

THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

WELLINGTON AND LINCOLN PARK NEIGHBORHOODS DESIGN REVIEW COMMITTEE

Minutes and Findings for Meetings in 2023 (to date)

January 16th

February 20th

April 17th

May 15th

June 19th

July 17th

August 21st

September 18th

October 16th – *No Submissions*

November 20th – *No Submissions*

December 18th

**Wellington-Lincoln Park
Design Review Committee
Meeting of January 16, 2023**

Minutes and Findings

Meeting Discussion via Email:

Members participating: Leigh Girvin, Brad LaRochelle, Brandon Smith, Micky Florio (ex officio)

Appeal of Fitzsimmons Hot Tub Decision 2020, DRC Discussion:

The HOA Board asked the DRC to comment on the appeal of the Fitzsimmons hot tub that was decided in summer 2020 for their meeting on January 24, 2023.

Via email, members of the DRC, including past members who were active on the DRC at the time, made the following comments and findings:

History of Project:

On **June 15, 2020**, the DRC first reviewed the application from Sean Fitzsimmons, 12 Ontario Green, for a Hot tub installation. Following is the finding from that meeting:

Fitzsimmons, 12 Ontario Green – Hot tub installation:

Application Continued pending further information from owner. The proposed hot tub location is very close to Bridge Street and would require at least one 8' evergreen tree be planted to screen the hot tub from the public right of way. The DRC suggests an alternate location for the hot tub on the opposite side of the deck, closest to the interior side property line. This location would also require screening but a fence or deciduous (aspen) tree would be sufficient here. Although outside of the DRC's purview, we recommend that the applicant check with Pat Giberson, structural engineer, regarding the structural capacity of the deck. In the high country, decks are often engineered to support snow loads but not the added weight of a hot tub.

On **July 6, 2020**, the DRC reviewed the project again and made the following finding:

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.

**Wellington-Lincoln Park
Design Review Committee
Meeting of February 20, 2023**

Minutes and Findings

Meeting Discussion via Email:

Members participating: Leigh Girvin, Brad LaRochelle, Brandon Smith.

33 Stillson Green – Rafferty – Satellite Dish

Approved as submitted. The DRC notes that most dishes in this townhome complex are located on the carport side. This applicant may install on the south facing side of their unit or on the carport side.

Adjourn.

**Wellington-Lincoln Park
Design Review Committee
Meeting of April 17, 2022
Via Email**

Minutes and Findings

Call to Order: The meeting was conducted via email with individual site visits.

Attending: Brad LaRoche, Brandon Smith, and Leigh Girvin participated by email on April 26 and 27, 2023.

Approval of Minutes of February 2023 meeting: Approved by acclamation. There was no DRC Meeting in March 2023.

Agenda:

26 Summer Green – Browne - Solar

Approved as submitted. All conduits and electrical equipment are required to be painted to match adjacent exterior wall color. The applicant is advised to review contractor's plan, on site and in detail before any work commences. These solar submittals are usually based on satellite images and the DRC has observed that installed systems are oftentimes different from what's shown in the proposal. 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.

108 Bridge St – Weiss – Garage/Apartment addition with mudroom connector and hot tub location

The DRC appreciates the thorough application. In general, the DRC does not support connecting garages and homes into one structure in the neighborhood and does not want this proposal to set a precedent. However, this proposal works because the garage and home are currently placed very close together and combining the two structures will not impact the viewsheds of adjacent neighbors.

The application is approved as submitted, including hot tub location and color of mudroom addition, with the following conditions:

- 1) Provide verification from the Town of Breckenridge Planning Department that the structure meets the mass and density requirements of the town.
- 2) The hot tub location is very visible to Bridge Street, even with the location behind a boulder retaining wall. As the applicant proposes to remove the large aspen tree to the north of the garage, the DRC requires that the applicant plant three shrubs on the NE side of the hot tub location to provide additional screening to Bridge Street

21 Farncomb Green – Turgeon and German – Fence

The DRC requires additional information. Please provide a drawing of the proposed fence on the plat map of the townhome property. Indicate height of fence and location of gate(s). If the fence is to be located immediately adjacent or attached to the shed in the parking area, permission of the Homeowner's Association may be required. Please contact the HOA Administrator to determine if the HOA will permit a fence on HOA property in this case. It appears that a tree may be on the north property line that would be impacted by the fence. Show the location of the tree and location to be replanted if necessary.

