



Planning Commission Regular Meeting

Tuesday, March 17, 2026, 5:30 PM

Town Hall Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

The indicated times are intended only to be used as guides. The order of projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times. For further information, please contact the Planning Department at 970-547-3160.

I. CALL TO ORDER, ROLL CALL (5:30PM)

- A. LOCATION MAP
- B. APPROVAL OF MINUTES
- C. APPROVAL OF AGENDA

II. PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES (NON-AGENDA ITEMS ONLY; 3-MINUTE LIMIT PLEASE) (5:35PM)

III. FINAL HEARINGS (5:40PM)

- A. STOUFFER HOUSE RESTORATION, LANDMARKING, AND ADDITION (CC) 110 S HARRIS ST., PL-2025-0355

IV. OTHER MATTERS (6:15PM)

- A. TOWN COUNCIL SUMMARY

V. ADJOURNMENT (6:30PM)



Breckenridge South

PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:30 pm by Chair Propper.

ROLL CALL

Mike Giller	Mark Leas	Allen Frechter remote	Matt Smith
Ethan Guerra	Elaine Gort	Susan Propper	

APPROVAL OF MINUTES

With no changes, the February 17, 2026 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the March 3, 2026 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

WORK SESSIONS:

1. Comprehensive Plan Introduction

Mr. Truckey introduced the Logan Simpson consulting team, who presented an overview of the comprehensive plan process and timeline for the Town's Comprehensive Plan update, which will serve as an overall guiding document for the Town. The Logan Simpson consulting team has been hired to develop the plan, which is proposed to be completed by the end of 2026.

Commissioner Comments / Questions:

Mr. Giller: Could you speak to your tech skills and being tech forward? (Bruce Meighen, Logan Simpson: Technology can be a great equalizer. We've utilized the concept of immersion to help reach people we don't usually reach. This will be one of the first tests in Colorado to bring people into the space and create the community dialog and discuss what people want to see in that area. It can help people better understand redevelopment and what might initially seem more controversial. People often want to focus on the more negative things of the community, and we're trying to focus on the positive side and activate that side of the brain.)

Mr. Frechter: I would recommend making sure our transient community, the seasonal workers who may only be here for one or two seasons, are engaged. Seniors would also be an important community to reach out to. I'm glad someone from Vail Resorts will be on the advisory committee, is there any consideration to integrating Vail's five-year plan in our discussions and how their potential future redevelopments will affect the rest of town? (Mr. Truckey: Yes, we can certainly engage Vail Resorts to determine where there is overlap between the two plans.)

Ms. Gort: We should make sure to talk to young people and people with young children. Working with churches to join their free dinners may be a good way to reach people.

Ms. Propper: Will you be looking at the need for more multi-family housing in town? I've talked to several people around town and they cannot afford the single-family developments and may have more interest in multi-family and condo developments. (Mr. Leas: I disagree, I feel we've built quite a bit of multi-family units, and we should be focusing on missing middle housing for new families that are just now having children and are potentially being forced out of town. I don't think we need more apartment type units for the more transient population.) Yes, I'm talking about people who have been here for a number of years but don't have families and don't intend to have kids and are being priced out. (Mr. Truckey: Part of the process will be a housing needs assessment

which will identify our needs for all types of housing units, including multifamily units.)

Mr. Leas: You mentioned looking at the locations of development. I would be concerned about the methodology of how you do that. The Council and locals that have been here for a while have a lot of preconceived notions about where things should be developed and an outside perspective to suggest alternative ideas and challenge those preconceptions would be good. Additionally, how are you going to reach second home owners? Second homeowners feel like they are very underrepresented and have not been a priority for Town Council. (Mr. Meighen: We are going to track and engage everyone. We're going to look at who we're not hearing from and do extra outreach to groups we're missing. Second homeowners are contributors to the community even though they're not here as often.) (Megan Moore, Logan Simpson: The best framework we've found to engage second homeowners is online Zoom meetings. For a lot of the in-person workshops and exercises we will do our best to replicate them online to reach the broadest audience.) (Deanna Weber, AECOM: Additionally, Mark, to your point we aren't coming with those preconceived notions, and we've worked with a lot of mountain resort communities, so we're able to bring best practices. We are coming into this with an open mind to be creative with the process. It needs to be uniquely Breck after all.)

Mr. Smith: Are there going to be discussions and feedback from the community to drive the overall character of the town? What does it mean to come to Breck and be a resident? What's the vibe in town? (Mr. Meighen: We're going to start by creating a Vision Plan to set the tone and feel for the rest of the document. It may help us evaluate our existing themes and phrases to see if they're still serving the plan. Jackson, WY had struggles with what western character meant for them. Everyone had a different time they called it back to, so they decided it had a more community-based meaning focused on people, which drove their housing policy and more.)

Ms. Gort: How do you plan to bring all the data together? (Ms. Moore: Every comment that we get is important and gets the same weight. We'll lean on the advisory committee to help us understand a path forward when there are conflicting ideas but we'll also look at data and a lot of different things. We can talk about the benefits and tradeoffs for new ideas, and discuss that with the advisory committee and talk about which way to lean.) (Kelly Naumann, Logan Simpson: We also use technology that updates in real time and allows people to see other's comments and react to them and add on to them so we can see the outcomes from specific events. It allows you to see consensus in real time and the community can see the responses and changes from their comments instead of them going out into the ether. There will also be online questionnaires and polls that will roll into community events.) (Mr. Kulick: Do you feel that public comments discourage people from being fully transparent in their wants and preferences?) (Ms. Naumann: We have the ability to go either way for them being public or not.) (Mr. Meighen: It's a hard balance. People have to understand that they may not agree with everything and you're never going to get 100 percent consensus but they should understand why the decision is being made and the reasoning behind it. That's what comprehensive plans are. You have a community that's very passionate with educated and well-informed people.)

Ms. Gort: The advisory committee seems like it is going to be primarily men, will you also ensure women are included and comments have the ability to be analyzed by demographic? (Mr. Kulick: On the advisory committee we're looking to have a manageable size of people with a broad range of gender, age, and background. We're trying not to get a list of people that are only the usual suspects.) Some people may feel intimidated and not speak up if they're in the same room as more highly influential people. (Ms. Weber:

Looking back to the Sustainable Breck Plan we did not have an advisory committee but we had a lot of community outreach and interviews and more.) (Mr. Kulick: We are trying to get a diverse group in the advisory committee that represent a broad variety of people while keeping it a small size.)

Discussion Questions:

What are the main issues facing the community that the plan should address?

