

# THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

## WELLINGTON AND LINCOLN PARK NEIGHBORHOODS

### DESIGN REVIEW COMMITTEE

*Minutes and Findings for Meetings in 2019*

May 6<sup>th</sup>

May 28<sup>th</sup>

June 18<sup>th</sup>

July 29<sup>th</sup>

August 19<sup>th</sup>

**Wellington & Lincoln Park Neighborhood Association  
Design Review Committee**

Meeting of May 6, 2019

**Minutes and Findings**

Here are our findings from last Monday's meeting. Please review and revise:

1. Krause: 31 Sisler Green: Fence. Fence style is approved but we need more information to approve the location. Please supply the entire ILC from the surveyor. On your sketch, we can see where you plan to put the fence, but it is unclear whether there might be a private use easement for the benefit of your neighbor in this area. The submittal did not specify fence heights. Per section 4.4 of the Wellington Design Standards, you are allowed up to a 56" in height on the portion of the fence that abuts the side of the house. The section parallel to your side property line and the rear portion abutting the garage can be up to 72".
  
2. Holman: 157 Bridge Street: Fence, parking pad, concrete patio. The proposed 72" fence parallel to the side property line and adjacent to the private alley is denied. Per section 4.4.2, this section of fence is considered a "Front Yard Fence". Criteria for front yard / front wall is in section 3.1: "front wall" is defined as any wall facing a sidewalk, green, public road or private alley. Plantings, topsoil, decorative boulders, concrete steppers and concrete patio are approved. 12'x18' asphalt parking pad is approved as discussed on site with owner: In the East/West direction, pad shall start 4' east of the east garage wall and extend 12' to the east. In the North/South direction, pad shall start at the plane of the south garage wall and extend 18' north. Full-width paved connection from south edge of parking pad to alley is needed. The owner seemed to be unsure about the final alignments of the other fences so approval on all fencing is tabled pending submittal of a clear plan with dimensions and heights for all sections of fencing.
  
3. Haynes: 45 Bridge Street: Patio. The DRC needs further information in order to complete the review of this project. Concrete paver material and location is approved. This backyard is sloping and retaining walls and/or re-grading will be required. Please explain how you propose to transition from front (closest to house) of patio down to existing grade and if a wall is proposed, the material and height of this wall. Also explain how you plan to finish the sides and nosings of the stairway.

**Wellington – Lincoln Park Neighborhoods  
Design Review Committee**

Meeting of May 28, 2019

**Minutes and Findings**

All members present: Erin Dayton, Mickey Florio, Leigh Girvin, Brad LaRochelle, Brandon Smith

Meeting called to order at 6:02 p.m.

**10 Boss Green - Sally Hand – I. installation of fence, II. Installation of concrete pad and hot tub.**

1. Fence: Approved with location and fence heights per application; except that the fence color must be Sherwin Williams Woodscapes Colonnade Gray per the design specifications of the Lincoln Park neighborhood. This is a custom color, see attached image for color formula.
2. Concrete Pad and Hot Tub location: Approved per application.

**149 Bridge Street – Gallagher - installation of 3 car parking pads instead of 2 cars.**

Approved per the application as long as the minimum dimensions of the parking pad are 18 feet deep as measured from the edge of the 7' utility/garage apron easement, and 27' wide (three parking spaces at 9' each). Dimensions were not provided with the application.

**23 Paradise Green – – Laura and Brett Amedro - installation of play structure, including playhouse swings and slide:**

Per Section 4.17, play structures taller than 9' tall require DRC approval. The proposed play structure, Custom 59F Rainbow Clubhouse, will stand approximately 15' tall, with the most colorful element, the awning, at the highest point.

Section 4.17 requires that play structures be colored to compliment the surrounding natural environment or built environment.

In order to comply with the Design Standards, the DRC requires that the awning be colored green or some other natural or neutral color to compliment the natural environment. The slide play element may be yellow.

With the change in awning color, the project is approved per the application and information provided by the applicant at the meeting that the location will be along the east wall of the house. A site plan was not provided with the application.

**Application 4 of 4: Clarify the restrictions for 220v power in the bonus room.**

This item was referred to the Town of Breckenridge Building Department.

**May 28<sup>th</sup>, 2019**

**Design Review Committee  
Wellington and Lincoln Park Neighborhoods**

Meeting of June 18, 2019

**Meeting Minutes and Findings**

**Attending:** Erin Dayton, Brandon Smith, Leigh Girvin

With a quorum of the members present, the meeting was called to order at 6:05 p.m.

**23 Willow Green – Brandon and Courtney Smith** - Installation of fence, installation of 3 underground lawn irrigation zones, removal of small section of decking.

Mr. Smith recused himself from the discussion of this project.

