



October 08, 2025

MOUNTAIN ARCHITECTURE
P.O. BOX 770420
STEAMBOAT SPGS, CO 80477

Re: Marshall House at 135 11TH ST

Dear MOUNTAIN ARCHITECTURE,

This letter shall serve as the Development Review Team letter (DRT) for PL20250309 Submittal #1. This letter as well as marked up documents and conditions of approval are available on Portal.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made.

Please address each comment and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

- The most recent revision date on applicable sheets
- A response to each individual comment
- Flattened PDFs of all materials

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please feel free to contact me at (970) 871-8228 or by email at cberubsmith@steamboatsprings.net with any questions or concerns.



Planning Review (Reviewed By: Kelly Douglas, AICP)

1. Please see the document titled "PL20250309 Marshall House DPV Planning Review Memo Submittal 1"

GIS Review (Reviewed By: Colten Yoast)

Engineering Review (Reviewed By: Makenzie Carroll)

1. All engineered and surveyed plan sheets and documents shall be signed and sealed by the Engineer, Surveyor, and/or Architect, as appropriate, prior to Engineering's review. Some documents associated with certain application types may include a qualifying descriptor that only states "For Approval, Not for Construction". For more information regarding applicable submittal items, refer to "Complete Application Information" located on the Planning Department's webpage (<https://www.steamboatsprings.net/1387/Complete-Application-Information>).
2. (Cover): Stamp required. Shall either contain no disclaimer, or a disclaimer stating exactly "For Approval, Not for Construction"
3. (Ex. Conditions): Remove disclaimer. Existing conditions plans shouldn't change and therefore shall be considered final with stamp.
4. (Ex. Conditions w/ Aerial): Remove disclaimer. Existing conditions plans shouldn't change and therefore shall be considered final with stamp.
5. Two trees in tree grates are required to be placed on sidewalk along Oak St. Frontage

Final Project Manager Review (Reviewed By: Caitlin Berube-Smith)

Historic Preservation Review (Reviewed By: Caitlin Berube-Smith)

1. ROOF PLAN, PG 2, Drawing 6

ROOFING TYPE OPTIONS 1 + 2

- Change Option 1 to synthetic wood shingles, roof must be structural sound for snow load if this option is preferred
- See condition for notes on Option 2, Pro-Panel versus Standing Seam

REPAIR HISTORIC BOARD AND BATTEN WOOD SIDING, REPAINT. TYPICAL THROUGHOUT.

Change to repair, if possible, otherwise replace to dimensions and specs in kind. Provide reference of National Park Service (NPS) applicable Preservation Brief or Tech Note

2. ELEVATIONS, PG 3, Drawing 7

REPLACE HISTORIC RIM BOARD WHERE DETERIORATED, USE IN KIND MATERIALS, PAINT. TYPICAL.

- Provide reference of National Park Service (NPS) applicable Preservation Brief or Tech Note

REPAIR AND PRESERVE HISTORIC DOUBLE HUNG WINDOWS. PAINT. PROVIDE STORM WINDOWS, TYPICAL.

- Change to Restore and replace if needed, in-kind
- Provide reference of National Park Service (NPS) applicable Preservation Brief or Tech Note

RECONSTRUCT FASCIA DETAIL AND EAVE TRIM, PAINTED

- Specify paint color

REPAIR AND REPAINT EAVE TRIM BOARD

- Change to Restore, repair (and replace where needed), in-kind
- Provide reference of National Park Service (NPS) applicable Preservation Brief or Tech Note

REPAIR AND REPAINT WOOD SOFFIT

- Change to Restore, repair (and replace where needed), in-kind
- Provide reference of National Park Service (NPS) applicable Preservation Brief or Tech Note

NEW ROOFING: OPTION 1) PRESIDENTIAL HIGH DEFINITION ASPHALT SHINGLES TO COMPLIMENT HISTORIC SHINGLE APPLICATION OPTION 2) NEW STANDING SEAM METAL ROOFING, PROFILE TO MATCH MOST RECENT HISTORIC METAL ROOF APPLICATION. TYPICAL THROUGHOUT.

- See condition, same as comment for page 2 roofing

PRESERVE HISTORIC WINDOWS, PROVIDE STORM WINDOW. REPAIR AND REPAINT TRIM.