- Mr. Leas: Infill development. Taking into account what we will allow and what we would absolutely not allow. This is a topic the Town must deal with.
- Ms. Propper: People are struggling to stay in the community especially in seasons like this with seasonal workers who are highly dependent on a snow-based tourism economy.
- Mr. Giller: A long time ago we had a marketing slogan, “real town, real people,” and I feel like that’s become more difficult now.
- Mr. Guerra: Our immigrant communities are the core and backbone of our town but are heavily underserved and not integrated in our community. Our Hispanic community has grown a lot over the years but you don’t see them represented in places like this room.
- Ms. Gort: Our grocery store area is a big challenge for the community and not pretty.
- Mr. Smith: I feel that the town’s identity has faded quite a bit. The town used to be edgier and has lost some of that. The town is no longer an attractive place for young adults to settle.
- Ms. Propper: The pandemic caused a big change in the community and has created a lot more second homes. Breck no longer feels like a town for families. I don’t know my neighbors like I used to.
- Mr. Frechter: The town is very economically recreationally focused, and some consideration should be put into looking at diversifying the economy so that when tourism is down it doesn’t hurt the town as much.
- Mr. Leas: Communities organically develop on their own and there’s only so much you can control. There will be impacts you cannot anticipate.

What data would be most useful to highlight?

- Ms. Propper: Food bank utilization and seeing how that changes.
- Mr. Leas: Where the percentage of a dollar spent in Breckenridge goes, between recreation, entertainment, and food. How that changes between the people that live here and the people that come here on vacation.
- Ms. Propper: Opportunity in town. Minimal range of career opportunities disincentives people coming into town or staying.
- Mr. Smith: Demographics in general can help guide our direction, comparing the baseline of 10 or 20 years ago to now.
- Mr. Giller: Breckenridge has a large historic district and there’s only five historic ski towns in Colorado. Reminding people about and reinforcing and strengthening our historic district.
- Mr. Frechter: Comparing data from similar communities to see if they’re doing better than us and how they compare. What resources there are around and in other towns. What are they providing to residents and their workforce?
- Mr. Leas: People who work in trades in Breck have diminished over time and there are fewer opportunities for young people who are looking for their first job, especially with how restrictive development has become here.

This project will be a success if...

- Mr. Leas: If you bring fresh ideas and energize the community in seeing the direction it takes.
- Mr. Smith: If it actually gets used.
- Mr. Guerra: If the community embraces it and interacts with it.

Ms. Gort: If it is authentically Breck. Not sure what that is, maybe something to be defined. (Ms. Moore: I feel that may vary by person, to me it's Main Street.)
Mr. Frechter: If it has specificity and is binding to ensure decision makers follow it.
Ms. Propper: I'm interested to see what direction you take us.
Mr. Giller: The Riverwalk Center and the Arts District are important part of towns that should be strengthened and emphasized in the plan.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:55 pm.

Susan Propper, Chair

Planning Commission Staff Report

Subject:	Stouffer Residence Landmarking, Restoration, and Addition (Class A Major Development Permit, Final Hearing; PL-2025-0355)		
Proposal:	A proposal to locally landmark and rehabilitate an existing historic primary residence, demolition of the non-historic saltbox addition, and a new addition in the rear of the lot. The project proposes 3,668 sq. ft. of total density which includes four (4) bedrooms, five (5) bathrooms, an office, and a two-car garage (500 sq. ft.). The historic barn will also be fully rehabilitated and turn into a shop space. The project includes (1) one gas fireplace and 475 sq. ft. of heated paving and walkways.		
Date:	March 13, 2026 (For meeting of March 17, 2026)		
Project Manager:	Clif Cross, Planner II		
Applicant/Owner:	Merrick and Lauren Crispell		
Agent:	J.L. Sutterley, Architect		
Address:	110 South Harris Street		
Legal Description:	Lot 6, Block 7, Yingling & Mickles Addition Subdivision		
Site Area:	0.14 acres (6,249 sq. ft.)		
Land Use District:	17, Residential: 11 UPA		
Historic District:	1- East Side Residential Character Area; 9 UPA above ground, 11 UPA maximum density		
Site Conditions:	The lot has an existing historic home constructed in 1898. A nonconforming addition was added in 1977 creating 1,681 sq. ft. of existing total density. A historic barn totaling 330 sq. ft. is also on the lot. The property is currently accessed from the Harris Street right-of-way or Harris Street Alley, with all existing parking spaces located in the front of the parcel off Harris Street. The lot has a few mature trees of different species. The lot is encumbered by a restricted parcel solar easement to the benefit of the neighboring lot to the north, 108 South Harris Street, on the north side of the residence.		
Adjacent Uses:	North:	Single-family home	
	South:	Single-family home	
	East:	Alleyway, Single-family home beyond	
	West:	Summit County Library – South Branch, Community Center	
Density:	Total Allowed under LUGs, 11 UPA:	2,525 sq. ft.	
	Proposed Total Density:	3,668 sq. ft.	
	Proposed Livable Density:	3,168 sq. ft.	
	(Excluding 500 sq. ft. Garage per 9-1-19-3A(H)(3))	3,168 sq. ft.	

	(Excluding 785 sq. ft. Landmarked):	2,383 sq. ft.
	Total Recognized Density:	2,383 sq. ft.
Above Ground Density:	Allowed at 9 UPA:	2,066 sq. ft.
	Total Recognized Above Ground Density:	2,033 sq. ft.
Actual Density:	Lower Level: (incl. 785 sq. ft. Landmarked):	1,135 sq. ft.
	Main Level (excluding 32 sq. ft. stair hall):	1,106 sq. ft.
	Upper Level:	270 sq. ft.
	Garage:	500 sq. ft.
	Garage, Upper Level:	325 sq. ft.
	Historic Barn	332 sq. ft.
	Total:	3,668 sq. ft.
Height:	Recommended:	23' 0" (mean);
	Proposed Addition (New Gable):	16' 8" (mean); 20' 3" (overall)
	Proposed Detached Garage:	22' 1" (mean); 25' 3" (overall)
Lot Coverage:	Building / non-Permeable:	1,939 sq. ft. (31% of site)
	Hard Surface / non-Permeable:	959 sq. ft. (15.3% of site)
	Total Lot Coverage:	2,898 sq. ft. (46.4% of site)
	Open Space / Permeable Area:	3,351 sq. ft. (53.6% of site)
Parking:	Required:	3 spaces
	Proposed:	3 spaces
Snowstack:	Required:	N/A*
	Proposed:	N/A
	*Per 9-1-19-13R , staff finds the property is exempt from the twenty five percent (25%) functional snow storage area requirement due to the proposed snowmelt system.	
Setbacks:	Front (15' recommended): (Proposed)	36' 8"
	Sides (5' recommended, 3' absolute): (Existing)	9'
	(Proposed)	3'
	Rear (15'recommended 5' absolute): (Proposed)	5'

Setbacks referenced are for the residential structure and new additions. The historic barn currently exceeds the north side setbacks and encroaches beyond the east property boundary into the right-of-way by approximately two feet, but it is proposed to be maintained in its existing historic location.

