

PEOPLE'S ORDINANCE NO. 9

SERIES 1990

AN ORDINANCE AMENDING THE BRECKENRIDGE DEVELOPMENT CODE
AND THE TOWN OF BRECKENRIDGE HISTORIC DISTRICT
GUIDELINES PERTAINING TO THE COLOR OF BUILDINGS

WHEREAS, the Town of Breckenridge has the power to impose reasonable regulations to regulate the aesthetic qualities of the Town; and

WHEREAS, the color of a building or structure is one of the most obvious physical characteristics of such building or structure, and has a significant impact on the aesthetic character of the Town; and

WHEREAS, the colors of the buildings or structures within the Town are a primary aesthetic consideration; and

WHEREAS, the Town Council finds and determines that the adoption of the regulations and requirements contained in this Ordinance will significantly protect, improve and enhance the aesthetic qualities of the Town of Breckenridge; and

WHEREAS, the industry standard for the sustainability of an application of paint in climatic conditions appropriate to Breckenridge has been determined to be four years;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. Section 9-1-5 of the Breckenridge Town Code, entitled "Definitions", is hereby amended by the inclusion of the following additional definitions:

Chroma. The attribute of color perception that describes the amount of saturation of a hue in terms of degree of departure from the gray of the same value. All grays have zero saturation.

Color. The visual aspect of objects that may be described in terms of the attributes of hue, value and chroma.

Hue. The attribute of color perception that permits them to be classified according to gradations of the visual spectrum of light or pigment such as red, yellow, green, blue or any intermediate steps between these.

Maintenance. Maintenance consists of upkeep of the painted areas in a state the same as presently exists. Any application of paint on an area exceeding 10 square feet is not considered paint maintenance.

Munsell Color Notation. A system of letters or numbers, or both, by which the color of any opaque object may be specified with respect to Munsell hue, H; Munsell value, V; and Munsell chroma, C, written in the form HV/C. The Munsell color notation of a specimen is obtained by visual comparison with the Munsell hue, value and chroma scales of the Munsell Book of Color; published by Macbeth Division of Kollmorgen Instruments Corporation, 2441 North Calvert Street, Baltimore, MD 21218.

Value. The attribute of color perception that describes the gradation between black and white, shades of gray.

Section 2. The definition of "Class C Development" contained in Section 9-1-5 of the Breckenridge Town Code is hereby amended by the inclusion of the following additional provision:

- Any painting of a structure within the Historic District, except for paint maintenance.

Section 3. The definition of "Class D Development" contained in Section 9-1-5 of the Breckenridge Town Code is hereby amended by the inclusion of the following additional provision:

-- Any painting of a structure with a commercial or lodging use outside of the Historic District in Land Use Districts 3, 4, 5, 6, 9, 13, 20, 23, 25, 28, 31, 32, 33, 35 or 39 except for paint maintenance;

and by the deletion of the following existing provision:

-- Change of color of any structure.

Section 4. There is hereby added to Subparagraph B of Section 9-1-18:3 of the Breckenridge Town Code, entitled "Class C Development Permit Process", a new subsection 5, which shall read in its entirety as follows:

5. A sample paint chip for each color to be used, keyed to the proposed location of the color on the building as shown on the elevation drawings.

Section 5. Subparagraph B of Section 9-1-18:4 of the Breckenridge Town Code, entitled "Class D Development Permit Process", is hereby amended so as to read in its entirety as follows:

B. Application Requirements. The applicant shall file an application, a fee as required by the Town Development Fee Schedule, a short description of the proposal, any materials needed to adequately describe the proposal, including, but not limited to, material samples, paint chip samples for each color proposed, with location keyed to an elevation drawing, three (3) copies of any maps, drawings, or floor plans, or elevations deemed necessary by staff.

Section 6. Subparagraph 5(A) of Section 9-1-19 of the Breckenridge Town Code, entitled "(Absolute) Architectural Compatibility", is hereby amended so as to read in its entirety as follows:

A. General -- Painting.

Color choices for all buildings within the Town limits shall be made from those allowed within the range delineated according to the Munsell color notation system from the Munsell Book of Color on display in the Planning Office.