The application is approved as proposed with the following clarifications:

Fence: the fence pickets used on the section of fence parallel to the alley may be sharp pickets to match the privacy fence and must be no higher than 56" tall per Design Standard 4.4.5. Fence color must be Burberry Beige.

Irrigation: Irrigation water lines must tie into the home's water supply system.

**17 Boss Green - Trevor William** – installation of flagstone patio and mulch beds with 4 shrubs.

The application is not approved pending more information from the applicant. The DRC will need to see the retaining wall treatment for the proposed patio. A flat patio extending from the bottom of the stairs will be approximately two steps above grade level at the west end of the patio. Please supply elevation drawing and information how this grade change will be handled. Also please supply a drawing to scale showing distance from installed sprinkler heads.

Proposed shrubs are approved pending approval of remainder of application.

**14 Lincoln Green - Gene Myers** – installation of fences, flag stone patio, gas fire pit, wood deck extension, planting of shrubs and trees. Also finishing upper garage into one bedroom living space.

The following elements of the application are approved:

Fence as proposed with the exception that the stain color must be custom color Colonnade Gray per standards of the Lincoln Park neighborhood, not Burberry Beige as proposed in the application. The HOA manager can supply the specific paint formula.

Flagstone patio and fire pit.

Wood deck extension.

Planting of Trees and shrubs.

Garage Modifications: The modifications to the exterior of the garage are not approved at this time as the DRC did not review this part of the application. Further review is required by the DRC.

**181 Bridge Street - Michael DiTondo and Loraine Carol** - installation of patio and hot tub; installation of gravel and rock ground covers; installation of irrigation for sod area; extension of concrete path on side yard to the street.

Application approved as proposed with the following clarification:

**June 18<sup>th</sup>, 2019**

Irrigation: Irrigation water lines must tie into the home's water supply system.

**Response to Rick Holman, 157 Bridge Street:**

The Design Review Committee is aware that there is a similar situation in the neighborhood for the fence type and application requested by Mr. Holman; however, this particular example was installed without DRC review and approval, and also apparently without approval from the Town of Breckenridge. Therefore, this is not a precedent or an example that the DRC can apply.

Design Standards for the Lincoln Park Neighborhood were never created by the Developer. Without written guidance on the design differences between the two halves of the neighborhood, the DRC relies on both the Design Standards created for the Wellington Neighborhood and the Town of Breckenridge Code itself.

Previous advice to the DRC from Mike Mosher (the Planner who approved the Wellington Neighborhood and is now retired from the Town) indicated that where the Design Standards are vague, the DRC should rely on TOB's Policy 5 (Architectural Compatibility) when evaluating proposals. TOB Policy 5 "encourages projects not to be excessively dissimilar or excessively similar to other buildings in the area."

The only clear guidance that the DRC has received about design differences in the Lincoln Park neighborhood is the style and color of fencing that is allowed. The fence style proposed by Mr. Holman does not meet the criteria for fence types in the Lincoln Park neighborhood.

The DRC would like to call upon Mr. Holman's standing with the Town of Breckenridge to aid the DRC in compelling the creation of Design Standards for the Lincoln Park Neighborhood by the Developer before the Developer signs off on the project's completion. As members of the DRC are volunteers, we are not in a position to take on the task of writing and creating a new Design Standard document to govern the neighborhood.

Regarding Mr. Holman's appeal of the DRC decision, the DRC requests that the appeal be placed on hold while the application is further discussed and negotiated. Per the Declarations of WNA HOA, Section 6.4, any challenge to a decision of the DRC must be filed with the Board of Directors within 30 days of receipt of the decision.

**Wellington and Lincoln Park Neighborhoods  
Design Review Committee Meeting**

July 29, 2019

**Minutes and Findings**

**The Meeting was Called to Order at 6:01 p.m.**

**Attending:** Mickey Florio, Leigh Girvin, Brad LaRochelle, Brandon Williams. Erin Dayton joined the meeting about half-way through.

**4 Logan Rd - Jerry Del Valle, installation of solar panel**

Approved as proposed. The DRC reminds the applicant that exterior utility installations need to be painted to match the house, per Town of Breckenridge code. This includes the electrical meter box and conduit.

**17 Madeline Green - Fonda and Jared Mueller, exterior paint change**

Approved as proposed.

**10 Meadow Lark Green - Trish and Mike Streicher, installation of patio**

Approved as proposed.

**44 Bridge Street - Barbara T. Cooley, Roof repair from ice dam**

Approved as proposed. The DRC requests that the applicant tries to match the existing shingle siding and roofing as closely as possible, recognizing that the original materials may no longer be available.