Item History



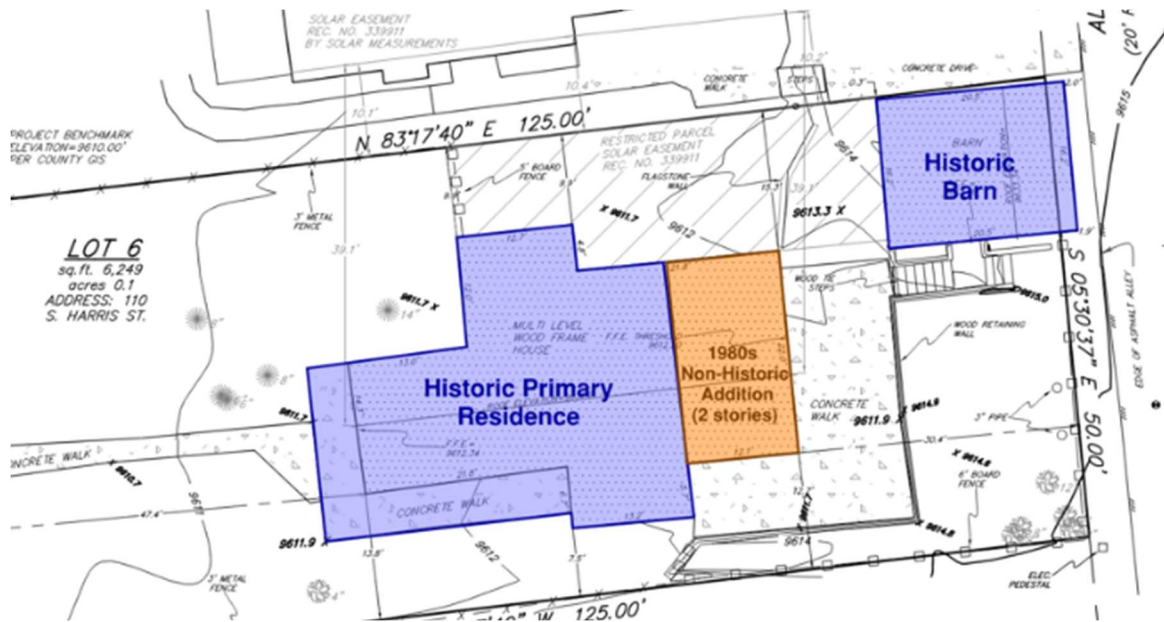
Historical Background:

The Stouffer House, a 1½-story front-gabled house, also historically known as the Davenport House, was constructed for Edith Stouffer during the summer of 1898. An August 27, 1898 edition of the Summit County Journal announced: “A neat cottage is being erected by Mrs. Stouffer on the lot adjoining the Joe Bernatchie Residence.” Her husband W.E. Stouffer operated a grocery and bakery downtown and was an owner/partner with Joe Bernatchie in the Dunkin mine in Illinois Gulch. He also held interests in the Wire Patch Placer and was appointed Breckenridge postmaster in May of 1902. W.E. Stouffer passed away in 1932. The house later became home to the W.L. Davenport family. Wyatt Leroy “Dave” Davenport came to Breckenridge as a young boy from Sivells Bend, Texas. Dave Davenport is best known for developing the Wellington Mine in French Gulch into one of Breckenridge’s largest and longest-operating producers of precious metals, which finally shut down in the early 1970s.

Statement of Significance:

Built in 1898, this property is historically significant for its association with Breckenridge’s residential development during the late 19th century. It is also architecturally notable for its Late Victorian characteristics, including its gabled-L plan, bracketed turned porch columns, and vergeboard in the façade’s upper gable end. A historic barn to the northeast of the dwelling also contributes to the overall historic setting. The Stouffer House remains a contributing resource within the Breckenridge Historic District, retaining a high degree of integrity in location, setting, design, materials, workmanship, feeling, and association. While the property does not meet the criteria for individual listing in the National Register of Historic Places or the State Register of Historic Properties, it does qualify as a contributing resource within the Breckenridge Historic District and is eligible for local landmark designation. The historic primary structure, 1970s addition, and historic barn are found in the below configuration on the site.

The Planning Commission held a work session on December 2, 2025 to review the proposed rehabilitation and redevelopment of the historic Stouffer House. The Commission’s discussion focused on two key issues: whether the proposed low-pitched “transition” roof between the historic structure and new addition complies with historic design standards and whether the office above the garage qualifies as a bedroom, which would trigger additional parking requirements. Commissioners generally agreed that the revised roof design improves historic compatibility by removing the unsympathetic 1970s addition and that the garage office does not meet the definition of a bedroom under the Development Code, provided conditions prevent its conversion into a sleeping space.



A preliminary hearing for this project was held February 17, 2026 with the Planning Commission. During the hearing, staff received direction on several policies. Below is a summary of the policies that achieved a majority consensus at the meeting and remain unchanged from the previous hearing. These majority consensus items include:

From the Development Code:

- Policies 2/A & 2/R, Land Use: The property is proposed to be used as a single-family residence.
- Policies 3A & 3R: This project is proposing 2,383 sq. ft. of total recognized density, below the allowed 11 UPA and 2,033 sq. ft. of above ground recognized density which is below the recommended 9 UPA.
- Policy 6/R, Building Height: The proposed height of 22' 1" to the mean is below the recommended 23'.
- Policy 9/A & 9/R, Placement of Structures: The existing primary historic home will be relocated 4' 11" to the west, but still compliant with the relative setbacks. The historic shed's positions will remain unchanged although it is encroaching the Harris Street Alley right-of-way. The proposed detached garage is located at the minimum required setback for the rear alley setback (5') and southern side (3') setback with the roof eaves projecting up to an additional 18" into the required setbacks without penalty per [9-1-19-9A\(C\)\(1\)\(d\)](#). The detached structure is otherwise complaint with the front and northern side setback. Due to not meeting two of the relative setbacks, staff has assigned negative six (-6) points per [9-1-19-9R\(D\)\(1\)](#).
- Policy 7/R, Site and Environmental Design: The project proposes the historic front yard remains open space, and staff finds the revised layout visually harmonious and consistent with Policy 7/R.
- Policy 13/R, Snow Removal and Storage: Per [9-1-19-13R](#), staff finds the property is exempt from the twenty five percent (25%) functional snow storage area requirement due to the proposed snowmelt system.
- Policy 18/R, Parking: The applicant proposes relocating the three (3) required parking spaces to be accessed by Harris Street Alley. The project is eligible for positive two (+2) points for relocation of required parking to the rear of the lot and out of public view.
- Policy 21/R, Open Space: The applicants have designed 53% of the site as open space, this is above the minimum of 30% residential sites are required to provide.
- Policies 27/A & 27/R, Drainage: Town Engineering Staff has reviewed preliminary drainage plans for the project and does not have any concerns.
- Local Landmarking: The Planning Commission recommended to Locally Landmark both historic structures on the property.