The Munsell system of color notation is broken into three categories: hue, chroma and value. Chroma is the only characteristic with a set limit, which is as follows:

Body color is limited to a maximum chroma of 4 (except that if yellow or red is used, body color is limited to a maximum chroma of 6, trim color is limited to a maximum chroma of 8 and accent color is limited to a maximum chroma of 10.) Trim color is limited to a maximum chroma of 6. Accent color is limited to a maximum chroma of 8.

The number of colors used on one structure is limited to three; this does not include specifically appropriate additional colors as listed in the architectural color placement list in the design guidelines for such elements as window sashes, porch floors, ceiling halftimbers, or roof coverings.

If three colors are used, the color that covers the most building area is the body, the color covering the second most building area is the trim, and the color covering the least building area is the accent color.

If two colors are used, the color covering the lesser area is the trim color for purposes of regulating of maximum chroma.

If a different value or chroma of the same hue is used, this is considered a separate color.

All exterior elements of a building that are metal, such as flues, flashings, etc., shall be painted a flat, dark color or one that is a compatible color with the building and not be left nor allowed to become bare metal. The color choices shall be as determined between the staff and applicant. Exceptions to this policy may occur such as for copper roofs, etc., which do not require painting.

Section 7. General Historic District Guideline Eight (8), "Color", of the Town Of Breckenridge Historic District Guidelines, is hereby amended so as to read in its entirety as follows:

Color.

8) Guideline: The Colors of the buildings should be compatible with the District.

A) Modest color schemes are preferred and should be reminiscent of subtle Victorian-style colors. Develop a color scheme that ties the building elements together.

B) Color should be used to enhance the architectural form of the building. The style, material, and detailing of the structure must be taken into account. Color should not be used to gain attention, it should be clearly subordinate to the architecture of the structure.

C) Placement of paint on architectural elements should be as described in the following architectural color placement list. To locate elements in list on building, refer to Pictorial Glossary that follows list. While it is encouraged that modern buildings have modern interpretations of traditional building elements, the guide to what should be painted as body, trim, or accent should be the same.

Awnings - usually canvas, buildings built prior to WWII did not have aluminum awnings (can be striped also).

Balusters - body color.

Balustrades and Rails - trim color.

Bargeboards - trim color -- ornaments, moldings or panel inlays -- body color.

Cast Iron Work - dark green or black.

Chimneys - body color if painted.

Corners and Pilasters - trim color.

Doors - all trim color or door frame, trim color and panels - body color; stained and varnished hardwood; grained doors - technique of painting to simulate hardwood grains.

Foundation - darker than any other trim elements, or dark red or brown.

Frieze, Cornice and Brackets - trim color. Raised ornaments on these elements -- body color. (These elements should appear as whole structural elements, not as isolated pieces).

Frieze Panels - body color.

Gutters and Downspouts - same color as element it is against.

Halftimbers - dark red or brown.

Hardware - polished original metal surface or black.

Masonry buildings - frames and sash same color.

Wood frame - frames - trim color, sash darker (usually deep reddish

or chocolate brown, dark green, olive or even black).
Storm Windows - frame - same as sash.

Modillions and Dentals - same trim color as cornice except when body color is lighter than the trim, then the soffet should be the body color, the frieze and moldings should be the darker trim color. (This allows the lighter soffet to reflect light and heighten the shadows cast by the decorative elements).

Porch Roofs - often striped vertically (one of the colors to be same or similar to supports). The stripes being 4" to 12" in width depending on size of roof.

Porches - ceilings - sky blue, floors - gray. Or either body or trim if a middle value, or stained and varnished. Exposed ceiling rafters - a combination of body and trim color. Posts (rectangular) - trim color, (round) - body color, red or gilded. Picking out of rings and chamfered corners ok for new buildings. Discourage in historical, aim for all portions of one idea the same color. Treat as a column, all one element.

Quoins - left natural if stone, trim color if wood.

Roofs - The color range was somewhat limited to those from the materials available (slate, wooden shingle, metal or ceramic tile).

Slate - appears purple, gray black, blue black, red or green.

Wooden shingle - (Unless painted or stained) mellow to brown or gray.

Painted - dark red, dark reddish brown or dark olive green.

Seamed metal - require painting unless already enameled.

Terra cotta tiles - yellow to brownish red. Post Victorian may have been bright red, green or blue.