**Wellington-Lincoln Park
Design Review Committee
Meeting of May 15, 2022
Via Email**

Minutes and Findings

Call to Order: The meeting was conducted via email with individual site visits.

Attending: Brad LaRoche, Brandon Smith, and Leigh Girvin participated by email on May 16-18, 2023.

Approval of Minutes of April 2023 meeting: Approved by acclamation.

Agenda:

15 Silver Green – Thinger – Deck construction

Please provide a sketch of the deck placement drawn to scale on an ILC (Improvements Location Certificate), available from the Town of Breckenridge Planning Department for free via email request. It is important that the DRC understand the location of the deck in relation to property lines and neighboring easements.

If the deck will have a railing, please provide elevation drawings and railing design.

The initial application showed a deck height of 18" to 22" above ground; please indicate deck height on ILC map as well.

33 Stillson Placer – Rafferty – Landscaping improvements and drainage on adjacent HOA property

Approved with the following conditions:

- 1) Applicant must receive approval from the HOA for improvements to HOA property.
- 2) Use seed mix recommended by HOA which can be found on the Wellington-LP website under Documents, High Altitude Plant List.

82 Midnight Sun – Miller – Replace Garage Doors

Please provide specification sheets from garage door manufacturer or illustration of proposed garage door type.

Continued from April Meeting:

21 Farncomb Green – Turgeon and German – Fence

Approved as follows: Approval granted by HOA Board to attach the fence to the shed at the parking pad; fence style will be the same as neighboring fences on Stillson Green; fence height may not exceed 56" in height; if the fence interferes with the existing aspen tree, the tree must be relocated or replaced.

**Wellington-Lincoln Park
Design Review Committee
Meeting of June 19, 2022
Via Email**

Minutes and Findings

Call to Order: The meeting was conducted via email with individual site visits.

Attending: Brad LaRoche, Brandon Smith, and Leigh Girvin participated by email on June 26-28, 2023.

Approval of Minutes of May 2023 meeting: Approved by acclamation.

Agenda:

48 Cedar Green – Chase – Radon System Installation

This installation will require a pipe to run along the outside of the residence. Applicant will paint this pipe yellow to match the existing color of the house.

Approved via email prior to meeting.

17 Farncomb Green – Catron – Fence

Approved as submitted.

21 Farncomb Green – Turgeon and German – EV Charging station and trench

Approved as submitted. Please provide information that contractor is bonded and ensured for the trench work and check with HOA Administrator to be sure that trenching and connection to carport on HOA property is permitted.

26 Ontario Green – Stingley – Solar

Approved as submitted. All conduits and electrical equipment are required to be painted to match adjacent exterior wall color. The applicant is advised to review contractor's plan, on site and in detail before any work commences. These solar submittals are usually based on satellite images and the DRC has observed that installed systems are oftentimes different from what's shown in the proposal. 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

6 Madeline Green – Remeikis – Solar

Approved as submitted. All conduits and electrical equipment are required to be painted to match adjacent exterior wall color. The applicant is advised to review contractor's plan, on site and in detail before any work commences. These solar submittals are usually based on satellite images and the DRC has observed that installed systems are oftentimes different from what's shown in the proposal. 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

Follow-Ups from Previous Meetings:

15 Silver Green – Thinger – Deck construction

Thank you for submitting plans on the ILC. The plans show the proposed deck extending to the property side line. Check with the Town Planning Dept to determine how close a deck will be allowed to the side property line. The DRC believes that the side yard set-back for any structure is 4'; however, set-backs are a Town issue and are not covered in the Design Standards. Please indicate approved set-backs on your plans and, if needed, modify the proposed deck to conform with the side setback.

82 Midnight Sun – Miller – Replace Garage Doors

Please provide specification sheets from garage door manufacturer or illustration of proposed garage door type.

Still waiting for information on garage door as requested.