Historic Standards (24/A & 24/R)

- Policy 24/R, Social Community: This scope of work qualifies as an “*Onsite historic preservation/restoration effort of average public benefit*” for a primary structure and is eligible for positive three (+3) points.
- Policy 24/R, Social Community: This scope of work qualifies as an “*Onsite historic preservation/restoration effort of above average public benefit*” for a secondary structure and is eligible for positive three (+3) points.
- Policy 24/R, Social Community: The relocation of the historic primary structure 4’ 11” to the west from the original location warrants the assignment of negative ten (-10) points.
- Priority Design Standard 4: The project follows the historic settlement pattern for the area.
- Priority Design Standard 5: The project matches the existing Town grid.
- Priority Design Standard 8: The relocation of the historic structure 4’ 11” west improves alignment with the general pattern of the historic homes on the block. While maintaining some variation, this adjustment reinforces the visual unity of the block as recommended by this design standard.
- Priority Design Standard 37: The proposed addition is compatible in size and scale with the primary structure building.
- Priority Design Standard 37.5: The addition’s sidewalls are set in from the historic structure, preserving its prominence from the street conforming with this design standard.
- Priority Design Standard 80: The proposed addition respects the perceived building scale established by historic structures within the character area.
- Priority Design Standard 81: The proposed addition to the primary structure matches the existing ridgeline in height. The proposed detached garage is slightly taller than the historic structure but remains within the one-half story allowance and is substantially set back at the rear of the lot.
- Design Standard 91: The building components and proposed windows of the addition and detached garage are similar in size and shape to those found historically along the street.
- Priority Design Standard 95: The proposed windows and doors are similar in size and shape to those found on historic and supporting buildings.
- Priority Design Standard 96: The ratio of solid to void for the project is similar to those found on historic and supporting buildings.
- Design Standard 116: The visual impact of parking as seen from the street is mitigated by being relocated to be accessed in the rear of the lot via Harris Street Alley.
- Design Standard 117: The parking is located in the rear of the lot, which preserves the front of the site as a yard.
- Priority Design Standard 121: The proposed roof forms reflect the angle, scale, and proportion of historic buildings in the East Side Residential character area.
- Priority Design Standard 122: The proposed building height of the addition and detached garage are similar to nearby historic buildings.
- Priority Design Standard 124: No substantial changes affect the front façade width, and total frontage remains approximately 38’8”, well under the 50’ maximum recommended by the design standard.

Changes Since the February 17, 2026, Preliminary Hearing

1. The applicant has removed the proposed accessory dwelling unit (ADU) from the scope of the project. This removes the eligibility of positive three (+3) points previously awarded to the project. The additional space has been absorbed into the primary residence to create one (1) additional bedroom.

2. The applicant has proposed a ground level deck off the primary bedroom accessed by a set of french doors in the location of the previous ADU access. See additional discussion below.
3. Additional details were added to clarify the proposed landscaping. The applicant added one (1) cottonwood planting to satisfy the Handbook of Design Standards. Staff have removed the recommended assignment of negative three (-3) points.
4. The applicants have proposed that the existing residence's HERS/ERI rating will be improved by 80 to 90 percent with the major remodel and addition. Staff has increased the assignment of positive points from positive four (+4) to positive (+5) points. See additional discussion below.
5. The applicant has decreased the amount of heat paving from 489 sq. ft. to 475 sq. ft.; staff has no concerns.
6. The applicant has reduced the amount of non-native irrigated sod to the maximum allowed 500 sq. ft. without negative points.
7. The applicant has provided information regarding exterior lighting, fence and railing details. Additional identified the vergeboard ornamentation on the front façade is from the 1970's.

Staff Comments

At this final review, staff has addressed only the remaining issues that were identified at the preliminary hearing and any new information provided since the preliminary hearing.

Plant Material & Landscaping (22/A & 22/R): Since the preliminary hearing, the applicant has proposed one (1) Cottonwood (2" caliper), in addition to the previously proposed two (2) native Engelmann Spruce ranging from 6 to 8 feet in height, seven (7) Aspen trees at 2-inch caliper (50% multi-stem), and mix of five (5) shrubs.

The applicant has reduced the amount of irrigated non-native sod to the maximum allowed of 500 sq. ft. without negative points on the south side of the front lawn. The applicant proposes non-irrigated sod on the northern portions.

Per [9-1-19-22R\(C\)](#): *Negative points shall be assessed against an application according to the following point schedule:*

*-2: Proposals that provide no public benefit. Examples include: providing no landscaping to create screening from adjacent properties and public rights-of-way; **the use of large areas of sod or other nonnative grasses or perennials that require irrigation and exceed 500 square feet in area**; the use of excessive amounts of exotic landscape species; and the removal of specimen trees that could be avoided with an alternative design layout.(emphasis added)*

Staff notes the applicant has not provided the specific sod type for either of the proposed non-irrigated or non-native. Staff have added a Condition of Approval requiring the applicant to provide the details at the time of Building Permit submittal on the two (2) proposed sod types to ensure the non-irrigated sod is a native seed mixture to comply with Policy 22/R.

In addition to Policy 22/R, landscape design is reviewed in the Handbook of Design Standards.

Design Standard 102: *Use modest landscape schemes that emphasize native plant materials.*

- *Using cottonwood trees along the street edge is encouraged.*
- *Planting evergreen trees, of substantial scale, is strongly encouraged in front and side yards.*

- Reserve the use of exotic plants for small areas of accent.

Design Standard 131: Use evergreen trees in front yards where feasible.

- When initially installing trees, begin with a tree, or cluster of trees, that is large enough in scale to have an immediate visual impact.

Design Standard 132: Reinforce the alignment of street trees along property lines.

- Planting new cottonwood trees along street edges is encouraged.

Design Standard 133: Use landscaping to mitigate undesirable visual impacts.

- Use large trees to reduce the perceived scale where larger building masses would abruptly contrast with the historic scale of the area.
- Include hedges and other masses of lower scale-scale plantings to screen service areas.

