

THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

WELLINGTON AND LINCOLN PARK NEIGHBORHOODS

DESIGN REVIEW COMMITTEE

Minutes and Findings for Meetings in 2020

May 4th

May 26th

June 4th

July 6th

September 7th

**Wellington and Lincoln Park Neighborhoods
Design Review Committee
Minutes and Findings for the Meeting of
May 4, 2020**

Attending: Leigh Girvin, Mickey Florio, Erin Dayton
The Meeting was called to order at 6:03 p.m.

Justyna P, 13 Stillson Green – Fence installation

Approved as proposed.
All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Hagen, 20 Lincoln Green – Solar panel system installation

Approved as constructed per application.

Sarges, 15 Boss Green, Solar panel system installation

The DRC sees a conflict with the proposed location of the solar panels and the vent pipe. Please clarify location of panels.

Gallagher, 149 Bridge St – Parking pad, walkway/steps, and patio installation

Approved as proposed, retaining wall between driveway and patio approved with timber wall construction. Applicant is advised to ensure proper drainage across the backyard walk way and patio.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Champoux, 29 Midnight Sun – Solar panel system installation

Approved as proposed.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

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Dougherty, 10 Bridge St – Shed installation

Additional information is needed for this application. Please contact the Town of Breckenridge to determine if a shed of 120 square feet requires a full foundation.

Please provide a revised application with the following information:

Size of shed and foundation requirements; height of ridge line; roof pitch; elevation drawings; materials to be used; and change in location if applicable.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Frechter, 17 Meadow Lark Green – Addition, Porch, deck and landscaping

Additional information is needed for this application.

Determine access for heavy equipment and adjust landscaping plan accordingly. The DRC walked the proposed access from the Bridge street alley and it appears that the steepness of the slope immediately off the alley would not allow for an excavator to traverse this proposed path.

Landscaping plan must show which existing plants will be removed, which existing to remain, and which new plantings will be added.

Show plans and elevations for the planter boxes adjacent to the deck. The DRC is concerned about the mass and length of the planter boxes. Please show how the planter boxes will be broken up with terracing, notching, or other design features to avoid a long massive wall of timbers.

Provide construction staging plan that shows access for heavy equipment, storage of materials, storage and management of spoils, parking of heavy equipment, dumpster, port-a-potty, and other considerations. 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.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

DeQuoy, 29 Madeline Green – Fence replacement

Clarification is needed for this application. Fence location must be in accordance with Town of Breckenridge requirements which, we believe, is 7' from edge of pavement. DRC recommends that the fence be offset 8-10 feet from the side of the guest parking pad to accommodate snow stack and to reduce the likelihood of the fence getting damaged by plowing operations. Please address surface treatment of area between guest parking pad and fence line.

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Considerations for next update to the Design Standards:

Design elements from Lincoln Park that can be brought into the Wellington, i.e. horizontal slats instead of lattice under decks and porches. Would we consider corrugated metal siding instead of stucco for the skirt? What about colors?

Planter boxes in yards.

Green houses or temporary grow houses

Construction management plans.

Adjournment:

Meeting adjourned at 6:40 p.m.

**Design Review Committee
Wellington and Lincoln Park Neighborhoods
Minutes and Findings
Meeting of May 26, 2020**

CTO: Meeting was called to order at 6:03 p.m.

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

REQUEST TO HOA Managers:

The DRC prefers that the HOA managers use the terms “pending approval,” “further clarification needed,” or “additional information requested” when responding to applicants, rather than informing them that their application was “denied.” In cases where the DRC has requested additional information, it does not necessarily imply a denial of their application.

Fitzsimmons, 12 Ontario Green – Fence installation

Approved as submitted with conditions:

Fence as proposed will require the removal of at least one aspen tree. Any trees disturbed by the fence installation must be moved or replaced; please provide information about relocation of aspen tree(s).

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

The DRC notes that while it is the homeowner’s right to fence the front portion of their yard, it is not a common practice in the neighborhood. In those cases where a fence is installed in the front yard, the DRC does not note an example where the fence ties in to the corner of the porch; all other examples have the fence wrapping fully around the house. Also, there is no precedent for a front fence that is so close to the entry stairs and front façade of the home. To be clear, the DRC has approved the front fence as submitted but would like to recommend that the applicant rethink the fence alignment such that there is no front fence and the proposed fence begins at the west corner of the house.

Horton, 16 Ontario Green – Concrete slab patio installation

Additional information is needed. The proposed concrete slab patio will require a level surface. The backyard is currently sloping from the house down toward the garage. To create a level surface, it is not possible to dig down much further at the house level as the foundation insulation is already showing. This will require building up materials at the garage side of the proposed patio and a 2-3 course timber retaining wall or other type of retainage.

