



# **TOWN OF FRISCO**

## **Design Standards User Guide**

# Design Standards User Guide

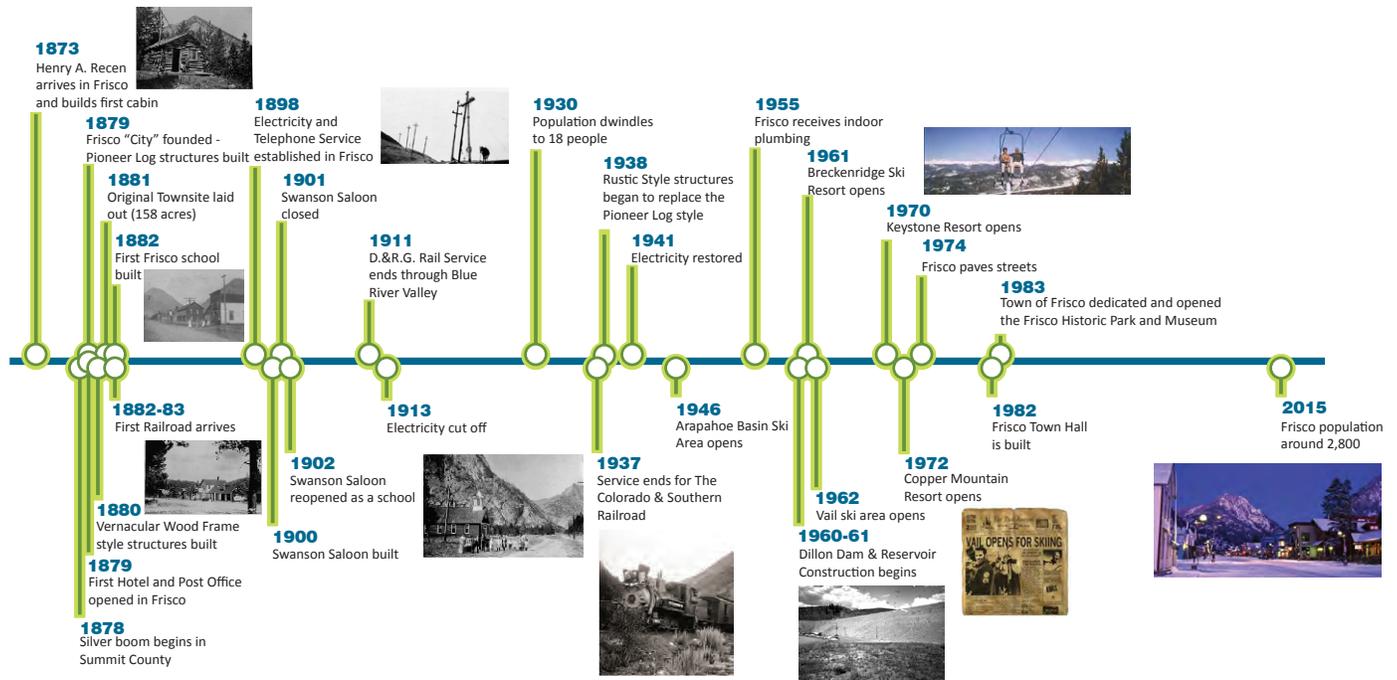
## Historic Frisco

The Town of Frisco is located in the heart of Summit County, Colorado. Founded in 1873 by Henry Recen, Frisco developed along with the mining boom of the late 1800s. The area grew in population to a high of 250 due in part to the two railroads that passed through the Town. Hotels and saloons sprang up in support of the many miners flocking to the area. The mining boom lasted until 1918, with the population dwindling to 18 people by 1930.



Frisco is quite different from the Victorian style of nearby Breckenridge and other Colorado mountain communities because it developed at a slightly different time and manner, thus resulting in its own special character. Historic structures that remain in Frisco are comprised of a blend of Pioneer Log, Vernacular Wood Frame, and Rustic Style. The Town's eclectic architectural character and design today is reflected in its history.

Frisco has grown to around 2,800 residents today rising from its close proximity to the many ski resorts in the area and plentiful summer recreational opportunities. The Town has modernized since its early mining days, but still maintains its small mountain town charm.