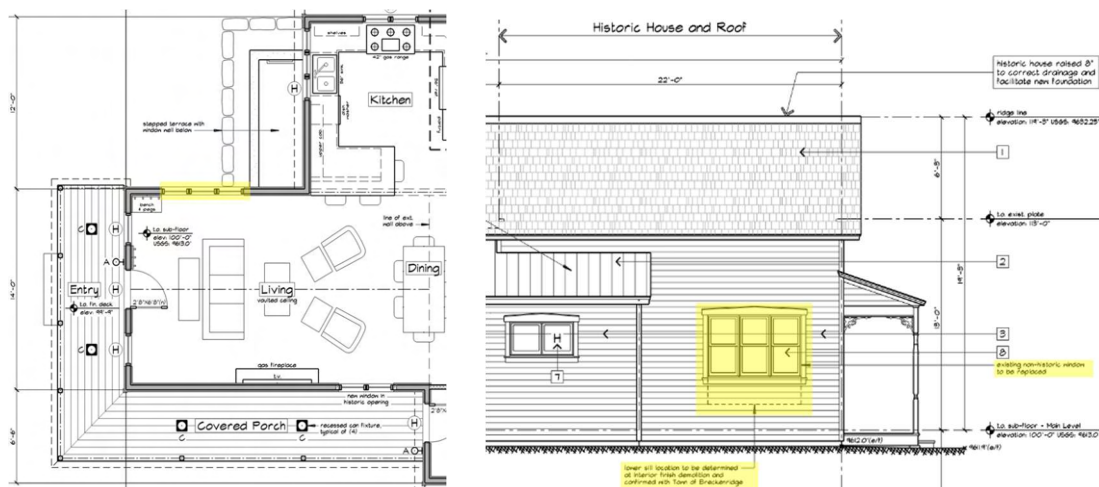
As mentioned above, the applicant has added one (1) Cottonwood to the landscape plan to comply with Design Standard 102 and 132, which requires Cottonwood plantings along the street edge. Staff has removed the negative three (-3) points from the analysis and finds the landscape plan provides appropriate screening and complies with the applicable policies and standards of the Handbook of Design Standards.

Social Community (24/A and 24/R):

Project review under The Handbook of Design Standards for the Historic and Conservation Districts is conducted in accordance with Policy 24. Each applicable standard is identified and outlined below:

Windows and Glazing: The Commission previously found a majority of the proposed windows and doors to be compliant with the applicable Design Standards. The applicant still proposes traditionally vertical oriented double hung windows in the addition portion of the project and the reestablishment of the historic windows/doors of the primary and secondary structures. Since the preliminary hearing, the applicant has modified and proposed a set of french doors from the primary bedroom to gain access to a ground-level deck. Staff have no concerns as the proposed opening will be made in a portion of the residence that is not historic. Additionally, the proposed doors are compliant with the Handbook of Design Standards as 2/3 lit and are not visible from the primary frontage.

The applicant has identified additional investigation is necessary for the determination of the historic materials for the proposed window replacement on the northern elevation of the living room. Staff have added a Condition of Approval requiring the applicant to submit proof of the historic window framing prior to the removal of any historical fabric for the proposed window.



Building Materials: The Commission previously found all of the proposed materials abide with the Handbook of Design Standards, particularly Priority Design Standard 125 and Priority Design Standard 146. Staff have no concerns about the proposed materials.

The applicant has provided a Material/Color Board, included in your packet, that identifies the color palate of the materials for all structures within the scope of work. Staff has no concerns regarding the proposed colors for the structures.

The applicant proposes to remove the “fascia bric-a-brac”, or “vergeboard”, ornamentation on the primary façade of the residence. The ornamentation is called out in the historical cultural resources survey, but the applicant has provided information that the ornamentation is from the 1970’s and may be removed. Staff has no concerns.

Staff have added a condition of approval that the applicant shall coordinate with the Building Department to ensure compliance with the adopted Wildfire Resiliency and Defensible Space Building Codes.

Energy Conservation (33/R): The applicant previously proposed to improve the energy efficiency of the existing residences by at least 60 percent above the IECC or SSBC Standards. The applicant now proposes to improve the energy efficiency of the existing residence by at least 80 percent above the IECC or SSBC Standards, which warrants positive five (+5) points. Staff will add a condition of approval that requires the applicant to provide the energy modeling analysis of the existing and proposed conditions to guarantee the percentage increase prior to the issuance of a Certificate of Occupancy/Completion.

The applicant has additionally proposed to take advantage of a newly adopted code provision regarding Waste Division under Phase Two of the Neighborhood Preservation Policy. Per [9-1-24](#), the applicant may elect to have their application reviewed under a Town Ordinance so long as the Ordinance was adopted prior to the date of the final hearing. Staff finds “*An Ordinance Amending Title 9, Section 1, Policies 3R, Compliance With Density/Intensity Guidelines, 5R Architectural Compatibility, 7R Site And Environmental Design, 33R Energy Conservation, And 48R Voluntary Defensible Space Of The Breckenridge Town Code*” (Ordinance 2, Series 2026) to have been approved and adopted by the Town Council on Tuesday, March 10, 2026. Staff have included the Ordinance in the packet for the Commission’s review, but the specific language has been provided below:

G. Waste Diversion – Projects that register with the Summit County Resource Allocation Park and complete a Debris Recovery Plan Materials Management Plan checklist with a commitment of recycling 25%, or more, of construction site materials, coupled with required verification that the materials are recycled at the Summit County Resource Allocation Park, are eligible to receive two positive (+2) points.

Due to the applicant’s commitment to the Waste Division program for at least 25% of the materials to be recycled, Staff has assigned positive two (+2) points under Policy 33R(G). Staff want to clarify that this is the first project to take advantage of this provision and staff will coordinate with the applicant to ensure compliance and listen to feedback for future program users. Staff have added a Condition of Approval requiring the applicant to register with the Summit County Resource Allocation Park (SCRAP) and provided routine verification for compliance with the required 25% of materials being recycled.

Exterior Lighting Regulations (Section: 9-12): The applicant has provided information regarding the number and type of exterior light fixtures. Per [9-12-12\(A\)\(1\)](#), Staff finds the property shall be limited to a total of 22 exterior lighting fixtures. The applicant has proposed a total of 13 exterior lighting fixtures. Staff have no concerns about the number of light fixtures.

Additionally, the applicant has provided details for the proposed light fixtures. Both fixtures are dark sky compliant and staff have no concerns.

