entry. The northwest corner wasn't resolved regarding how the terrace worked. It made this more dominant than the gable feature. They put thought into the window fenestration to make it less random. The floor plan is more reflective of this. The connector/lobby piece got a bit smaller and connection to the building was clarified. Sawyer asked about the waiting area and Hadley said it won't be open to the weather, but he's unsure of the cover yet. Russell asked about the canopy and there is not a clear shape yet. There is a perspective that we did not receive. So, Hadley showed a black and white copy.

Wood versus metal entry: Hadley explained the two options. The structure (glue-lams) will sit outside of the window wall. They are showing just wood, but the Board would like to see a metal option just to know. Sawyer thought that wood would tie in better. The wood on the posts for the stage would match. The columns back to the wall would be 4-5 feet. Minneman asked how much in height it was reduced, which was 2-3 feet and 8 feet in depth North to South.

Aerial dance window: Hadley wasn't sure if the windows were wood. Sawyer asked the Board for their thoughts. Hadley said it will be a multi-purpose space. Russell asked if it would sit out from the wall and it will. Russell asked about the ribbed copper shingles. Nauman asked about the height, but it is for the elevator. Sawyer asked how tall this will be and Hadley was unsure.

Flat roof around to the asymmetrical roof: Russell liked it and appreciated how it balanced the rest of the features. Alvarez Marti wasn't sure and asked why this was done. Hadley said it was done to balance it. She felt it was reflective of the old building. She thought she'd like to see it drawn symmetrically and Sawyer agreed. They thought that it tied back to the original.

Other large section of windows: Sawyer asked if Board members wanted to try to tie back to town. Alvarez Marti said it seems very busy. Pattern isn't desirable per Nauman and he understood it was tucked back. Sawyer agreed. She asked if Staff had any thoughts and Gillie said that there are some elements that are excessively dissimilar. He wondered if the pop out windows were more of a trend and would tend to shy away from trends. Minneman said it would be good to match the symmetry with the existing building and wondered if this would bring some more calmness to the plan. She wondered about the dance space and if there were larger muntins for the horizontal, which are generally excessively dissimilar and discouraged, to try to break into two windows. Hadley did think that the mullions were a bit arbitrary. Alvarez Marti said there is something that feels wrong. She liked the large window, but thought it could be more conventional. They looked at

a previous version of the plan, which had too many small windows. They talked about Kochevar's and the Forest Queen and how these large windows are separated. They are trying to play with void and solids. Sawyer asked for these to be reworked somehow. Russell wondered if it went more vertical and split the floors. Alvarez Marti thought that it is busy so the muntins becoming simpler makes things look cleaner. Sawyer also wondered about the dance window. Alvarez Marti agreed about simplifying the muntin patterns.

The **site plan** wasn't correct.

One window looked as if it were floating and it is the Director's office.

Deck/terrace: They talked about the location. Russell and Alvarez Marti were supportive. Nauman asked about the roof below and this is gone.

Windows with a transom and an awning below did not speak to vernacular of town. They wondered about the doors. They thought that these would need to change. Sawyer did understand that this was trying to bring light into the hall.

Members thought windows could be cleaned up to look more relatable Kochevar's.

Theatre: Elevator shaft looks large per Sawyer. It is 14' wide. Alvarez Marti asked about the actual height. Minneman asked about how wide it has to be and wondered what the Board would support. Alvarez Marti thought that the narrower it gets it looks like a chimney. Alvarez Marti thought that updated perspectives and 3D drawings would be more helpful. Sawyer didn't think that this reflects a parapet. Hadley said it is a simplified version of a parapet. The connector also needs something to terminate into. Alvarez Marti asked if it could drop in height. Hadley said yes, but no. Alvarez Marti said it doesn't translate as a parapet because it isn't vertically or horizontally the most dominant feature. She didn't know that it didn't work, but she was having difficulty to see how it all relates together. She again mentioned updated perspectives and that they were necessary. Russell said it does resemble a ranch style house, which he didn't think that is what they were going for. Russell asked if it was disproportionate if it would be better larger or smaller. He wondered about larger. Sawyer wondered about smaller and at least seeing it drawn. Hadley worried about smaller. Gillie wondered if the material choice is part of this and could help. Alvarez Marti did wonder about this and wondered about flat sheets instead. Minneman asked if they want it to go away or if it should be accentuate like it is now. Alvarez Marti thought it should be accentuated. Sawyer saw both sides. She wondered about a change to vertical or a different metal. She didn't really support the copper, as they have not supported this in residential except on very small details. Alvarez Marti understood, but likes how it ages. Alvarez Marti thought it would be good to see different applications on this. Nauman thought it sticks out because of the way that it meets and wonder if it could tie in differently. Sawyer agreed that it wasn't flowing. Alvarez Marti wondered why it was changed from what the model showed.

Staircase Window: This is in the staircase, which is another pop out. Nauman agreed that it broke up the mass, but it is very large. He wondered about it being broke up to look like four windows. Sawyer was a little more in favor of breaking it up in a traditional way. She also worried about it popping out on this side. She understood the dance space. Hadley thought it was important here to create some depth. Alvarez Marti agreed with Hadley. Russell thought the trees help, but Minneman cautioned that this will all be decided with the help of Yerman and none of the trees are guaranteed. Sawyer asked for the four window, more traditional fenestration pattern as an example.

Sawyer thought that the **rear** needs to better address the neighborhood and better define the pattern. All agreed. They considered this a separate module. Russell didn't know if he agreed.

Sawyer asked for drawings of the **South and North of the courtyard**.

Sawyer asked for the **door patterns** to be called out in general.

They wondered about **solid to window ratio** on the South elevation.

Muntin patterns should change to the **west of the stage**. Sawyer also wondered about the height of the windows on the southwest. They either need to adjust the height or clarify why.

Materials: A royal blue color is proposed, but the Board felt that this needs to be honed in. Alvarez Marti thought that it is a lot of blue. Russell wondered if it could be different shades on different portions of the building, modules for instance. Alvarez Marti thought that they need a substantial sample. Photos could help also. Gillie thought it would help to see lots of options for colors.

The existing building will be sided with the 6" material. They were unsure of the windows (sash and frame) material or color. The concrete pillars will be gray. The Board needs options for copper detail. The new module will be sided in 8" in same color, as proposed. They were unsure about the railing. Sawyer wasn't in favor of the exposed cast in place concrete for the wall. The steps are fine in concrete, but not the wall. They also wondered about color. Minneman said that there are stucco or trowel on finishes to give texture. Sawyer wondered about metal, as is done on many homes or commercial buildings. Minneman wondered if concrete the same color as the siding might blend well. Alvarez Marti wondered if two inches is enough of a differentiation. Russell thought maybe. Roofing material will be standing seam galvanized aluminum. Russell wondered about the shininess of this. Minneman said that they can asked for it to be dulled. Gillie asked about the stacked stone and it will be for the wall. Trusses are exterior on west and interior on east.

Procedure: June 3rd is submittal for the June BOZAR cycle. If done at a DRC, the more members present the better. Russell noted that later is better and Nauman agreed. Minneman said we could split in two nights or have this later. Gillie thought that there is a lot of detail and much of this is missing right now. He thought it would be a lot to get in by June 3rd. Sawyer was worried about public if the Board hasn't looked at this. This will mostly go to July. Hadley wondered about informal for June. They thought one meeting is realistic. They asked about Nestor and if he could be present. Hadley won't be here in June. Gillie mentioned that it will be split into two meetings: site and the building. All members were okay with having extra meetings.

Sawyer adjourned the meeting at 8:05 p.m.

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