

# T H E W E L L I N G T O N N E I G H B O R H O O D



B R E C K E N R I D G E ♦ C O L O R A D O

## WELLINGTON AND LINCOLN PARK NEIGHBORHOODS DESIGN REVIEW COMMITTEE

*Minutes and Findings for Meetings in 2021 (to date)*

February 21<sup>st</sup>

March 21<sup>st</sup>

April 18<sup>th</sup>

**Wellington Neighborhood Association  
Design Review Committee**

**Minutes**

**Meeting of February 21, 2022**

**Call to Order:** 5:33 p.m.

**Attending:** Mickey Florio, Leigh Girvin, Brad LaRochelle, Brandon Smith

**Minutes of the Meeting of January 17, 2022:** Approved by acclamation.

**Agenda:**

**Meyers – Deck – 414 Bridge Street**

The deck is approved on the condition that the deck is no higher than 18” above grade. If the deck is higher than 18” above grade, further review is required. Submit additional information consistent with Design Standard section 4.5 Decks, including stair and railing details. If the deck is at or lower than 18”, please inform the DRC so we know the project is approved.

The hot tub location is approved provided that the hot tub is consistent with Design Standard section 4.16 Hot Tubs. The hot tub does not require screening as it is located farther from the neighboring home than the centerline of the house.

**Power-Himmelman - Garage with Bonus Room– 63 Bridge Street**

The Design Review Committee thanks the applicants for providing additional information and revisions to the original application. The DRC feels that the proposal is still excessively dissimilar to the Design Standards for Garages with Bonus Rooms per the Design Standards section 4.8 Garages, and excessively dissimilar to the elevations of the four garage types shown at the end of section 4.8, where the image on the far left is the Garage with Bonus Room.

The Design Standards differentiate between Carriage Houses and Garages with Bonus Rooms in recognition of the fact that Carriage Houses have a larger impact on the neighborhood in terms of mass, appearance, and privacy. Carriage Houses are permitted only on market-rate units. This applicant received permission from the Town of Breckenridge to build a Garage with Bonus Room as defined in the Master Plan and the Design Standards, section 4.8.3. This application is not for a Carriage House (Design Standards 4.8.4). As currently designed, this structure is much more similar to a Carriage House and needs to be brought into conformance with the standards and neighborhood precedent for the Garage with Bonus Room.

Therefore, the DRC requests revised plans with the following changes:

Revise dormer(s) to be consistent with Design Standards for Garages with Bonus Rooms and consistent with precedents set in the neighborhood. The DRC will consider a shed dormer or shed dormers **subordinate to the primary gable roof pitch**. For examples, please see: 25 Sisler Green, 18 Wire Patch Green, and 17 Farncomb Green; while these precedents are located in the Lincoln Park Neighborhood, the DRC is willing to extend the use of shed dormers into the Wellington Neighborhood. The proposed 10:12 primary gable roof is acceptable.

Revise entry stairs and remove the deck. Decks are not allowed on Garages with Bonus Rooms. The stairway must be a single run, attached to the building, and not supported on multiple posts. Landing should be adequate only for access to the Bonus Room and not for use as a dwelling area. These are the standards and the precedent in the neighborhood for Garages with Bonus Rooms. Excessively dissimilar designs are not acceptable.

Revise window plan to be consistent with specifications for Garages with Bonus Rooms and with neighborhood precedent. Facades in the gable walls (facing the alley and facing the house) must have windows. If shed dormers are used, windows must be included in the dormer. Efforts must be made for symmetrical groupings of windows. Excessively dissimilar designs are not acceptable.

Utilities Plan: please provide.

Landscaping Plan: Please provide.

Parking Plan: acceptable as provided.

Construction Management Plan: acceptable as provided.