Point Analysis (Section: 9-1-17-3): At this final review staff finds the application meets all Absolute Policies and Priority Design Standards and has identified the following point analysis:

Positive sixteen (+16) points:

- Policy 18/R Parking: Positive two (+2) points for relocation of required parking to the rear of the lot and out of public view.
- Policy 24/R, Social Community:
 - Positive three (+3) points for on-site historic preservation/restoration effort of average public benefit for a primary structure.
 - Positive three (+3) points for on-site historic preservation/restoration effort of above average public benefit for a secondary structure.
- Policy 33/R Energy Conservation:
 - Positive five (+5) points for improving the energy efficiency of existing residence by at least 80 percent above the IECC and SSBC Standards.
 - Positive one (+1) point - Installation of two (2) EVSE chargers.
 - Positive two (+2) points for registering with the Summit County Resource Allocation Park (SCRAP) and completing a Debris Recovery Plan Materials Management Plan checklist with a commitment of recycling 25% or more.

Negative sixteen (-16) points:

- Policy 9/R Placement of Structures: Negative six (-6) points for not meeting two relative setback requirements.
- Policy 24/R, Social Community:
 - Negative ten (-10) points for relocating the historic primary structure 4' 11" feet from its original location.

The project has a passing score of zero (0) points.

Staff Recommendation

The Planning Department recommends approval of the Stouffer Residence Landmarking, Restoration, and Addition, PL-2025-0355, located on Lot 6, Block 7, Yingling & Mickles Addition Subdivision, 110 South Harris Street, the project having met all Absolute Policies and Priority Design Standards with a passing point analysis of zero (0) points and the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

**Stouffer Residence Landmarking, Restoration, and Addition
Lot 6, Block 7, Yingling & Mickles Addition Subdivision
110 South Harris Street
PL-2025-0355**

STAFF RECOMMENDATION:	Staff recommends the Planning Commission approve this application with the following findings and conditions.
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FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 13, 2026** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **March 17, 2026** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **March 24, 2029**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy

should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. Applicant grants permission for Town employees to harvest herbaceous plant material from the building site prior to the start of construction.
10. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
- 11. Applicant shall contact the Town of Breckenridge Building Department to coordinate the requirements of the Colorado Wildfire Resiliency Code (CWRC) and ensure compliance with the non-historic portions of the project.**
- 12. Applicant shall contact the Town of Breckenridge to provide information regarding the historic window on the northern elevation of the living room after additional discovery has taken place to identify the lower sill location. If the proposed window impacts historic fabric, the project shall return to the Planning Commission for negative points or provide an alternative window design that does not impact historic fabric.**

PRIOR TO ISSUANCE OF BUILDING PERMIT

- 13. Applicant shall submit a preliminary HERS/ERI Index energy analysis prepared by a registered design professional confirming the existing energy rating for the historic structure to compare the final energy analysis report for positive points under Policy 33R.**
- 14. Applicant shall submit proof of registration with the Summit County Resource Allocation Park (SCRAP) for the waste division program.**
- 15. Applicant shall submit the details at the time of Building Permit submittal on the two (2) proposed grass sod types to ensure the non-irrigated sod is a native seed mixture to comply with Policy 22/R: Landscaping.**
16. Applicant shall submit proof of ownership of the project site.
17. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
- 18. Applicant shall contact the Town of Breckenridge and schedule a preconstruction meeting between the Applicant, Applicant's architect, Applicant's contractor and the Town's project Manager and Chief Building Official to discuss the methods, process and timeline for restoration efforts to the historic building(s).**

19. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
20. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
21. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
22. **Applicant shall submit and obtain approval from the Town of a construction staging plan indicating construction fencing installed at the disturbance envelope boundary, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No construction staging is permitted within a public right-of-way without Town permission obtained through a right-of-way permit. If permission is obtained to allow parking within the public right-of-way, the following best practices must be observed: cars must first be parked in spaces available within the construction site, cars along the right-of-way must be consolidated to one side of the road, and cars parked in the right-of-way must be moved daily. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit. Parking violations noted in this condition may be given one warning, after which the Town will fully enforce Town Code 7-1-2 Section 1204 through the penalty of ticketing and fines to be issued by the Breckenridge Police Department as described in Traffic Code 7-1-7.**
23. The road shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.
24. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
25. **Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.**
26. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.
27. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to

intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Building Permit.***

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

- 28. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring two (2) Electronic Vehicle Supply Equipment (EVSE) installed spaces be maintained in perpetuity on the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.**
- 29. Applicant shall submit and record with the Summit County Clerk and Recorder an Encroachment License Agreement running with the land, in a form acceptable to the Town Attorney, for the heated paving installed in the driveway at the edge of the Harris Street Alleyway right-of-way. Applicant shall be responsible for payment of recording fees to the Summit Count Clerk and Recorder.**
- 30. Applicant shall execute and record with the Summit County Clerk and Recorder an Encroachment License Agreement running with the land, in a form acceptable to the Town Attorney, for the historic barn/ secondary structure that is encroaching into the Harris Street Alley right-of-way. Applicant shall be responsible for payment of recording fees to the Summit Count Clerk and Recorder.**
- 31. Applicant shall submit a final HERS/ERI Index energy analysis prepared by a registered design professional confirming a 80-99% energy savings beyond IECC or SSBC Standards, whichever code is the most restrictive.**
- 32. Applicant shall submit verification from the Summit County Resource Allocation Park (SCRAP) confirming at least 25% of the materials discarded have been recycled.**
33. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
34. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
35. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
36. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
37. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
38. Applicant shall screen all utilities.
- 39. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.**

40. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
41. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
42. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
43. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
44. **Applicant shall be held responsible for any deterioration or damages caused by development or construction activities to any Town infrastructure, public rights-of-way, or public property. This includes but is not limited to deterioration or damages to roadway surfaces, curbs, drainage systems, sidewalks, and signage. Applicant must rectify such deterioration or damages to the previous condition at their own expense. Town shall provide written notification to permittee if Town believes that permittee has caused deterioration or damages which would enact this condition. If permittee fails to rectify deterioration or damages in violation of this condition, permittee agrees that the Town may resolve such deterioration or damages and permittee agrees to reimburse the Town for the costs incurred by the Town. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit. Any failure to rectify deterioration or damages or provide reimbursement without Town approval may also result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.**

(Initial Here)

Class A Hearing Final Point Analysis				
Project:	Stouffer Residence Landmarking, Restoration, and Addition	Positive Points	+16	
Plan #	PL-2025-0355			
Date:	3/13/2026	Negative Points	- 16	
Staff:	Clif Cross, Planner II			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sec.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)	0	Single-Family Home
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	0	
4/R	Mass	5x (-2>-20)	0	
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)	0	Complies.
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		Max. allowed: 35 ft. Proposed: 21 ft. 6 in.
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 6	Negative six (-6) points for not meeting two relative setback requirements.
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)	0	N/A per 9-1-19-13R
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		Required: 3 spaces Proposed: 3 spaces
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)	+2	Positive two (+2) points for relocation of required parking to the rear of the lot and out of public view.
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)	0	Required: 1,874.7 sq. ft. (30% of site) Proposed: 3,351 sq. ft. (53.6% of site)
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	0	
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		

