

THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

WELLINGTON AND LINCOLN PARK NEIGHBORHOODS DESIGN REVIEW COMMITTEE

Minutes and Findings for Meetings in 2021 (to date)

March 15th

April 5th

April 26th

May 17th

June 7th

June 28th

July 19th

August 8th

August 30th

September 20th

October 11th

**Wellington and Lincoln Park Neighborhood
Design Review Committee
Meeting of March 15, 2021
Revised**

Minutes and Findings

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

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

Minutes: Approved by acclamation the Notes from January and Minutes from the February 2021 meetings of the DRC.

Review of Schedule for 2021 DRC Season:

All agreed that the following schedule for 2021 is acceptable.

3/15	4/5	4/26
5/17	6/7	6/28
7/19	8/9	8/30
9/20	10/11	

Review of Changes to website and procedures

The committee reviewed the document shared in advance of the meeting. A few minor changes were made and it will be shared with the HOA administrator with the request that the update to the website and forms be made immediately.

Review of new application forms

The committee reviewed the two new application forms (one for fences only and the other for everything else) shared in advance of the meeting. A few minor changes were made. Leigh will update the forms and send to the HOA administrator with the request that the update to the website and forms be made immediately.

Next Steps

The DRC requests updates to the website and application forms be implemented immediately.

Projects reviewed via email prior to the meeting:

Barlow - 9 Farncomb Green - Deck Addition:

The DRC will need the following information to make a decision on the proposed project:

March 15th, 2021

- Submit a site plan drawn over the to-scale ILC.
- Show property lines, existing fence lines and existing deck, if there is one. Show existing and proposed location of pine tree to be moved.
- Does the deck have railings? If so, show them on plan and provide a detail or elevation.
- Does the deck have stairs? If so, show them on plan.
- Is a hot tub installation being proposed? If so, show location on the site plan and provide hot tub spec sheet.
- Please clarify what the diamond-shaped area is that's in the lower left corner of the deck.

11 Willow Green – Tree removal:

Tree removal is acceptable with an approved replacement. Please provide a site plan showing where the existing tree is located, where you will install the replacement and size/species of replacement. The owner is advised that (1) 8' tall or greater evergreen tree will be required for DRB approval.

Haynes, 76 Bridge St. - Hot Tub Installation:

DRC granted permission via email.

Projects reviewed after the March 15 meeting, but in time to be included in the minutes:

Perlow, 28 Bridge St – Patio extension and Hot Tub: Previously approved per proposal in June 2020. No hot tub spec sheet was included with the application so the applicant was advised to refer to section 4.16 of the Design Standards: Hot tubs with a capacity greater than 450 gallons or 6 people (whichever is greater) are prohibited.

Upon review at the request of the applicant, the DRC approves the application to install a hot tub without the additional new patio, provided that the hot tub will be installed in the location shown on the application dated 6/10/2020 and that the size meets the specifications of Section 4.16 of the Design Standards.

Mudroom applications: (received after meeting of March 15. Notes and comments taken from email correspondence after the meeting)

9 Leap Frog Green, Jones/Harris – Mudroom addition

Heins, 16 Walker Green – Mudroom addition

23 Paradise Green, Amedro – Mudroom addition

As each of the applications is identical and shares the same deficiencies, the DRC requests the same information from each applicant, to be reviewed at the next scheduled meeting of the DRC on April 5, 2021.

- Foundation to grade: Please provide an architectural wall section that explains how the existing deck structure is going to be converted to an insulated floor and incorporated into a foundation wall that extends below grade.
- Beam line extending across: Detail provided in narrative is adequate for the DRC to understand the applicant's plan and the DRC finds that the design treatment offered by the applicant is acceptable.

March 15th, 2021

- Roof overhang: The DRC requires that the roof overhang is 1'-0." The elevation drawing E2, page 2, provided does not show an overhang on the rake side. Please provide elevation drawings, and include the overhang on the site plan, showing the overhang at 1'-0".
- Provide construction staging plan that shows access for heavy equipment, location of storage of materials, storage and management of spoils, parking of heavy equipment, dumpster, port-a-potty, and other considerations as applicable. Permission for parking of workers in the alley or on HOA property must be obtained by the proper authority. If permission is granted, the DRC recommends no more than two vehicles be parked on HOA or TOB property. If construction proceeds into winter, parking in the alley or on HOA property is discouraged.