- Change to Restore historic windows, clarify what the storm window is made of, wood preferred, metal clad second option, clarify interior or exterior

REPAIR TRIM AT PROCH ROOF, PAINT

- Change to Restore, repair (and replace where needed), in-kind
- Provide reference of National Park Service (NPS) applicable Preservation Brief or Tech Note

REPLACE ENTRY DOOR, REPAIR AND REPAINT TRIM

- Door, change to Restore and repair existing historic door and paint and install the door
- Trim, change to Restore and repair existing historic trim, paint
- Provide reference of National Park Service (NPS) applicable Preservation Brief or Tech Note

RECONSTRUCT ENTRY COLUMNS AND DETAIL PER HISTORIC PHOTOGRAPHS, TYPICAL AT ALL PORCH COLUMNS

- If structural enhancements are required for snow load, reconstruction is okay. There are existing columns to match dimensions, use this resource rather than guessing based on historic photographs.



- If structural enhancements are NOT required for snow load, Restore and repair existing columns, and, reconstruct non-extant columns where needed, in kind.
- Provide reference of National Park Service (NPS) applicable Preservation Brief or Tech Note

REPAIR AND PRESERVE HISTORIC DOUBLE HUNG WINDOWS. PAINT. PROVIDE STORM WINDOWS, TYPICAL.

- Change to Restore and repair historic double-hung windows, paint
- Storm windows, see condition

REPAIR LEDGE AND PANEL DETAIL BELOW WINDOW.

- Change to restore and repair
3. ELEVATIONS, PG 4, Drawing 8

For duplicate note/call outs – reference comments provided for page 2/3 in either conditions or corrections. Reference non-duplicate note/ call out comments below:

RECONSTRUCT MISSING GUARDRAIL PER HISTORIC PHOTOGRAPHS. PROVIDE HIGH-GRADE PLEXI GLASS PANEL INFILL AT TRIANGULAR OPENINGS. ALTERNATE: PROVIDE MODERN, PERFORATED METAL PANEL AT TRIANGULAR OPENINGS TO MEET ICC 2021 IBC SECTION 1015

- The alternate proposed is not compatible, please remove and apply only the first option.

NEW DOORS IN EXISTING OPENING

- If historic is present, change to restore and repair, paint.
- If missing a door out of the four, reconstruct door based on historic original.

4. Apply drawing notes to architectural plan set for all items listed in Conditions, note determination to be provided prior to building permit.

5. Architectural Plan set should have a singular note box / call out box that summarizes historic preservation treatment approach for each major feature, with specific National Park Service 'Preservation Brief' or 'Tech Note' and local Historic Design Guidelines apply, in addition to where currently listed and pointing to each feature.

Utilities-City Review (Reviewed By: Amber Gregory)

1. Joint sewer services are not allowed across property lines. It appears the sewer service is being connected to the adjacent property.

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

- Trash Enclosure Buildings are viewed as S-1 Occupancy Buildings when roofs and walls fully enclose these buildings, your proposed location would fall subject to Table IBC 705.5 and also sections above this related to roof overhangs as projections. This would

require the exterior walls on the east side closest to the PL to be 1-hour, and you have to review the projection table as well.

Historic Building: This project will be reviewed under the 2021 IEBC unless the IEBC Chapter 12 Historic Building sections were to send us back to the 2021 IBC for Compliance. As an example this section tells us when we have to design certain portions of this project per the IBC - 1206.1 Relocated buildings. Foundations of relocated historic buildings and structures shall comply with the International Building Code. Relocated historic buildings shall otherwise be considered a historic building for the purposes of this code. Relocated historic buildings and structures shall be sited so that exterior wall and opening requirements comply with the International Building Code or with the compliance alternatives of this code. The entire basement area being proposed will fall under new construction requirements and shall be designed under the 2021 IBC for all items including footings, foundation, and all interior space in the new basement area including the new stairs and elevator built to go up to the main level of the existing building. The Existing main level of the Historic Building is undergoing a Change of Occupancy, and shall be designed by the Architect using the following code sections listed out below. A recent email was shared with the Mechanical Engineer and Architect of Record on the Mechanical Ventilation system design for the cigar smoking lounge area and requirements, email to Mechanical Engineer was; I would not feel comfortable allowing manual operation of someone opening windows to meet the ventilation requirement for natural ventilation in a smoking lounge, as our adopted code actually considers this room to require mechanical exhaust to control the contaminates of cigar smoke. The table 403.1.1 Ventilation Table is attached above references smoking lounges on footnote B for this reason. Then the commentary explains the risk involved in climates like ours, where these windows simply would not be opened, then the loss of energy as well when they are opened. I have added one section below that may offer some support, could you utilize Transfer Air from other areas of the building to help with these numbers a bit, just a thought not sure if this would help or not. Positive: I like the idea of the smokeeater being installed or something along these lines to help clean the air, as my concern is that neighbors or others close by may start to complain about the cigar smell if it's not purified some.