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Applicant is asked to provide information on how they propose to level the patio, the height of the floor of the patio, materials to be used for retaining wall, and elevation drawings.

Sarges, 15 Boss Green – Solar panel installation

Approved as submitted. The applicant is advised to work closely with the contractors to ensure that the vent pipe is avoided.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Ahern, 33 Fair Fountain Green – Deck installation

Approved as submitted with the condition that applicant replace the disturbed shrubbery with four choke cherry shrubs to be planted along the west side of the proposed deck.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Wright, 42 Midnight Sun – Deck addition

This application was not received by the DRC, however, we chanced upon the homeowners during our tour and were able to review their project. The written materials were received later.

Approved as submitted with the conditions that all materials will match those used on the house (wood decking, rails and balusters), paint colors to match the house, and lattice to screen the area under the deck.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Dougherty, 10 Bridge St – Shed installation

Approved as revised by applicant with the condition that the pre-fabricated shed as proposed be finished with siding, trim, colors and roofing material identical to the main house, as provided in the Design Standards, section 4.8.6 (revised March 6, 2020).

Please see the Straw residence at 7 Rain Drop Green as an example.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Frechter, 17 Meadow Lark Green - Porch installation & rear entrance addition

Approved as revised with information from the applicant on landscaping plans, construction management plan, equipment access route and other responses, with the following conditions: Deck is approved with lattice screening under the deck to match the house; if a different material is proposed, the DRC will need to review.

Deck support is shown as both 10" and 12" sono-tubes; 10" is preferred.

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Approved use of the double sliding full light doors as shown on the West Elevation View; sliding door option shown on plans is not approved.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Ramirez, 18 Logan Rd - Deck addition

As this was not a formal application and the applicant was seeking guidance from the DRC, the committee has no findings to offer at this time. The applicant and DRC met on site and discussed materials, set-backs, deck height and dimensions, and other considerations. The homeowner was encouraged to submit an application.

DeQuoy, 29 Madeline Green – Fence replacement

Carry forward from meeting of May 4, 2020. No additional information was received from this applicant.

Considerations for next update to the Design Standards:

Design elements from Lincoln Park that can be brought into the Wellington:

The DRC agrees that the design element in the Lincoln Park neighborhood of the horizontal slats screening the under side of porches and decks may be utilized in the Wellington Neighborhood provided that:

- 1) If lattice is replaced with horizontal slats, all of the lattice on the property must be replaced with horizontal slats to avoid a patchwork look;
- 2) Dimensions of slats must match that of Lincoln Park which is 1" x 4" (?) with X" space between boards [verify measurements before sharing with community – Erin: can you measure yours?];
- 3) Horizontal slats be painted to match the color of the original lattice;
- 4) Application to and approval of the DRC.

The DRC agrees that the design element in Lincoln Park of metal skirts at the bottom tier of the house may be utilized in the Wellington Neighborhood provided that:

- 1) Corrugated metal may not be permitted on certain home models;
- 2) Flat metal panels may be permitted as an option;
- 3) Finish treatment of metal (rust, partial rust, galvanized, paint) must be included in the application for review;
- 4) Application to and approval of the DRC.

Other design elements still under consideration:

Use of Artificial Turf:

Use of artificial turf to replace lawn area or other section of the yard, using a material such as Lowes' SYN Lawn Pet 15 Wide Fescue, Item #1083061 Model #PET30-8250-UJ-1500.

Considerations to determine:

Is this ok with TOB?

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Screening concerns? i.e. only in the fenced portion of a yard?
Coverage concerns, i.e. no more than 1/3 of yard area?

Colors:

Would the DRC consider allowing exchange of trim or accent colors? Body colors?

Planter boxes in yards.

Green houses or temporary grow houses

Construction management plans.

Adjourn: There being no further business, the meeting adjourned at 7:50 p.m.

**Wellington & Lincoln Park Neighborhoods
Special Meeting
Design Review Committee
Minutes and Findings
June 4, 2020**

CTO: Meeting was conducted via personal visits and email communications

Members Replying: Erin Dayton, Mickey Florio, Leigh Girvin, Brad LaRochelle as of 6-8-20

Arrington, 25 Stillson Green, Parking Pad extension

Additional information is needed. The applicant does not own the property in question as the Carport Tracts for the tri-plex units are the property of the Homeowner's Association.