The Deming Cabin circa 1938 is an example of the Rustic Style architecture in Frisco.



The Lindquist home circa 1908 is an example of Vernacular Wood Frame architecture and has a side gable and ornamentation.



The Frisco School House circa 1900 is an example of the Pioneer Log style architecture and has a front gable and Victorian bell tower.

# Design Standards User Guide

## Purpose of this Guide

This guide is meant to provide an illustrative summary of the development and design goals found within the Town of Frisco's Zoning Ordinance pertaining to the Main Street Overlay District (MO), Granite Street and Galena Street Overlay District (GGO), Residential Overlay District (RO), Historic Overlay District (HO) or Summit Boulevard Corridor Overlay District (SBCO).

The goal of these design standards is to encourage development projects to be designed in a way that they are compatible with the desired character of the Town of Frisco within these five distinct districts. Coupled with these basic standards are incentives to encourage certain architectural elements that will further preserve and strengthen the architectural and neighborhood character of the area. These standards and incentives are aimed at preserving and enhancing the area. One of the overriding goals of the community is to allow for a variety of design, with an eclectic effect, while still protecting the character of the neighborhoods.

This guide is not meant to provide comprehensive depiction of the Zoning Ordinance but rather to provide additional guidance to the character of development. The Town of Frisco is looking to enhance its eclectic "small mountain town" character.

For more detailed information refer to:  
Frisco Town Code - Zoning (Chapter 180) Sections:

- 180-18.1 Main Street Overlay District
- 180-18.2 Historic Overlay District
- 180-18.3 Granite and Galena Streets Overlay District
- 180-18.4 Summit Boulevard Corridor Overlay District
- 180-18.7 Residential Overlay District

The Frisco Town Code is available online at:  
<http://www.frisco.gov/government/town-code>

For further information and permitting assistance please contact the Town of Frisco Community Development Department:

Town Hall  
1 Main Street  
Frisco, Colorado 80443  
Office Hours: M-F from 8am-5pm  
Phone: 970-668-5276  
<http://www.frisco.gov/>



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## Overlay Districts

Shown below are the Overlay Districts general locations of the Main Street Overlay District, Granite Street and Galena Street Overlay District, Summit Boulevard Corridor Overlay District, Historic Overlay District, and Residential Overlay Districts. For specific parcel requirements refer to the Town of Frisco Zoning District Map.



## Legend

-  Granite St. and Galena St. Overlay District
-  Summit Blvd. Corridor Overlay District
-  Main St. Overlay District
-  Residential Overlay District
-  Historic Overlay District



North

# Design Standards User Guide

## Frisco: “Small Mountain Town” Character



New structures should be compatible with existing structures, their surroundings and with Frisco’s “small mountain town” character whenever possible. The existing land forms and historic structures on a site should be preserved on-site whenever possible and reinforced by development rather than destroyed or replaced by it. It is not inferred that buildings must look like the existing structures to be compatible. Compatibility can be achieved through proper use of scale, mass, design, proportions, inflection, site planning, landscaping, materials, and colors.

Examples of “small mountain town” character include:

- Variation in wall planes
- Variation in roof lines and roof forms
- Grouping of elements to provide balanced façade composition (e.g., windows)
- Projecting elements (e.g., decks, bay windows, street facing architectural elements, etc.)



Materials, scale, and proportion



Variation in wall plane and projecting elements (deck)



Preserve historic structures  
(Vernacular Wood Frame with gabled “L” style)



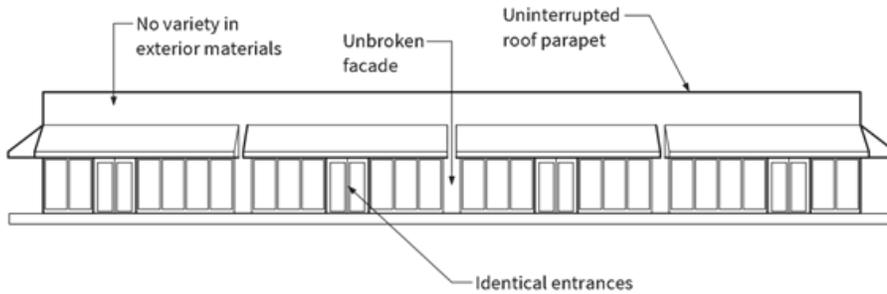
Variety of roof forms

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## Out of Character Design

Development should be designed in a manner compatible to the “small mountain town” character of Frisco, and in no instance should development be based on a theme or design character representative of environments or locations other than those generally found in Frisco’s mountain community. This would prohibit designs that are based on Southwestern Adobe, Colonial, Contemporary Suburban, or other designs not generally found in Frisco.