24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	+3	Positive three (+3) points for on-site historic preservation/restoration effort of average public benefit for a primary structure.						
			+3	Positive three (+3) points for on-site historic preservation/restoration effort of above average public benefit for a secondary structure.						
24/R	Social Community - Historic Preservation/Restoration - Moving	0/-10/-15/-20	- 10	Negative ten (-10) points for relocating the historic primary structure 4' 11" feet from its original location.						
24/R	Social Community - Accessory Dwelling Unit	3x (0/+1)	0							
25/R	Transit	4x(-2/+2)								
26/A	Infrastructure	N/A								
26/R	Infrastructure - Capital Improvements	4x(-2/+2)								
27/A	Drainage	Complies								
27/R	Drainage - Municipal Drainage System	3x(0/+2)								
28/A	Utilities - Power lines	N/A								
29/A	Construction Activities	Complies								
30/A	Air Quality	Complies								
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2								
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)								
31/A	Water Quality	Complies								
31/R	Water Quality - Water Criteria	3x(0/+2)								
32/A	Water Conservation	Complies								
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)								
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)								
	HERS index for Residential Buildings									
33/R	HERS/ERI analysis = 20% - 39% energy saved	+2								
33/R	HERS/ERI analysis = 40% - 59% energy saved	+3								
33/R	HERS/ERI analysis = 60% - 79% energy saved	+4								
33/R	HERS/ERI analysis = 80% - 99% energy saved	+5	+5	The applicant proposes to improve the HERS/ERI rating of the existing structure by 80-99%.						
33/R	EVSE Parking Space	1X(+3/0)	+1	The applicant proposes two (2) EVSE Installed parking spaces.						
33/R	HERS/ERI analysis = 100% energy saved	+6								
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	0	Applicant only proposes 475 sq. ft. of heated paving.						
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)								
33/R	Large Outdoor Water Feature	1X(-1/0)								
33/R	Other Design Feature	1X(-2/+2)								
33/R	Waste Diversion	2	+2	Positive two (+2) points for registering with the Summit County Resource Allocation Park (SCRAP) and completing a Debris Recovery Plan Materials Management Plan checklist with a commitment of recycling 25% or more.						
34/A	Hazardous Conditions	Complies								
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)								
35/A	Subdivision	Complies								
36/A	Temporary Structures	Complies								
37/A	Special Areas	Complies								
37/R	Community Entrance	4x(-2/0)								
37/R	Individual Sites	3x(-2/+2)								
37/R	Blue River	2x(0/+2)								
37/R	Cucumber Gulch/Setbacks	2x(0/+2)								
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)								
38/A	Home Occupation	Complies								
39/A	Master Plan	Complies								
40/A	Chalet House	Complies								
41/A	Satellite Earth Station Antennas	Complies								
42/A	Exterior Loudspeakers	Complies								
43/A	Public Art	Complies								
43/R	Public Art	1x(0/+1)								
44/A	Radio Broadcasts	Complies								
45/A	Special Commercial Events	Complies								
46/A	Exterior Lighting	Complies								
47/A	Fences, Gates And Gateway Entrance Monuments	Complies								
48/A	Voluntary Defensible Space	Complies								
49/A	Vendor Carts	Complies								
50/A	Wireless Communication Facilities	Complies								

1. This set of drawings constitutes a "Builders Set" only. General Contractor shall be responsible for all existing conditions, final conditions, and construction.
2. The Architect has made every effort to set forth in the Contract Documents the complete scope of the work. Due to the complexity of the design and construction process, the design and construction of the project may be brought to the attention of the Architect prior to commencement of construction, or the Architect shall be relieved of responsibility for any design or construction errors or omissions that do not excuse the General Contractor from providing a complete project in accordance with the terms of these documents.
3. Changes from the drawings without the consent of the Architect are unauthorized and shall relieve the Architect of responsibility for all consequences arising out of such changes.
4. Construction and construction methods are to be in accordance with applicable codes and standards, including but not limited to 2018 International Residential Code & 2018 IECC Code.
5. All construction including lighting, landscaping and signage to be in conformance with all applicable local codes and agencies.
6. General Contractor shall verify all dimensions, conditions and locations on site prior to the beginning of any work or ordering of any materials.

Written dimensions prevail over scaled dimensions; do not scale. Discrepancies or conflict of any conflicts or discrepancies in the drawings immediately.

8. Due to the severe weather conditions in Summit County, the Owners must be aware of their responsibility to reasonably maintain all roofs and deck surfaces as required to avoid potential ice and water damage.

1. Review staging areas, dirt storage areas and areas to be protected and construction fence locations with the Town of Breckenridge Planning and Development and Owners prior to commencing construction.
2. S.C. shall verify grades and existing site conditions prior to construction.
3. Site plan information based on topographic map by **Range West, Inc. 970-468-6281**
Date of field survey: **10-29-2025**
4. Refer also to building elevations for finish grading and window well information.
5. Provide drainage swales to accommodate existing natural drainage as well as any drainage increase created by new garage changes.
Provide positive drainage away from building, 1 to 12 minimum.
6. S.C. to field verify all utility locations and connections prior to construction.
Verify meter locations with Xcel Energy.
All utilities to be underground.
Use common trench where applicable.
7. See lower level floor plan and foundation plan for perimeter drain location. Verify all drain locations with the Town of Breckenridge Engineering.
8. See plans and construction details for typical roof over-hang dimensions.

Project Name: STEEFHOUSE HOUSE - RESTORATION / ADDITION

Legal Description: LOT 6 BLOCK T, YINGLES & MICKLES ADDITION

Upon the issuance of a development permit by the Town of Breckenridge, this site plan shall be binding upon the applicant, and the applicant's successors and assigns. The Town of Breckenridge has issued a final certificate of occupancy or a certificate of compliance. Prior to the issuance of a final certificate of occupancy or certificate of compliance, the town shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction location, use, height, and orientation of all buildings and structures within this plan to all conditions, requirements, locations and limitations set forth herein and in the development permit for this site. Appointments, withdrawal or amendment of this plan may be permitted only in accordance with the Breckenridge Development Code. This document represents the entire understanding between the applicant and the Town of Breckenridge with regard to development rights and density remaining on this site.