The DRC believes that the request is reasonable to provide a useful transition from the parking area to the applicant's back yard, however, it is important to note that all proposed improvements are on the HOA property. Therefore, the following information is required:

1. The applicant should show their proposal on the plan for the "Carport Tract" which is available from the Breckenridge Community Development Department. Where the expanded parking area is proposed, it should be labeled on the site plan as asphalt or concrete (Town Code requires any area used for parking to be paved).
2. The Town would require a Class D Minor Development Permit application for the proposed parking area.
 - a. The HOA Board President should sign the application form as the "property owner", because Carport Tract 3 is owned by the Wellington HOA, not the owners of the townhome units.
 - b. 30% minimum open space is required to be maintained per lot. The amount of open space should be updated on the site plan.
 - c. Snow storage equivalent to a minimum of 25% of the parking area is required, and this area should be updated on the site plan.
 - d. Please submit elevation drawings for this proposal, and include all finished materials (asphalt, timbers, etc.)
 - e. Please provide information on landscaping improvements. The DRC recommends shrubbery along the retaining wall for screening.

Fitzsimmons, 12 Ontario Green, revised fence plan

Approved per revised application.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Rossi, 6 Cedar Green, flagstone pathway

Approved per proposal.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

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Zobbe, 62 Union Mill, patio

Approved per proposal.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

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**Wellington and Lincoln Park Neighborhoods
Design Review Committee Meeting
Minutes and Findings
July 6, 2020**

Attending: Erin Dayton, Mickey Florio, Leigh Girvin, Brad LaRoche

Call to Order: 6:03 p.m.

Findings via email prior to the meeting:

Fitzsimmons, 12 Ontario Green – Hot tub installation:

Originally, the DRC requested that the hot tub be relocated on the property to be further from Bridge Street. The applicant replied that the location he proposed for the hot tub was already reinforced for the weight. After further consideration, the DRC, via email, finds the following:

- 1.) If the applicant would like to construct a decorative screen, then the DRC would need to review to-scale design drawings of the screen prior to installation. This screen is not a requirement for hot tub approval.

2.) As a condition of hot tub approval, the applicant is required to plant (1) 8' Evergreen tree between the sidewalk and the proposed hot tub location.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Agenda from July 6, 2020:

Horton, 16 Ontario Green – Concrete slab patio installation (follow-up)

Approved as proposed per the revised application.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Drabant, 33 Silver Green – Deck Installation

Deck and stair project approved as proposed per application.

Railing replacement project: Railing cap and deck surface may be Trex decking, saddle color.

Fence and Railings: For the railing and fence pickets, balusters, and top and bottom rail, the DRC recommends rough sawn cedar wood consistent with existing materials because wood provides better adhesion of paint or stain. Plastic fencing and railing materials are allowed under the Design Standards but are discouraged because paint does not adhere well to plastic. The DRC recommends rough sawn cedar for the fencing components and smooth cedar or pine for the railing components. Color must be Burberry Beige no matter which materials are used. Stain may be used. Many recent applicants have been using a Burberry Beige solid stain that appears to be best product in terms of durability. Plastic pickets and balusters may be used.

DRC recommends a rail from the edge of the garage to the new proposed stairs but this is not a requirement of approval.

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It is unclear if the post columns holding up the porch are to be replaced. If so, please provide additional detail.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Guevara, 19 Union Mill – Solar Installation

Approved as submitted. The applicant is advised to work closely with the contractors to ensure that the panels fit and any roof protrusions (vent pipes, skylights, etc.) are avoided.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Simmons, 43 Union Mill – Full building window replacement

Approved as submitted per proposed application, as long as color, sash, and operation of each window is consistent with existing window.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Zobbe, 62 Union Mill – Fence Installation

Approved as submitted per proposed application with a 6' tall privacy fence on south and west sides. The DRC also grants permission to install a gate on the west side of the fence to allow access to the parking pad, if the owner chooses to add one.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Davison, 80 Union Mill – Solar Installation

Approved as submitted. The applicant is advised to work closely with the contractors to ensure that the panels fit and any roof protrusions (vent pipes, skylights, etc.) are avoided.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Crowley, 95 Bridge St – Fence Addition / Improvement

Further information is needed. As proposed, the new fence line follows the edge of the concrete pan, and alley, however both Bridge Street and the adjacent alley are curved. Fences must be installed in a straight line. It is also unclear if the aspen trees in the front yard will be impacted. Irrigation systems are located directly under the proposed fence and it is unclear if they will be relocated. It will be helpful to the DRC to see the fence line flagged.

The DRC recommends that the HOA Board enter into an encroachment agreement similar to the agreement between the applicant and Town of Breckenridge. The DRC recommends that this agreement is written to hold the HOA harmless for damage to the fence since applicant proposes to put it so close to the private alley and the HOA's snowplowing operations.

