

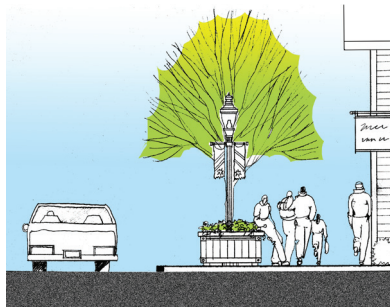
# DESIGN GUIDELINES & STANDARDS

1

BRECKENRIDGE, COLORADO



*False front commercial buildings are a part of the historic context of downtown Breckenridge.*



## Town Design Standards

The Town of Breckenridge pioneered performance review standards in the 1970s and maintains a design review system that focuses on the quality of development. Throughout the community, the Town promotes its mountain character. The Town sought to create a design review system that would fit into the established development review process, and yet provide additional detail about principles of urban design and historic preservation. Winter & Company helped the Town organize the core area into a series of a dozen "Character Areas" that are based on the visual features of the immediate context and then wrote design guidelines tailored to each of them.



*The Rounds Building draws upon design traditions of Breckenridge yet reinterprets them in new ways.*



Winter & Company

[www.winterandcompany.net](http://www.winterandcompany.net)

# DESIGN GUIDELINES & STANDARDS

2

## BRECKENRIDGE, COLORADO

These updated guidelines identify some principles as "priority standards" that must be met in all cases. Other guidelines afford more discretion in how they may be applied. The standards were presented as one book of general design standards that would be easy for property owners to use. Winter & Company also prepared a series of supplementary pamphlets for each of the individual neighborhoods to provide additional guidance. After writing the design guidelines, Winter & Company conducted training sessions with the planning commission and design review staff.

### SERVICES:

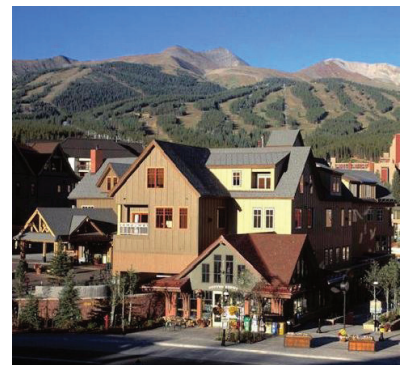
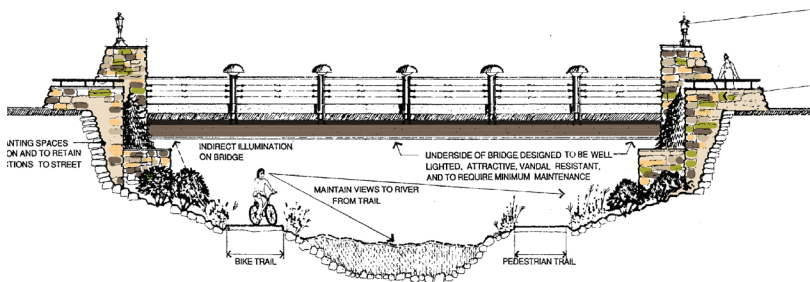
- » Character analysis
- » Description of historic building types
- » Alternative development scenarios
- » Design review training
- »

### CLIENT:

Town of Breckenridge

### DATE:

1992 and continuing



Winter & Company

[www.winterandcompany.net](http://www.winterandcompany.net)