Please include all other previous application information with next submittal.

Adjourn

There being no further business, the meeting adjourned at 6:03 p.m.

**Wellington and Lincoln Park Neighborhood
Design Review Committee
Meeting of April 5, 2021**

Minutes and Findings

Attending: Mickey Florio, Brandon Smith, Brad LaRochelle, Leigh Girvin, Erin Dayton

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

Minutes: Approved by acclamation the Notes from January and Minutes from the March 15, 2021 meetings of the DRC as revised.

Godard, 5 Silver Green – Storm Door

Approved as submitted.

Williams, 12 Madeline Green – Patio, Concrete Walkway & New Trees

Approved as submitted.

Browne, 26 Summer Green – Fence

Approved at 48" fence height on the conditions that picket style and spacing matches existing fence conditions, and that no shrubbery will be disturbed by fence installation. If any shrubs will be disturbed, provide DRC with plans for relocation or replacement, including size and species. Stain color Burberry Beige approved. Applicant is advised to review and adhere to Section 4.4 of the Design Standards.

Fries, 28 Huckleberry Green – Fence

Incomplete application. Please provide revised application with application cover sheet for fences, include information on picket style and spacing, provide site plan shown on an Improvements Location Certificate (available from Breckenridge Community Development Department). Verify fence height at 3' tall at all locations. Please refer to Design Standards Sections 2 and 4.4 for more information.

Benedict, 62 Midnight Sun – Hot Tub

Incomplete application. Please provide revised application with application cover sheet, site plan and tub location shown on an Improvements Location Certificate (available from Breckenridge Community Development Department). Provide cut sheet for proposed hot tub. Hot tub appears to be close to property line. DRC may require screening. Please refer to Design Standards Sections 2 and 4.16 for more information.

9 Leap Frog Green, Jones/Harris – Mudroom addition

Heins, 16 Walker Green – Mudroom addition

23 Paradise Green, Amedro – Mudroom addition

As each of the applications for the mudroom addition is identical, the DRC will address them as a group. The DRC apologizes to the applicants for the delay in review of their projects. Applications were received after the March meeting of the DRC. The projects were discussed at the meeting of April 5.

April 5th, 2021

Because these applications are precedent setting, the DRC is closely reviewing the applications. Please provide the following additional information, in time to be reviewed at the DRC Meeting of April 26, 2021 (deadline is April 22).

- Foundation to grade: Please provide an architectural wall section that explains how the existing deck structure is going to be converted to an insulated floor and incorporated into a foundation wall that extends below grade.
- Beam line extending across: Detail provided in narrative is adequate for the DRC to understand the applicant's plan and the DRC finds that the design treatment offered by the applicant is acceptable.
- Roof overhang: The DRC requires that the roof overhang is 1'-0". The elevation drawing E2, page 2, provided does not show an overhang on the rake side. Please provide elevation drawings, and include the overhang on the site plan, showing the overhang at 1'-0". Site plan should be shown on an Improvements Location Certificate (available from Breckenridge Community Development Department).
- Provide construction staging plan that shows access for heavy equipment, location of storage of materials, storage and management of spoils, parking of heavy equipment, dumpster, port-a-potty, and other considerations as applicable. Permission for parking of workers in the alley or on HOA property must be obtained by the proper authority. If permission is granted, the DRC recommends no more than two vehicles be parked on HOA or TOB property. If construction proceeds into winter, parking in the alley or on HOA property is discouraged. The DRC understands that, since these projects are small in scope and will most likely be done concurrently, applicant will not have all of these items on all three properties but please show what you will have and where.

Please include all other previous application information with next submittal.

Other – Work Session

Frechter- outdoor pergola over deck with retractable awning.

The DRC will consider an application for a pergola. The DRC expects to see a traditional pergola design with layers of primary and secondary beams, in a post and beam style, of durable construction. Provide detail on materials and finishes. Please provide post-to-beam connection details, as these types of structures are prone to in-plane racking failure. And provide post base connection detail showing how the posts terminate, whether that's into the ground, onto the deck or onto the existing railing. Provide site plan on an Improvements Location Certificate (available from Breckenridge Community Development Department).

HOA Management Discussion

The DRC thanks the HOA management for making the requested updates to the website.

Late receipt of applications was a burden for DRC. Please provide applications on the Friday before the meeting.

New application form not included on website. Please update website with new application forms provided.

Adjourn

April 5th, 2021