**Old Business:**

**No resolution yet on:**

**Fitzsimmons, 12 Ontario Green** Hot tub screening follow-up discussion  
Discuss next steps.

**HOA Conversation about DRC Rulemaking and Guidance**

**Adjourn:** There being no further business, the meeting adjourned at 6:23 p.m.

**Wellington Neighborhood Association  
Design Review Committee**

**MINUTES**

**Meeting of March 21, 2022**

**The meeting was conducted via email with the following members responding:**

Mickey Florio, Leigh Girvin, Brandon Smith, Erin Dayton

**Minutes of the Meeting of February 21, 2022:** Approved by acclamation.

**Agenda:**

**Schroder – 14 Meadow Lark Green – Fence:**

The fence is approved with the following conditions:

A standard parking pad is 9' wide by 18' long. The applicant is advised that the area within the fencing must accommodate a parking pad of this size at a minimum, plus snow stacking at 25% of the parking pad surface. Further, the parking pad must be measured from the edge of the garage facing the alley (as shown in the submitted sketch on the application), not from the rear property line (as shown in the submitted sketch on the ILC).

If the applicant wishes to replace the existing parking surface and has not already received permission, a separate application will be required.

**Connolly – 402 Bridge Street - Solar Installation**

Approved as submitted. The applicant is advised to review the contractor's plan, on-site and in detail before any work commences. These solar submittals are based on satellite images and the DRC has observed that installed systems are oftentimes different from what's shown in the proposal. The applicant is advised to check that the array width & height fits within the relevant roof area and that any roof penetrations (vent pipes, skylights, etc.) are avoided. It is best practice to maintain a good clearance from any roof valleys, as these areas accumulate snow and ice. All conduits and electrical equipment are required to be painted to match the adjacent exterior wall color.

**Follow-Ups:**

**Myers – Deck – 414 Bridge Street**

Note: The DRC received information after the February meeting that the height of the Myer's deck will be at or less than 18" high.

**Power-Himmelman - Garage with Bonus Room– 63 Bridge Street**

Note: No application materials were received for this project for the March meeting.

**Old Business:**

**No resolution yet on:**

**Fitzsimmons, 12 Ontario Green** Hot tub screening follow-up discussion  
Discuss next steps.

**HOA Conversation about DRC Rulemaking and Guidance**

**Adjourned.**

**Wellington Neighborhood Association  
Design Review Committee**

**MINUTES**

**Meeting of April 18, 2022**

**Call to Order:** The meeting was called to order at 5:32 p.m.

**Attending:** Mickey Florio, Leigh Girvin, and Brandon Smith, representing a quorum.

**Minutes of the Meeting of March 21, 2021:** Approved by acclamation.

**Agenda:**

**16 Placer Green – Hampton – Pop-out for fireplace**

Approved as submitted provided that the applicant will further down the structural “floor” and carry the belly band across per the architectural drawing.

**43 Union Mill – Simmons - Paint House**

Approved as submitted.

**Follow Up with HOA Board:**

The DRC would like to meet with the HOA Board. Members will determine the best time to request to meet.

**Wellington Neighborhood Association  
Design Review Committee**

**Minutes and Findings**

**Meeting of May 16, 2022**

**Call to Order:** The meeting was called to order at 5:31 p.m.

**Attending:** Mickey Florio, Leigh Girvin, Brad LaRochelle, Brandon Smith

**Minutes of the Meeting of April 18, 2021:** Approved by acclamation.

**Approved with Conditions:**

**19 Stillson Green – Garber – Fence**

Approved as submitted with the following conditions:

Any impacted trees must be moved or replaced.

The section that connects to the house from the side yard may be 72” tall to be consistent.

The side yard fence must provide adequate clearance to PV shut off.

The fence on the alley side may not exceed 56”.

**15 Fair Fountain Green – Starmann – Fence**

Approved as submitted with the following conditions:

Any impacted trees must be moved or replaced.

**10 Placer Green – Dahar-Karehl – Fence**

Approved as submitted.

**43 Union Mill – Simmons – Fence Repair and height adjustment**

Approved as submitted.