### No



Southwestern Adobe



Industrial “big box” building design not generally found in Frisco



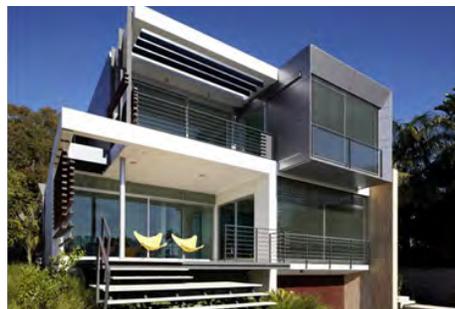
Southwestern Adobe



Colonial



Suburban strip mall



Contemporary Suburban house

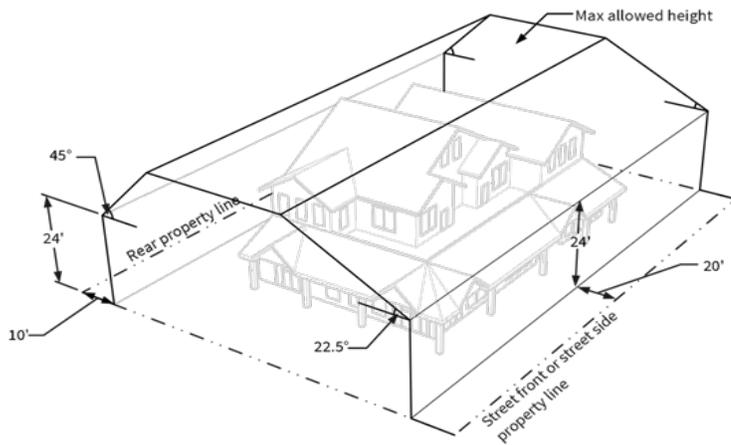


Colonial

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## Building Mass: Bulk Plane

Buildings should be designed with elements that relieve the feeling of mass where the smaller building elements are located near the street, and the larger building elements are stepped back further away from the street. Buildings should also incorporate architectural details and elements which provide a human scale to the façade and enhance the walking experience in the neighborhood to preserve Frisco's small mountain town character.



Example: Summit Boulevard Corridor Bulk Plane



The 1909 Staley-Rouse House is a classic example of early 20th century architecture. The roughly T-shaped house has a cross-gabled roof, projecting enclosed porches on the front and rear, and a tall cobblestone chimney on the east.

### Yes



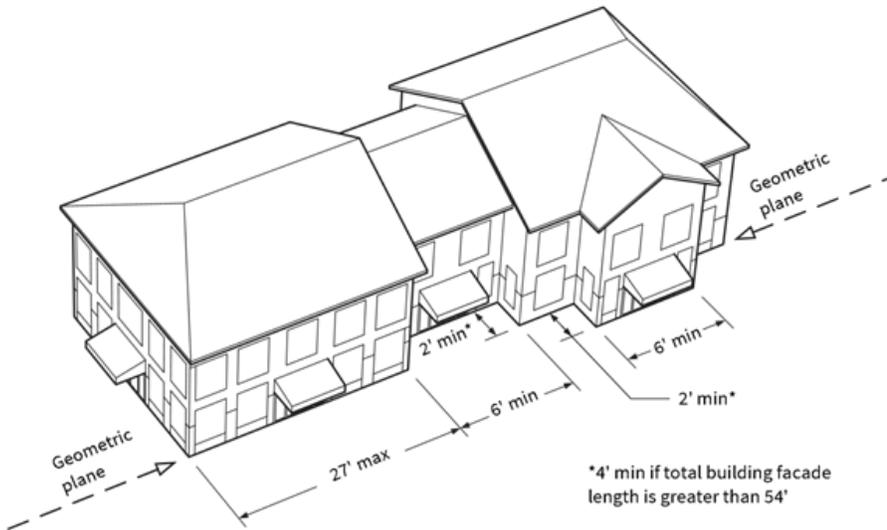
### No



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## Building Mass: Wall Plane Variation

Buildings should be designed to provide visual relief and breaks in exterior walls to eliminate the feeling of mass. Changes in building façade plane can be either an indentation or projection from the primary geometric plane or building form.