These were almost always dark colors that contrasted to the base color below.

Metal roofing in a shiny metal silver reflective look is inappropriate. Copper roofs should stay unpainted.

If asphalt roof shingles are chosen (discouraged on historic buildings) match colors to above.

Sandwich Brackets - outer slices trim color and center slice the body color.

Shutters - dark green; a lighter shade of the body; two colored, a lighter or darker shade of body and trim for frame and panel or louvers (darker recommended).

Storm and Screen Doors - same as main door.

Tympaneum - a lighter shade than base color, either same shade or compatible.

Under Porch Latticework or Grill - framework - trim color, grill - body color. If the grill is over three feet in height, paint both a dark trim color. If a masonry building, paint the same as foundation or a lighter or darker shade of trim color to provide contrast.

Window Grills or Decorative Vents - trim color.

Windows - Outlining to define the mass of the building, projecting parts - lighter, receding parts - darker.

Wooden Steps - the risers - trim color, recessed or decorative panels - body color, treads - the porch floor color.

Wooden Trim on Masonry Buildings - sand paint (sand added for texture).

For landmark structures in the Historic District, a professional chemical paint analysis of the structure shall be undertaken, by the Town, with permission of the owner, to determine the colors used historically. Those used during the period of significance should be duplicated in the present paint scheme. Refer to Pictorial Glossary.

Section 8. Compliance.

A. Within one year after the adoption of the ordinance codified in this chapter, the Director shall conduct a survey of the chroma of all paint schemes that require a permit under Sections 2 and 3 of this ordinance to identify those buildings which are not in compliance with this chapter. A letter of notification will be sent to the owners of structures that are not in compliance. Failure of the Director to notify a property owner of noncompliance shall not operate to exempt any property owner from meeting the requirements of this chapter.

B. Those buildings whose existing paint schemes do not conform to Section 6 of this chapter shall make appropriate application for a new paint scheme within 48 months of the effective date of this ordinance and have repainted the structure to bring the building into compliance within this chapter within 54 months of the effective date of this ordinance.

Section 9. There is hereby added to the Town of Breckenridge Historic District Guidelines a new Section VI - 1, entitled "Suggestions for Guideline Book", which shall read in its entirety as follows:

SUGGESTIONS

For Guideline Book

1. When choosing colors, examine samples in sunlight, not artificial interior light. Before making a final decision, apply a sample of the colors to the building in area where you can see them altogether. (A gable is a suggested location as the colors can be viewed with the sky as a background).
2. When selecting colors, select the body color first, then choose complementary trim and accent colors for a compatible paint scheme.
3. The majority of the historic buildings in Breckenridge were built during an era of design attitudes known as the Picturesque. The intent was to harmonize with the natural surroundings. As a mountain resort community, this is still appropriate today. Choose colors that copy the tones offered by nature, especially those in materials of which buildings were built such as soil, rocks, clay, wood and bark, etc.
4. The value of the color should vary to enhance the appearance of the structure according to the following general statements:
 - a) The value of the color should relate to the amount of the structure concealed by foliage versus the amount of structure exposed to view. The value being darker for more exposed wall to light or more concealed wall.
 - b) The value of the color should relate to the size of the structure. The larger the structure, the darker the value (expresses dignity). The smaller the structure, the lighter the value (expresses cheerfulness). A general recommendation would be that buildings with a footprint of 500 square feet or less be greater than 6 in value, and those with a footprint of over 500 square feet be less than or equal to 6 in value from the Munsell Book of Color on display in the Planning Office.
 - c) To break up the size of a larger building, it is possible to reduce the impact of a structure by painting each story different shades of the body color, getting lighter as you rise up the building.

5. The range of paint colors available in the Victorian era was more limited than today. While not further regulated, it is suggested that for contributing rated buildings, they be painted with colors chosen from those depicted in the pamphlet Heritage Colors on display in the Planning Office. Appropriate compatible combinations of colors can be found in the affinity chart within this publication.

Accuracy is desired in a restoration, therefore a chemical analysis of previous paint applications is encouraged to determine what was on the structure historically.


Section 10. Except as specifically amended hereby, the Town Code of Breckenridge, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

Section 11. The Town Council hereby finds, determines and declares that it has the power to adopt this Ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.