**Wellington-Lincoln Park
Design Review Committee
Meeting of July 17, 2022**

Minutes and Findings

Call to Order: Meeting was conducted via email with individual site visits.

Attending: Brad LaRochelle, Leigh Girvin and Brandon Smith participated via email.

Approval of Minutes of June 2023 meeting: Approved by acclamation.

Findings:

108 Bridge – Weiss – Revised plans for parking pad

Revised parking plan for two parking spaces plus snow storage approved as submitted.

92 Union Mill – Mahoney – patio

Concrete patio slab on west side of entry deck approved as submitted.

28 Huckleberry Green – Fries – Solar

Approved as submitted.

All conduits and electrical equipment are required to be painted to match adjacent exterior wall color.

The applicant is advised to review contractor's plan, on site and in detail before any work commences. These solar submittals are usually based on satellite images and the DRC has observed that installed systems are oftentimes different from what's shown in the proposal. 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.

57 Midnight Sun – Brownley – deck on front and side of house and hot tub

The DRC spent a significant amount of time considering and discussing this project. Following are the findings:

The proposed deck on the front side of the residence facing Midnight Sun is not permitted per Design Standard 4.5 Decks, which states: "Decks are only permitted behind the Front Wall of the home. In those instances where a lot abuts two (2) streets, such as a corner..., the DRC shall designate which wall constitutes the Front Wall, based on development patterns within the neighborhood."

For purposes of this application, the DRC designates the west facing side of the home as the Front Wall based on the address on Midnight Sun and the existing development pattern of the street. The DRC does not approve the wrap-around deck and a deck on the Midnight Sun side of the home.

If the applicant would like to pursue the portion of the deck facing Wolff-Lyon, to be located to the west of the entry-way deck and only to the edge of the Front Wall of the home, the DRC would consider review. Please provide revised drawings showing elevations and include railing detail if required by the height of the deck. For further information on decks, please see Design Standards section 4.5.

For the portion of the proposed deck facing Wolff-Lyon located to the east of the entry-way (toward the garage), the DRC believes that this could be acceptable; however, please provide revised drawings showing elevations and including railing detail if required by the height of the deck.

Regarding the proposed hot tub, Design Standard 4.16 "Hot Tubs" requires shielding of hot tubs from neighboring homes, streets or alleys. As a result, most hot tubs in the neighborhood are placed in discrete locations, usually between the back wall of the home and the garage or alley. While the proposed hot tub location in the Side Yard does not conform to the neighborhood precedent, the DRC would be willing to approve the proposed location on the side of the home facing Wolff-Lyon with additional screening in the form of large shrubs. Please provide revised plans showing proposed hot tub location, including distance from structure to conform to building codes, and landscape screening plans.

Follow-Ups from Previous Meetings:

15 Silver Green – Thinger – Deck construction

This project is complete and it appears that the applicants constructed the deck to stay within the 4' set back.

82 Midnight Sun – Miller – Replace Garage Doors

Please provide specification sheets from garage door manufacturer or illustration of proposed garage door type.

Still waiting for information on garage door as requested.

**Wellington-Lincoln Park
Design Review Committee
Meeting of August 21, 2022**

Minutes and Findings

Call to Order: Meeting was conducted via email with individual site visits.

Attending: Brad LaRochelle, Leigh Girvin, Brandon Smith, and Lars Zimmerman participated via email.

Approval of Minutes of July 2023 meeting: Approved by acclamation.

DRC members welcomed new member Lars Zimmerman.

Findings:

19 Union Mill - Culbert - radon mitigation

Approved as submitted. Exterior pipe must be painted to match the adjacent exterior body and trim color of the home.

16 Boss Green – Launder – solar installation

Approved as submitted.

All conduits and electrical equipment are required to be painted to match adjacent exterior wall color.

The applicant is advised to review contractor's plan, on site and in detail before any work commences. These solar submittals are usually based on satellite images and the DRC has observed that installed systems are oftentimes different from what's shown in the proposal. 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.

**Wellington-Lincoln Park
Design Review Committee
Meeting of September 18, 2022**

Minutes and Findings

Call to Order: Meeting was conducted via email with individual site visits.