Example: Granite and Galena Street Facade and Roof Plane Requirements



The Remax building is an example of Rustic Style architecture with a front gable built in 1944.

### Yes



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## Building Mass: Wall Plane Variation

**Yes**



Bill's Ranch House built in 1890 is an example of early Frisco architecture that changes along the vertical wall plane.

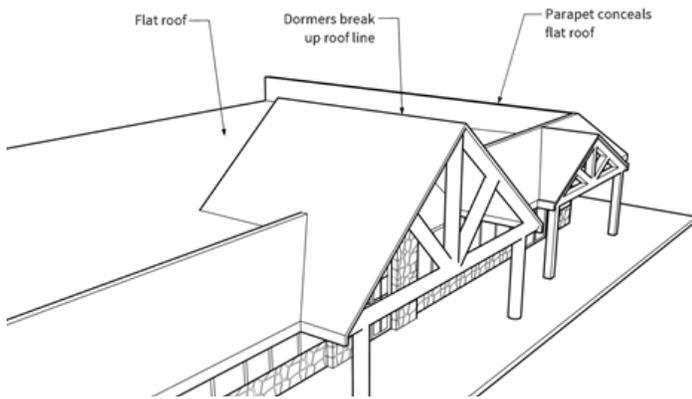
**No**



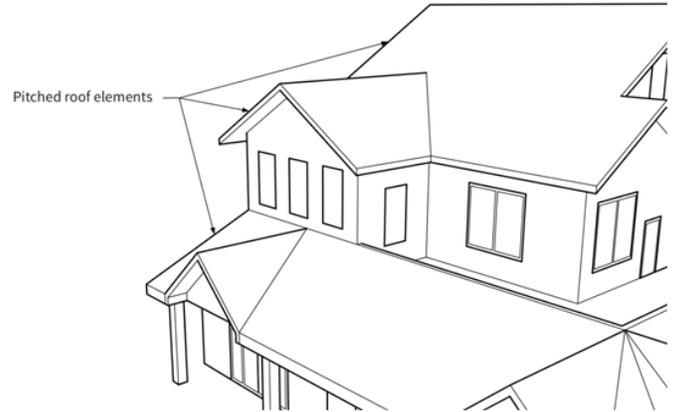
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## Roof Elements

Roof elements, including materials and colors, should be of a design that is compatible or complementary to the historic or contributing roofs found in Frisco. Roof designs should provide pitched roof elements, facades with pitched elements, vertical parapets, or provide visual relief and breaks in ridge lines, flat roofs, and large expanses of sloped roof planes.



Example: Roof Line Variation



Example: Appropriate Roof Pitch, Pitched Roof Elements

## Yes



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## Roof Elements

### Yes



The Lige Giberson house is an example of a Vernacular Wood Frame with a side gable built around 1911 with pitched roof elements and breaks in ridge lines.