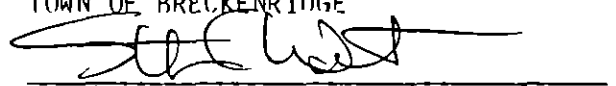
Section 12. This Ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 27th day of February, 1990. A Public Hearing on the Ordinance shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado, on the 10th day of April, 1990, at 7:30 p.m. or as soon thereafter as possible in the Municipal Building of the Town.

ATTEST:


Mary Jean Loufek, Town Clerk

TOWN OF BRECKENRIDGE



Stephen C. West, Mayor

This Ordinance was published in full in the Summit County Journal, a newspaper of general circulation within the Town of Breckenridge, on March 8, 1990.

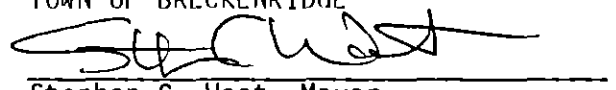
READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE this 10th day of April, 1990.

A copy of this Ordinance is available for inspection in the office of the Town Clerk.

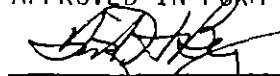
ATTEST:


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Stephen C. West, Mayor

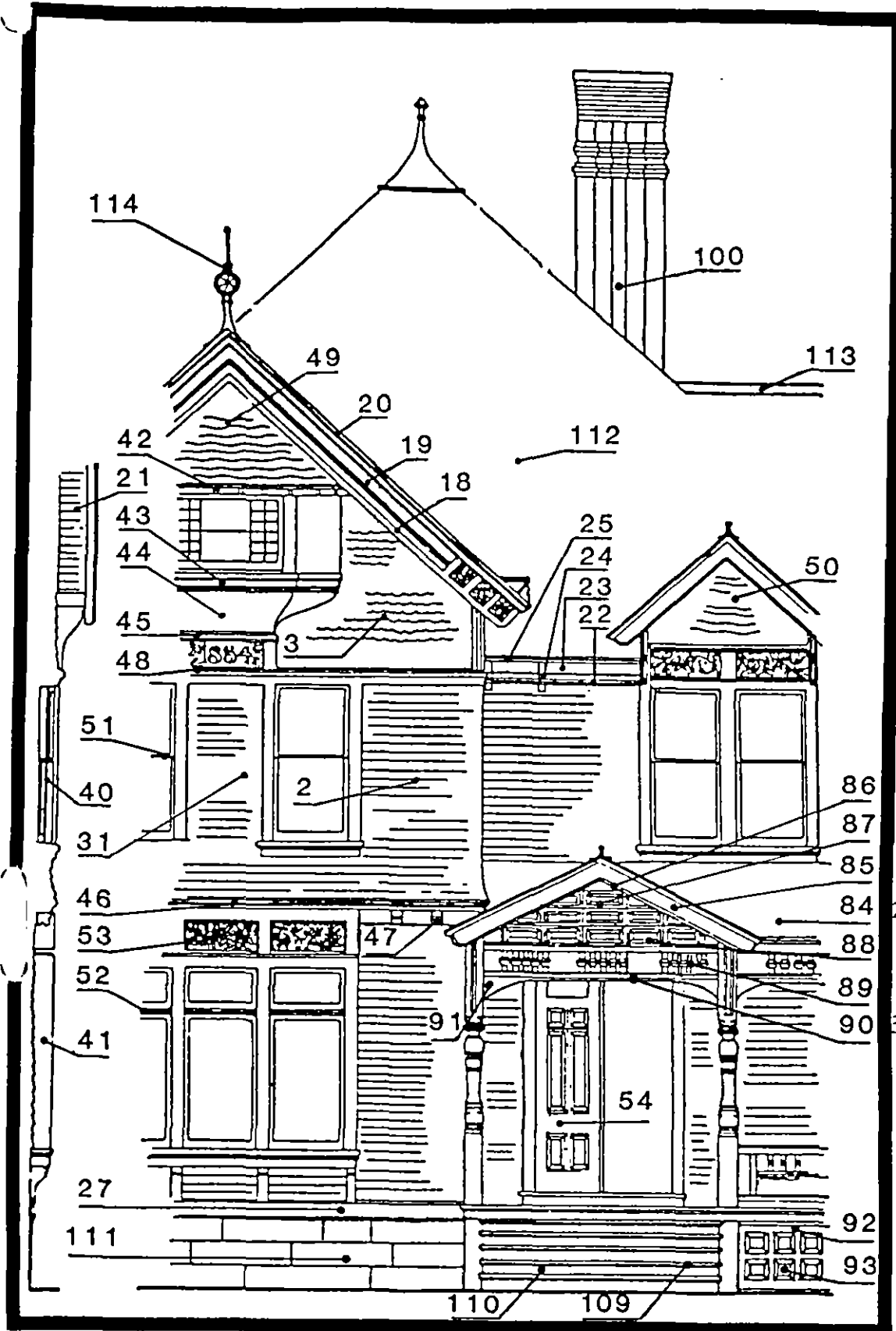
APPROVED IN FORM


Town Attorney

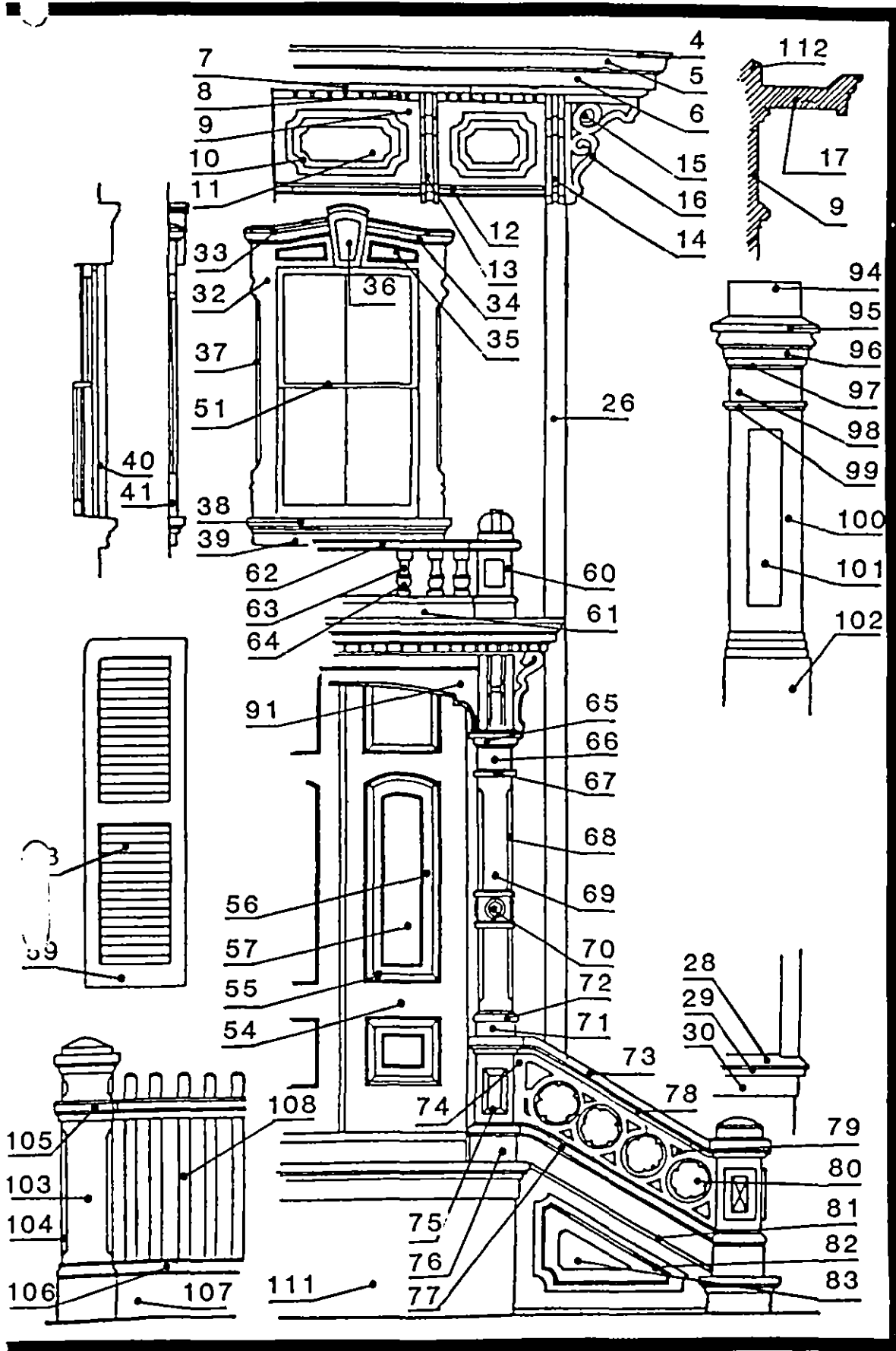

Date

This Ordinance was published by title, with amendments, in the Summit County Journal, a newspaper of general circulation within the Town of Breckenridge, on April 19, 1990.