**7 Huckleberry Green - Neil and Tracy Bligh, Fence installation**

Approved as proposed with the following conditions: The new sections of fence may match the existing sections of fence along the south and east sides of the property, including fence picket style, spacing and height. Between the shed and the 36" high fence along Wolf Lyon Road, the proposed new section of fence must taper down from 54" at the shed to 36" at the road. Alternatively, the applicant may install a 36" tall fence along the east section of the property (facing the alley), with the condition that the south facing fence must taper down to 36" at the gate at the corner where the two sections meet.

**24 Boss Green - Erica and Brian Bovaird, installation of concrete paver patio, lower boulder wall, hot tub, new fence**

Approved as proposed. For the installation of the two replacement trees shown on the embankment adjacent to French Creek, the DRC recommends the creation of tree wells to provide the best possible chance of the trees surviving and thriving.

**7 Stillson Green - Steven Rosenthal, Fence installation**

Approved as proposed with the condition that any disturbed trees shall be relocated or replaced.

**10 Placer Green - Jennifer Dahir Kanhel, installation of patio**

Approved as proposed with the condition that the exposed edge of the patio (west side) must be finished. A single course of timber wall or stacked stone pavers are approved.

**August 19<sup>th</sup>, 2019**

**Follow up – Shed under stairs on Garage – Boivard - 24 Boss Green**

The DRC had an opportunity to inspect the shed storage under the stairs leading to the bonus room above the garage at the Boivard residence at 24 Boss Green which was approved last year. The DRC agreed that the shed project is very successful, however, it works because the garage is at a lower elevation than the house and therefore the space under the stairs is reduced. The DRC acknowledges that this shed solution does not set a precedent for the neighborhood and future storage solutions will be considered on a case-by-case basis.

**Wellington & Lincoln Park Neighborhood Association  
Design Review Committee**

Meeting of August 19, 2019

**Minutes and Findings**

**Attending:** Mickey Florio, Erin Dayton, Brandon Smith, Leigh Girvin

**Call to Order:** The meeting was called to order at 6:05 p.m.

**Jerry Del Valle, 4 Logan Green – installation of PV roof solar system**

This project was reviewed and approved earlier. The installation is completed to satisfaction.

**Sole Drumwright, 4 Raindrop Green – installation of PV roof solar system**

Approved as proposed. Applicants are reminded that code requires that the conduit and electrical equipment be painted to match the adjacent house paint colors (body and trim).

**Megan Matza at 14 Leap Frog Green. Fence Question:**

The DRC met with the proponent and answered her questions.

**Brandon Smith, 23 Willow Green Road – installation of mounted PV roof solar system**

Brandon Smith recused himself on this decision. Approved as proposed. Applicants are reminded that code requires that the conduit and electrical equipment be painted to match the adjacent house paint colors (body and trim). The DRC recommends removal of the aspen tree closest to the garage to maximize the solar gain.

**Tony Overlock & Marnie Robinson; 22 Placer Green – cinder block raised bed; tiered garden bed; flagstone patio**

Project 1: cinderblock planting area along side of garage: Use of cinder blocks is not approved as the material is inconsistent with the natural materials used consistently in the neighborhood. The DRC approves the use of Pavestone as an acceptable alternative.

Remaining projects: Planter and patio on east side of house, patio and planters on west side of house: approved as proposed.

**Makai McCleary, 17 Stillson Green – installation of a mounted PV roof solar system**

Approved as proposed. Applicants are reminded that code requires that the conduit and electrical equipment be painted to match the adjacent house paint colors (body and trim).

**Irina Garner, 23 Stillson Green – installation of PV roof solar system**

Project not approved. Per the drawings provided, it appears that the solar array on the car port roof covers the entire carport, of which only one half is under the control of the applicant. Applicant needs to supply either a letter of approval from 19 Stillson Green to utilize the entire car port roof for the solar array, or to revise the plans to show the solar array only on the applicant's half of the carport roof.

**Dan Wells, 31 Stillson Green – replace gravel; pour 20' x 4'-8" cement pad**

Approved as proposed.

**Fran, Mark, & Holly Meyers, 414 Bridge St – 3 lengths of picket fence**

Fence project is approved with the following revisions to the proposed fence heights:

**August 19<sup>th</sup>, 2019**



West section of fence (between fronts of two houses): 56" height is approved as long as the fence is a minimum of 10' behind the front plane of the house, per Design Standard 4.4.2.

North Section of fence (along the river): Maximum allowed height is 56" per Design Standard 4.4.4.

East section of fence (parallel to alley): Maximum allowed height is 56" per Design Standard 4.4.4.

Note: Per the Design Standards, the only time a fence is allowed at the height of 72" is to provide privacy between the side yards between two houses.

**Ian & Gretchen Hamilton, 111 Bridge Street – installation of 12' x 10' patio for hot tub**

Approved as proposed. Per the applicant, shrubs to be disturbed for patio construction will be moved elsewhere on the property.

**Adjournment:**

There being no further business, the meeting adjourned at 7:20 p.m.