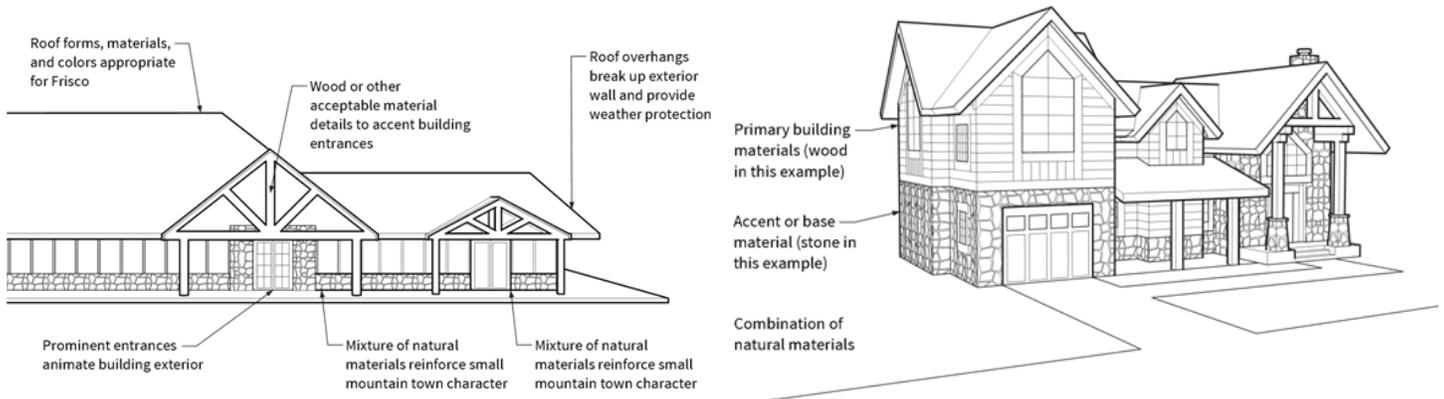
### No



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## Materials

Buildings should be designed in a manner and constructed of materials that are compatible and complementary to the existing historic and surrounding buildings in the area. Building design should provide a mixture of exterior façade materials and natural colors that will blend with the aesthetic, environmental, and climatic conditions found in Frisco such as wood, stone, or brick.



Example: Summit Boulevard Facade Materials

Example: Granite and Galena Street Use of Building Materials

## Yes



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## Materials

### Yes



The Baily House is a historic example of natural materials used for buildings in Frisco. Built in the 1890s hand-hewn logs and board and batten for the gable ends were the primary materials used for construction.

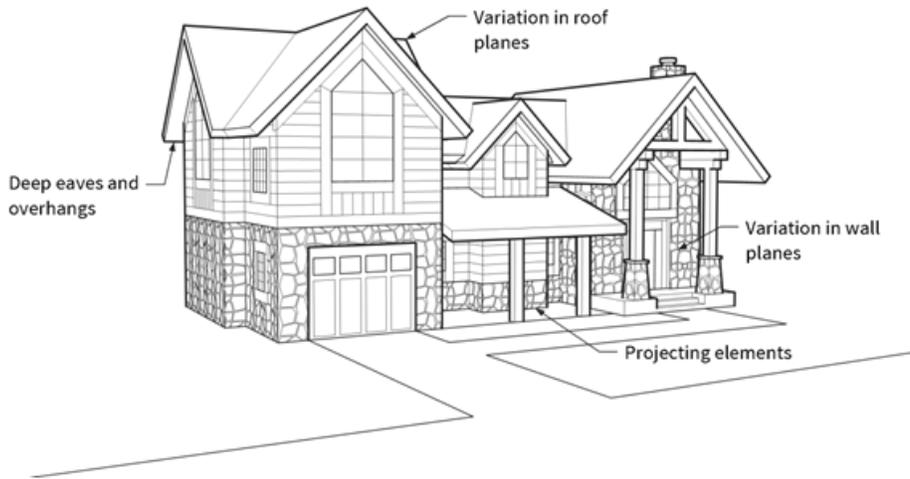
### No



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## Animating Features, Projecting Elements and Architectural Detailing

Development should provide a variety of architectural elements that “animate” the building and are features generally found within the Frisco community that help define the appropriate design character for Frisco. Providing animating features, projecting elements and architectural detailing will further preserve and strengthen the small mountain character of Frisco.



Example: Building Element Variation

**Yes**



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## Animating Features, Projecting Elements and Architectural Detailing

### Yes



The front porch of the Prestrud/Staley House is an example of a projecting element that “animates” the building.