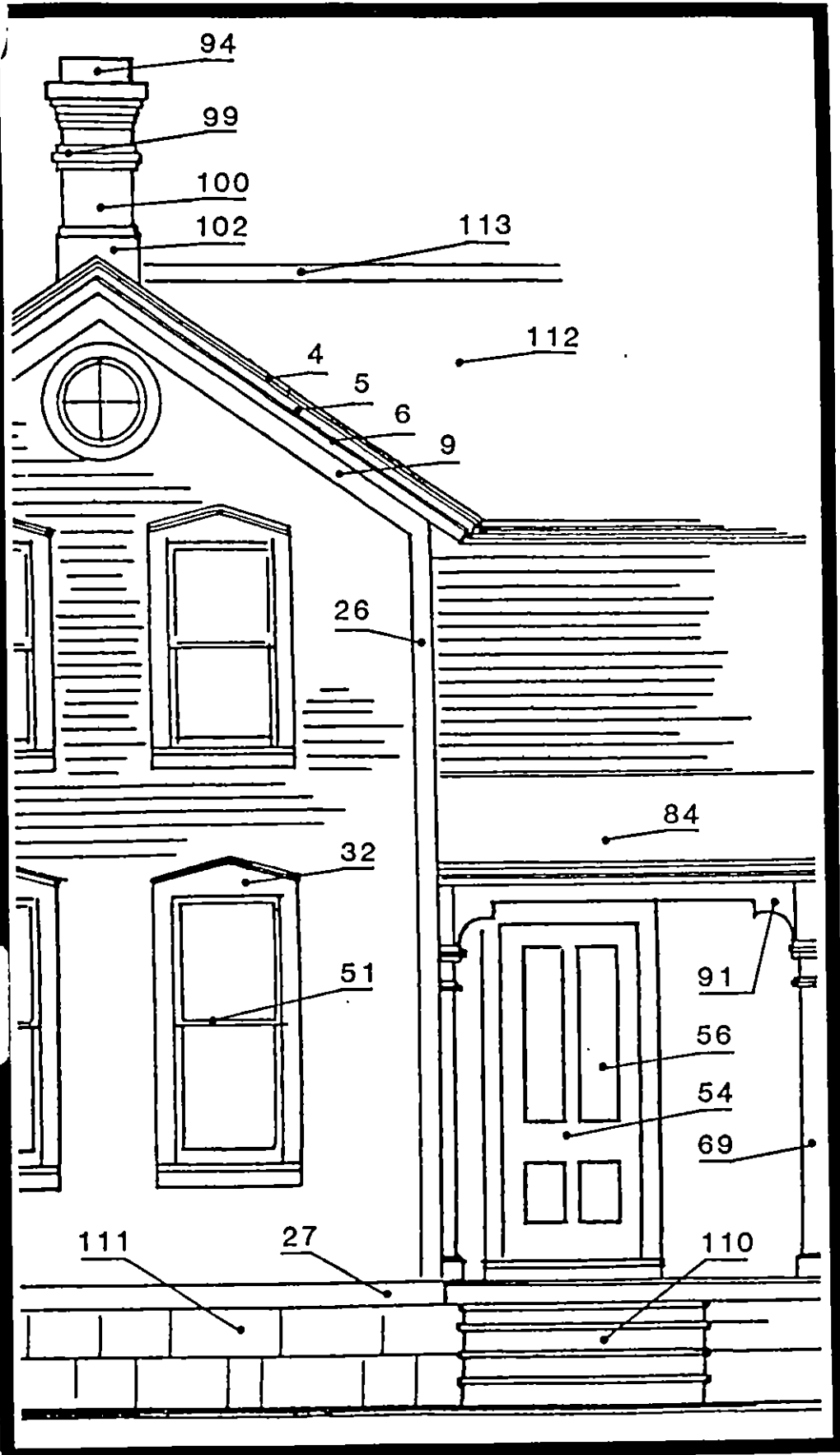
PICTORIAL GLOSSARY



- 1.-3. Body
 - 1. First story
 - 2. Second story
 - 3. Attic
- 4.-25. Cornice
 - 4. Edge of crown molding
 - 5. Crown
 - 6. Fascia
 - 7. Bed mold
 - 8. Dentals
 - 9. Frieze
 - 10. Panel mold
 - 11. Panel
 - 12. Architrave
 - 13. Sunken face of sandwich bracket
 - 14. Raised face of sandwich bracket
 - 15. Bracket panel
 - 16. Bracket margin
 - 17. Soffit
 - 18.-20. Bargeboard
 - 21. Ceiling under eave
 - 22. Foot pieces
 - 23. Gutter face
 - 24. Gutter brackets
 - 25. Gutter cap
- 26. Corner Board
- 27.-30. Water Table
 - 28. Slope
 - 29. Edge
 - 30. Face
- 31.-45. Window Frame or Casing
 - 32. Face
 - 33. Cap fillet
 - 34. Cap mold
 - 35. Cap panel
 - 36. Keystone
 - 37. Chamfer
 - 38. Sill



- 39. Apron
- 40. Reveal
- 41. Edge
- 42. Attic window cornice
- 43. Attic window sill mold
- 44. Attic window cov.
- 45. Attic window base mold
- 46. Belt Course
- 47. Beam Ends
- 48. Attic Belt Course
- 49.-50. Tympanum
- 51. Window Sash
- 52. Window Transom
- 53. Cut Work
- 54.-57. Doors
- 54. Stiles and rails
- 55. Mold
- 56. Receding part of panel
- 57. Projecting part of panel
- 58.-59. Shutters (Blinds)
- 58. Louvers (slats)
- 59. Frame
- 60.-93. Porch
- 60. Balustrade post
- 61. Balustrade base
- 62. Balustrade rail