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Laurina, 18 Madeline Green – shed relocation (follow-up)

Approved as submitted per application. If the aspen tree is disturbed by the shed, it must be relocated or replaced.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Hargon, 23 Dragonfly Green – Solar Installation

Approved as submitted. The applicant is advised to work closely with the contractors to ensure that the panels fit and any roof protrusions (vent pipes, skylights, etc.) are avoided.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Scofield, 13 Meadow Lark Green – Solar installation

Leigh Girvin recused herself from the discussion. Approved as submitted. The applicant is advised to work closely with the contractors to ensure that the panels fit and any roof protrusions (vent pipes, skylights, etc.) are avoided.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

Amedro, 23 Paradise Green – Patio Installation

Additional information is needed. Please verify with Town of Breckenridge maximum allowable impermeable surface lot coverage and revise plans if applicable. In some cases seen by the DRC, a minimum of 30% open space must be preserved on the lot. Regarding patio construction: How will the patio be leveled? What materials will be used for the retaining walls and how high will the retaining walls be? How will the applicant address the grade change from the house sloping down to the south? Please provide detail on the step-down from the patio to the gate on the west side.

Adjourn: The meeting adjourned at 7:30 p.m.

The DRC agrees to the release of this information as draft guidance for the neighborhood. Brett and/or Steven – can you help us figure out the best way to do this without another formal update to the Design Standards?

Design elements from Lincoln Park that can be brought into the Wellington:

The DRC agrees that the design element in the Lincoln Park neighborhood of the horizontal slats screening the under side of porches and decks may be utilized in the Wellington Neighborhood provided that:

- 5) If lattice is replaced with horizontal slats, all of the lattice on the property must be replaced with horizontal slats to avoid a patchwork look;

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- 6) Dimensions of slats must match that of Lincoln Park which is 1" x 4" dimensional lumber with 1.75" space between boards;
- 7) Horizontal slats be painted to match the color of the original lattice;
- 8) Application to and approval of the DRC.

The DRC agrees that the design element in Lincoln Park of metal wainscot, either just covering the exposed foundation wall or extending up above the first floor elevation of the house, may be utilized in the Wellington Neighborhood provided that:

- 5) Corrugated metal may not be permitted on certain home models;
- 6) Flat metal panels may be permitted as an option;
- 7) Finish treatment of metal (rust, partial rust, patinated, galvanized, paint) must be included in the application for review;
- 8) Application to and approval of the DRC.

**Wellington and Lincoln Park Neighborhoods
Design Review Committee
Meeting of September 7, 2020**

**Findings and Minutes
Finalized 09-14-20**

Call to Order: meeting was conducted via email and personal visits.

Attending: responding via email: Mickey Florio, Leigh Girvin, Erin Dayton. Brandon Smith replied on the fence issue only.

Catron, 17 Farncomb Green – Fence installation

Additional Information Required. Please provide a clean and clear ILC with fence locations drawn in. Please indicate proposed fence heights for each section.

Boivard, 24 Boss Green – Site improvement (follow-up)

Applicant had substantially completed the proposed projects prior to review and approval by the DRC.

The following elements of the proposal have received prior Approval:

Planting of Aspen Trees – two on north side, two on south side of property.

Replacement of dead tree. DRC recommends an aspen or cottonwood tree to replace the dead spruce.

The following elements have received prior Approval With Conditions:

Fire Pan: Applicant proposed a minimum of 6' circle of bare pebble stone to surround fire pit. Completed.

The Firewood Storage Rack is Approved per the revised proposal.

The river rock retaining wall is approved per the revised proposal and applicant's representation that the wall does not exceed 4' in height, is made from native stone on site, and is constructed to best management practices. As it is impossible for the DRC to verify the wall construction nor is it within the DRC's purview, if the wall fails, the HOA reserves the right to cause the owner to rebuild or remove it.

Brown, 22 Meadow Lark Green, Parking pad (follow-up)

Upon further review and appeal by the applicant, the DRC finds as follows:

In addition to the expanded paved area immediately adjacent to the garage that was previously approved, the DRC approves one additional parking space not to exceed 10' wide by 18' deep

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immediately adjacent to the utility pad/landscape area, as the DRC believes that this location would have less visible impact looking east from Bridge Street up the alley toward the Brown's property.

Streamlining: Discussion of ideas to increase streamlining of DRC decision process. DRC members were generally in agreement that the suggestions to streamline DRC processes are positive and worth sharing with the HOA Board.