At this time we can identify this Occupancy Use of the Building will be a B-Occupancy Use as new proposed use, while the existing occupancy use was R-3, the below code sections shall now be applied by the Architect of Record to perform all Code Study work as this project continues forward with design, the Architect may reach out to the Building Official with questions as you work through this design. The Architect will need to review Section 1204.3 below of location of historic building on the property, this section provides the Architect two options, compliance with IEBC Section 1011.7 which is the hazard table that would then send you directly back to the IBC for exterior rated

wall requirements, or compliance with Section 1201.2 of the IEBC which is a performance based method. I can provide you this information right away, if you use 1011.7 this will take you to IBC Section 705 and Table 705.5 distance from exterior walls to FSD/PL would apply, for Type VB and B-Occupancy Use this would require all exterior walls less than 10 feet from the PL to be 1-hour rated which applies to the west side of this building in certain locations. Then if you select IEBC Section 1201.2 it sends you to chapter 1, in chapter 1 we have sections IEBC 104.2.2.1 Building Evaluation in combination with IEBC Section 104.10 modifications. We can discuss items you may present to the Building Official such as intumescent products being applied to the existing exterior walls to provide an added layer of fire protection to the areas less than 10 feet from PL, this allows you to maintain the siding and historic character while offering some level of protection in meeting code, please contact me to discuss.

SECTION 1204

CHANGE OF OCCUPANCY

1204.1 General.

Historic buildings undergoing a change of occupancy shall comply with the applicable provisions of Chapter 10, except as specifically permitted in this chapter. Where Chapter 10 requires compliance with specific requirements of Chapter 7, Chapter 8 or Chapter 9 and where those requirements are subject to the exceptions in Section 1202, the same exceptions shall apply to this section.

1204.2 Building area.

The allowable floor area for historic buildings undergoing a change of occupancy shall be permitted to exceed by 20 percent the allowable areas specified in Chapter 5 of the International Building Code.

1204.3 Location on property.

Historic structures undergoing a change of use to a higher-hazard category in accordance with Section 1011.7 may use alternative methods to comply with the fire-resistance and exterior opening protective requirements. Such alternatives shall comply with Section 1201.2.

1204.4 Occupancy separation.

Required occupancy separations of 1 hour may be omitted where the building is provided with an approved automatic sprinkler system throughout.

1204.5 Roof covering.

Regardless of occupancy or use group, roof-covering materials not less than Class C, where tested in accordance with ASTM E108 or UL 790, shall be permitted where a fire-retardant roof covering is required.

1204.6 Means of egress.

Existing door openings and corridor and stairway widths less than those that would be acceptable for nonhistoric buildings under these provisions shall be approved, provided that, in the opinion of the code official, there is sufficient width and height for a person to pass through the opening or traverse the exit and that the capacity of the exit system

is adequate for the occupant load, or where other operational controls to limit occupancy are approved by the code official.

1204.7 Door swing.

Where approved by the code official, existing front doors need not swing in the direction of exit travel, provided that other approved exits having sufficient capacity to serve the total occupant load are provided.

1204.8 Transoms.

In corridor walls required by these provisions to be fire-resistance rated, existing transoms may be maintained if fixed in the closed position, and fixed wired glass set in a steel frame or other approved glazing shall be installed on one side of the transom.

Exception: Transoms conforming to Section 1203.4 shall be accepted.

1204.9 Interior finishes.

Where interior finish materials are required to comply with the fire test requirements of Section 803.1 of the International Building Code, existing nonconforming materials shall be permitted to be surfaced with an approved fire-retardant coating to achieve the required classification. Compliance with this section shall be demonstrated by testing the fire-retardant coating on the same material and achieving the required fire classification. Where the same material is not available, it shall be permitted to test on a similar material.

Exception: Existing nonconforming materials need not be surfaced with an approved fire-retardant coating where the building is equipped throughout with an automatic sprinkler system installed in accordance with the International Building Code and the nonconforming materials can be substantiated as being historic in character.

1204.10 One-hour fire-resistant assemblies.

Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is wood lath and plaster.

1204.11 Stairways and guards.

Existing stairways shall comply with the requirements of these provisions. The code official shall grant alternatives for stairways and guards if alternative stairways are found to be acceptable or are judged to meet the intent of these provisions. Existing stairways shall comply with Section 1203.

Exception: For buildings less than 3,000 square feet (279 m²), existing conditions are permitted to remain at all stairways and guards.

1204.12 Exit signs.

The code official may accept alternative exit sign locations where the location of such signs would damage the historic character of the building or structure. Such signs shall identify the exits and exit path.

[BS] 1204.13 Exit stair live load.