### No

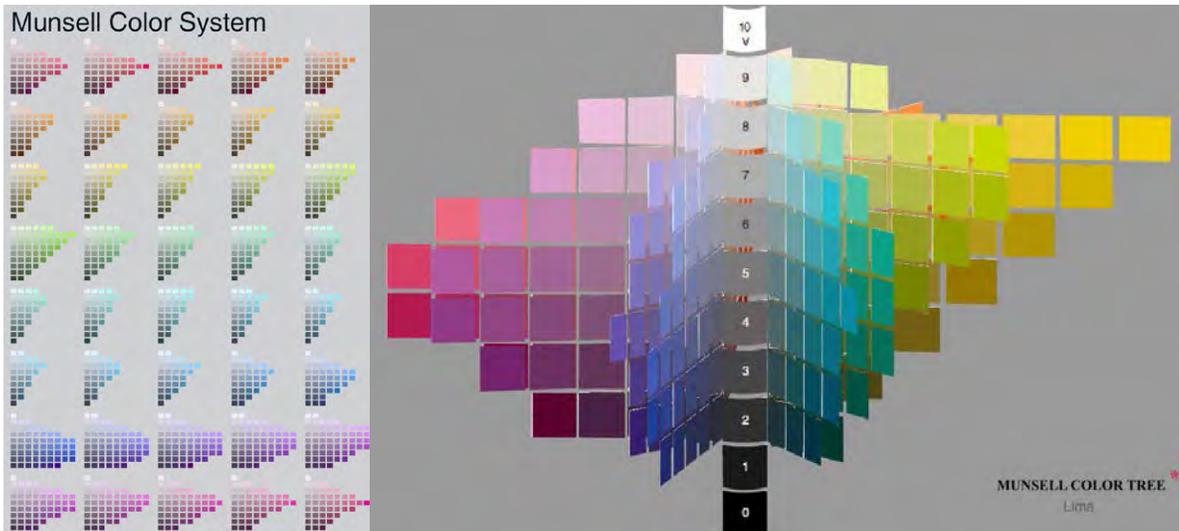


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## Color

Building colors should be used that are compatible with the existing neighborhood characteristics and that reflect the natural setting in which Frisco is located. Exterior wall colors should be compatible with the site and surrounding buildings. Natural colors (earth tones found within the Frisco area) and stains on wood should be utilized. Darker colors are recommended for roofs.

Munsell Color System



## Yes



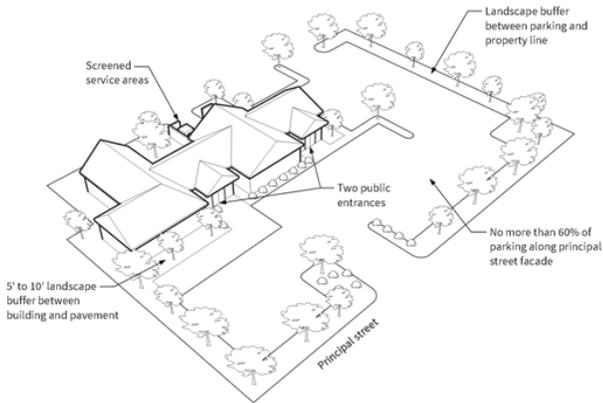
## No



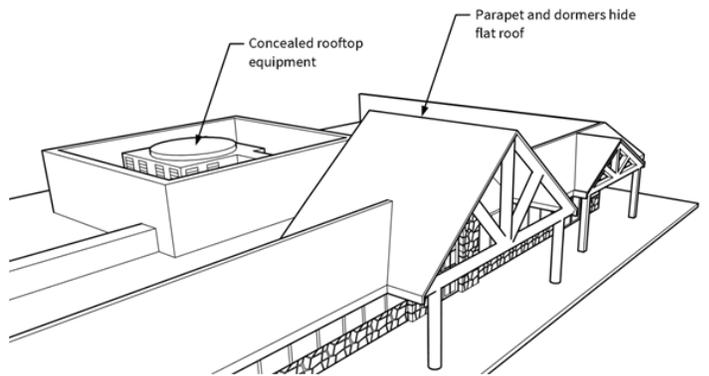
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## Screening: Landscape Elements and Mechanical Equipment

Development standards in the Summit Boulevard Corridor Overlay District and Main Street Overlay District have conditions for screening various elements on a property. Where a parking lot abuts any property boundary, a landscaping buffer located between the property line and the paved surface should be provided. Service areas must be screened, including loading or trash areas from any public rights of ways, or customer parking areas. All rooftop equipment must be screened so as not to be visible from public right-of-ways or adjacent properties.



Example: Landscape Buffer



Example: Concealed Rooftop Equipment

### Yes



### No