- 63. Receding part of baluster
- 64. Projecting part of baluster
- 65. Abacus
- 66. Capital
- 67. Neck mold
- 68. Chamfer
- 69. Shaft
- 70. Rosette
- 71. Plinth
- 72. Plinth mold
- 73. Rail
- 74. Dado
- 75. Dado panel
- 76. Base
- 77. Base
- 78. Base
- 79. Base
- 80. Base
- 81. Base
- 82. Base
- 83. Base
- 94. Base
- 95. Base
- 96. Base
- 97. Base
- 98. Base
- 99. Base
- 100. Base
- 101. Base
- 102. Base
- 111. Base
- 112. Base



- 77. Base mold
- 78. Ornamental rail
- 79. Ornamental panel
- 80. Ornamental chamfer
- 81. Bead below steps
- 82. Panel mold below steps
- 83. Panel below steps
- 84. Roof
- 85. Face rafter (barge-board)
- 86. Gable rail
- 87. Gable panels
- 88. Plate
- 89. Cornice balusters
- 90. Cornice rail
- 91. Cornice bracket
- 92. Rails below
- 93. Panels below
- 94.-102. Chimney
 - 94. Top of cap
 - 95. Crown mold of cap
 - 96. Fascia of cap
 - 97. Bed mold of cap
 - 98. Frieze of cap
 - 99. Architrave
 - 100. Shaft
 - 101. Panels
 - 102. Base
- 103.-108. Fence
 - 103. Post
 - 104. Post chamfer
 - 105. Upper rail
 - 106. Lower rail
 - 107. Base
 - 108. Pickets (balusters)
- 109.-110. Steps
 - 109. Tread mold
 - 110. Riser
- 111. Foundation
- 112.-114. Roof
 - 113. Ridge roll or cresting
 - 114. Iron finials (also common location for acroterion)