Existing historic stairways in buildings changed to a Group R-1 or R-2 occupancy shall be accepted where it can be shown that the stairway can support a 75-pounds-per-square-

foot (366 kg/m²) live load.

1204.14 Natural light.

Where it is determined by the code official that compliance with the natural light requirements of Section 1010.1 will lead to loss of historic character or historic materials in the building, the existing level of natural lighting shall be considered to be acceptable.

SECTION 1205

STRUCTURAL

[BS] 1205.1 General.

Historic buildings shall comply with the applicable structural provisions for the work as classified in Chapter 6.

Exceptions:

1. The code official shall be authorized to accept existing floors and existing live loads and to approve operational controls that limit the live load on any floor.

2. Repair of substantial structural damage is not required to comply with Sections 405.2.3 and 405.2.4. Substantial structural damage shall be repaired in accordance with Section 405.2.1.

- The following are conditions that must be met prior to issuance of any Building Permit for rehabilitation/restoration work on the historic structure. These conditions do not need to be met prior to submittal or issuance of a Building Permit to complete foundation work and final setting of the historic structure.

ROOF PLAN, PG 2, Drawing 6

- Roofing Option 2 is okay, but profile will need to be determined prior to building permit, if using Pro-panel it must have a similar profile to standing seam

ELEVATIONS, PG 3, Drawing 7

LARGE FORMAT STONE VENEER AT NEW FOUNDATION, MORTAR APPLICATION TO MATCH HISTORIC PHOTOGRAPHS.

- Large format stone veneer is not compatible, while there was quarry stone originally, there was not this amount of stone visible. Approval will require a material more sympathetic to the historic house prior to building permit. A sample will be required.

NEW MODERN WALL MOUNTED LIGHT FIXTURE, DOWNCAST, SHIELDED BULB. TYPICAL ALL EXTERIOR LIGHTING

- On lighting Plan, L2 doesn't seem to meet dark sky compliant lighting for shielding.

- All light fixtures and locations will be confirmed with staff prior to building permit.

- The lighting in the architectural plans does not match those shown in the lighting plan, please correct.

REPAIR AND PRESERVE HISTORIC DOUBLE HUNG WINDOWS. PAINT. PROVIDE STORM WINDOWS, TYPICAL.

- Storm windows shall match mullion thickness and are not wider, shall not cover historic window dimensions, match profile of historic window
- Clarify if storm window matches profile of double hung window, this is the preference for all historic windows
- Clarify if they are interior or exterior
- Clarify if they are operable or not
- Clarify material of window, wood or aluminum

RECONSTRUCT PORCH FLOOR, NEW WOOD DECKING, PAINTED.

- Add, in-kind, to match profile and dimensions of existing decking
- Clarify the material, composite wood, or cedar

EXTERIOR COLORS NOTE BOX

- Clarify 'NEW WINDOWS TO BE ALUMINUM CLAD WOOD, COLOR: DARK BRONZE' are pertaining to the windows at the lower foundation level
- It is not appropriate to have aluminum clad wood windows as a replacement for existing historic windows that can be restored/repared
- Additionally, it is not compatible to use aluminum clad wood windows as a replacement option for historic windows that can not be restored or repaired, this is when you would reconstruct and in-kind replacement.

ELEVATIONS, PG 4, Drawing 8

RECONSTRUCT WINDOW IN EXISTING OPENING. REPAIR AND REPAINT TRIM

- There is an existing window currently, change to restore and repair window, if possible, if not possible, reconstruct window – with in in-kind materials.
- Confirm original opening and size to ensure existing window opening was not altered to accommodate for 1950s exterior door placement leading to kitchen.

- ELEVATIONS, PG 3, Drawing 7

NEW MODERN WINDOW IN EXISTING OPENING, EXTEND SILL TO FLOOR

NEW MODERN WINDOW IN EXISTING OPENING. INFILL PANEL BELOW WINDOW TO FLOOR WITH FRAMING AND INSULATION, APPLY BLACK METAL PANEL SIDING AT EXTERIOR

While these are existing openings, the openings likely occurred when they built the addition and placed doors to access the addition. It would be more appropriate to state

you will determine where the original window opening was and choose a compatible option while retaining the original size. If it is undeterminable then a but compatible option and will fabricate ones similar in size to those on the west elevation on the lower level or gable side – could be a picture window versus double hung to not create a false sense of history. Black is not a compatible color for the windows on the historic portion of the building. A door-size infill is not compatible.

- Civil construction plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to the RCRBD with a Building Permit/Grading Permit application for review and approval prior to the start of any construction.
- Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition.

Sincerely,
Caitlin Berube-Smith
Historic Preservation Planner