**16 Dragonfly Green - Kilby - Shed and retaining wall**

Approved. All exterior materials are to match house colors, including door trim, corner boards, and roofing. The DRC is concerned that snow and ice buildup between deck and shed could become an issue since the roof is pitched back towards the deck. The DRC recommends (but does not require) that the shed be pushed tight to the deck and the shed wall-to-deck interface be properly flashed.

**23 Dragonfly Green - Hargon — Repaint with Color Scheme #6**

The proposal to change the color of the home to Color Scheme #6 is denied. This decision is based on two considerations: a) Design Standards section 4.9.1 states that the DRC shall consider the colors of the adjacent homes when reviewing requests and 20 Dragonfly Green, directly across the green, is painted with Color Scheme #6; and b) On homes with a secondary siding type in the gable ends, that secondary siding must be painted with a secondary body color. The DRC suggests Color Scheme #16, in which Thunder Gray color is the secondary color.

**The following need additional information from the applicant before the DRC can make a finding:**

**29 Fair Fountain Green – Ambrose and Godlewski – Fence in conjunction with 35 FFG**

Please resubmit when both neighbors are ready. Clarify the fence connection at the alley.

**37 Sisler Green – Peterson and O’Grady – Garage with Bonus Room**

The DRC treated this application as a work session and appreciated the opportunity to talk with the applicant. The DRC does not see any issues with the preliminary proposal; however, this does not constitute approval.

For review, please provide the following:

Site-specific drawings and plans for Garage with Bonus Room as proposed in compliance with Design Standard 4.8.3. Landscape plan including grade changes, stairways, tree removal/replacement, walkways, etc. Construction Management Plan indicating the location of materials storage, spoils storage, porta-potty, and parking for construction workers.

**66 Cedar Green – Oliveira – Carriage House Addition**

Provide revised drawings with the following changes and additions:

- Provide dimension of sidewall height as defined in the Design Standards 4.8.4 for Carriage Houses. Refer to Appendix 5.8 for further information.
- Precedent in the neighborhood does not allow a deck at the full width of the building footprint. Reduce the length of the deck to the maximum width of the dormer. Please see 15 Logan and 18 Logan for examples.
- Cantilevered deck projection of 8’ is ok.
- Symmetrical window groupings are preferred, although the DRC recognizes this is not always possible. At a minimum, please prioritize symmetry on the public-facing sides of the Carriage House by making the windows on the north elevation the same size and aligned vertically.
- Provide Landscape plan including any applicable grade changes, stairways, tree removal/replacement, walkways, etc.
- Provide a Construction Management Plan indicating the location of materials storage, spoils storage, porta-potty, and parking for construction workers.

**6 Meadow Lark Green - Schultz-Fuhrman — replace the decking with Trex**

Please provide information on a specific color and product spec for replacement decking.

The DRC observed staking on the west side of the house. If the applicant is planning a new deck, please apply for such with a site plan drawn to scale on an Improvement Location Certificate. ILCs may be obtained from the Breckenridge Planning Department.

**28 Leap Frog Green – Polise – Fence**

The application is unclear and further information is needed for a complete review. Is the entirety of the proposed fence within the applicant’s property? Or does it cross onto the Logan Street Right-of-Way? If the proposed fence is within the applicant’s property, please provide revised site plan drawings with correct dimensions, drawn to scale on the ILC. If the proposed fence crosses onto Logan St. R.O.W., please provide revised site plan drawings with correct dimensions, drawn to scale, and provide a copy of executed Encroachment License Agreement with the Town of Breckenridge, as stated in Design Standards section 4.4.3.



**New Business:**

**Discussion of HOA Board Call-Up decision for 63 Bridge Street – Himmelman-Power Garage with Bonus Room.**

DRC members agreed to meet internally to discuss strategies to communicate with the HOA Board about 63 Bridge Street and precedent. Two options to meet are:

Monday, May 23 at 5:30 p.m.

Tuesday, May 24 at 5:30 p.m.

At a location to be determined.

Please reply with your availability.

**Adjourn:** There being no further business, the meeting adjourned at 7:25