Attending: Brad LaRochelle, Leigh Girvin and Lars Zimmerman responded via email.

Approval of Minutes of August 2023 meeting: Approved by acclamation.

Findings

21 Paradise Green – Pines – Fence connections

Approved as submitted with fence heights, location, style and color. While the proposed fence heights do not conform to the Design Standards which call for a maximum height of 36" at the front of the home, the DRC agrees that it would look better to match the neighboring home. We do not know why the neighboring home has a fence height higher than the Standard, but perhaps the Developer built that fence and the Developer exempted himself from the Design Standards.

37 Sisler Green – Peterson – Shed

Approved as submitted.

**Wellington-Lincoln Park
Design Review Committee
Meeting of December 18, 2022**

Minutes and Findings

Call to Order: Meeting was conducted via email with individual site visits.

Attending: Leigh Girvin, Dennis Kuhn and Brandon Smith corresponded via email.

Approval of Minutes of November 2023 meeting: Approved by acclamation.

Findings

Lot 8 Block 4 Residence on Bridge Street – Union Mill, Inc. for David O’Neil – Landscaping

Owner/Developer David O’Neil presented a scenario for landscaping the vacant lot identified as Lot 8 Block 4 Residence. Per landscaping plans created July 7, 2020, and submitted via email for consideration in December 2023, Mr. O’Neil proposes as follows:

Hi there, this is preliminary landscape plan for the lot immediately south of my lot, across French Creek and adjoining Bridge Street. The developer (Union Mill, Inc.) owns the lot; so I'm not sure if Architectural Review required; however, in either event I would love some feedback. The basic idea is to forgo development of a permitted single family, market unit on the lot and instead landscape for permanent enjoyment of my lot and adjoining Bridge Street residences. Looking forward to your thoughts. Thank you.

The DRC understands that the Developer is exempt from the Design Standards and appreciates the opportunity for review and feed-back.

The Design Standards, Section 4.3 Landscaping, call for DRC approval of “landscaping that involves change in grade, elevation or drainage, especially landscaping beyond plantings in the ‘Front Yard.’... Approval is needed for ... retaining walls, and rock placement.”

In reviewing the draft plans for landscaping at Lot 8 Block 4, the DRC considers those programming elements mentioned in the Design Standards, including the proposal for berms, rock retaining walls, and extensive tree-planting and landscaping.

The DRC appreciates the proposal and approves the plan in general, with the following concerns:

- 1) Final review authority and formalization of the Developer’s desire to “forgo development of a permitted single family, market rate unit on the lot” falls under the auspices of the HOA Board. The DRC forwards this application to the HOA Board along with our comments for their final consideration and approval;

- 2) Please identify intentions for the area on the plans identified as “Potential Lot 8 Block 4 Residence and Potential Driveway.” The plans show no landscaping treatment. Please provide information on how these areas will be treated;
- 3) Please remove the reference to “Future fence to be split rail, typical of the neighborhood.” The DRC believes that any fence in this landscaped strip between the sidewalk and Bridge Street is unnecessary and will be subject to damage from snowplows and passing vehicles. Furthermore, the final Design Standards for Lincoln Park do not permit split-rail fences;
- 4) The DRC appreciates the placement of the historical mining spud in the southwest corner of the lot and supports this relocation along with historical interpretation opportunities. The spud, discovered abandoned in the rockpiles during the construction of the neighborhood, is an important historical artifact that helps explain the operations of the dredge mining boats that created the rockpiles. The spud is currently positioned upside down along the trail that connects the Wellington Trail to the alley in the Lincoln Park neighborhood. Relocating the spud and placing it appropriately will allow for greater opportunities for historical understanding and interpretation.

66 Cedar Green - Oliveira – Carriage House apartment above garage

Members noted that the lap siding on the carriage house addition is not in conformance with the existing materials on the project. It appears that lap siding of a 6” reveal is being used, instead of the existing 4” reveal. Further investigation may be warranted.

Resignation:

DRC member Leigh Girvin announced her resignation from the DRC Board effective December 31, 2023. She will pass along her notes and documents to another DRC member before the end of the year.