Owner's Signature: _____

Owner Name: _____

Architect's Signature: _____

Community Development Director Signature: _____

2. All stone retaining walls to be flat "slalom" stone or equal.
3. Dirt work remove all construction debris, concrete, mortar, etc. from site prior to landscape work.
Grade subgrade to within 2" of final grade.
Provide positive drainage away from building perimeter.
Place 3" of approved top soil over all disturbed property and fine grade top soil for seeding.
4. Locate all plant material to avoid snow shed areas from roof.
5. Revegetate all disturbed property with sod or grass seed and new topsoil. Rake or grade areas to be seeded and apply starter fertilizer.
Seed and lightly rake areas.
6. Gabled drip lines shall be of 3" minimum diameter cable rock at all eaves valley, and other snow shed locations, over need barrier.
6. Provide rock rip-rap where required for erosion control.
7. All shrub beds and tree beds to receive 2 inches minimum, bark mulch.
8. Bark mulch under all rock terrace plantings.
9. Perennial plants to be mixture of native alpine plants.
10. Provide drip irrigation system as required to maintain all new plantings.

(2) native englewood spruce
6' to 8'

(1) cottonwood
2" caliper

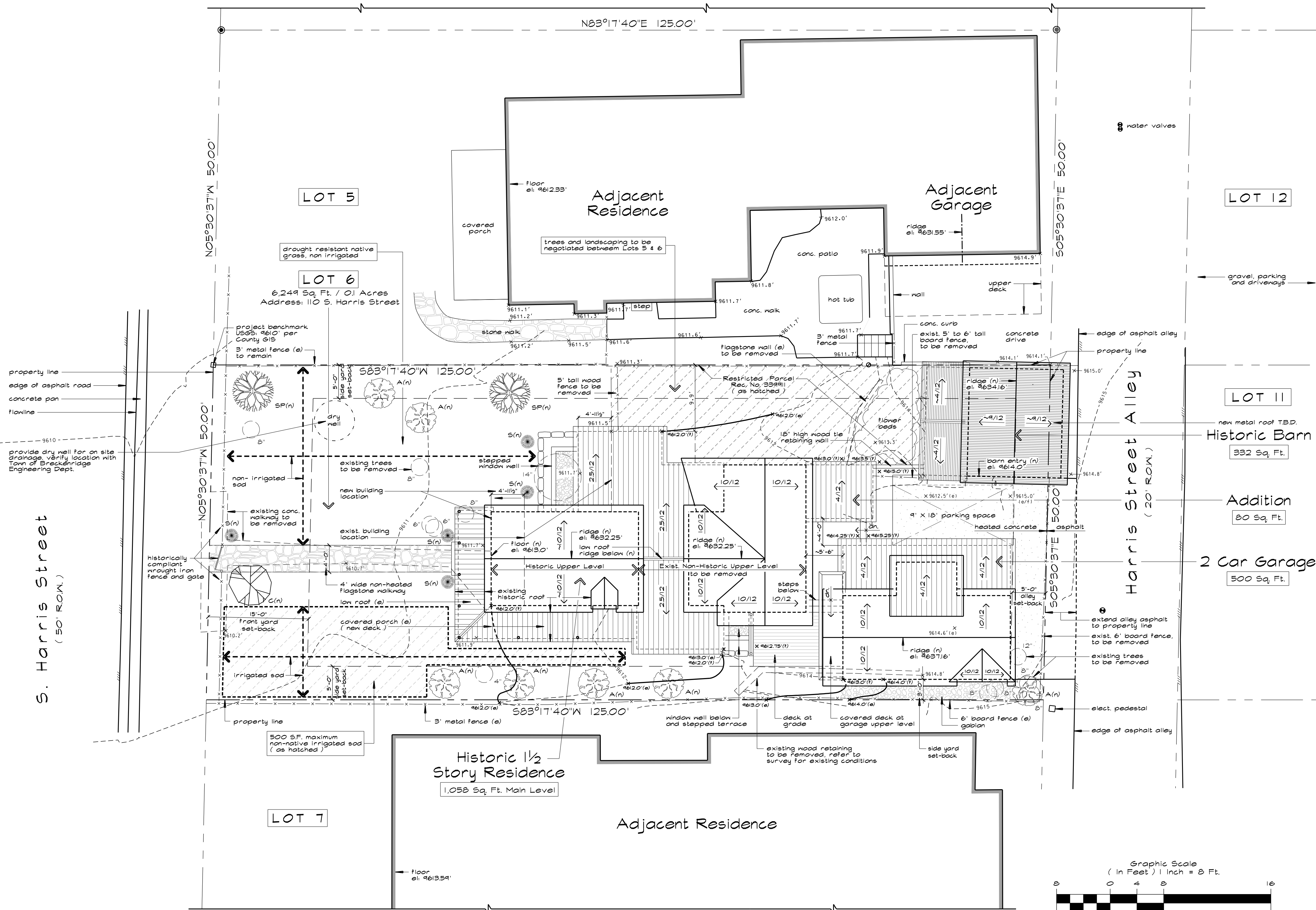
gabian drainage
(over need barrier)

(7) multi-stem aspen
2" caliper

(5) spg.
mixed shrubs

golden currant
arnold red honeysuckle
catclaw

sloam stone walls



Lot 6 - Block 7, Yingling & Mickles Addition
Address: 110 S. Harris Street
Lot = 6,249 Sq. Ft. / 0.1 Acres

Main Level floor elevations:

House - Main Level:	ARCH 100'-0" = USGS 9613.0' (USGS 9612.34' - existing)
House - Lower Level:	ARCH 90'-0" = USGS 9603.0'
House - Upper Level:	ARCH 109'-2"
Rear Addition:	ARCH 101'-6" = USGS 9614.50'
Historic Barn:	ARCH 101'-0" = USGS 9614.0' (USGS 9613.16' - existing)
Garage - Main Level:	ARCH 102'-0" = USGS 9615.0'
Garage - Upper Level:	ARCH 111'-9"

Ridge elevations: _____
 Historic House: ARCH 119'-3" = USGS 9632.25' (USGS 9631.6' - existing)
 House Addition: ARCH 119'-3" = USGS 9632.25'
 Historic Barn: ARCH 121'-4" = USGS 9634.34' (USGS 9633.34' - existing)
 Garage: ARCH 124'-2" = USGS 9637.16'

Building footprints:	1,939 Sq. Ft.
Exterior flatwork (heated)	133 Sq. Ft.
Covered porch, deck and front walk:	484 Sq. Ft.
Paved driveway / Parking (heated)	342 Sq. Ft.
Total Lot Coverage: (~46%)	2,898 Sq. Ft.
Lot Size:	6,249 Sq. Ft.
Open Space: (~54%)	3,351 Sq. Ft.

STOUFFER HOUSE
RESTORATION / ADDITION
LOT 6, BLOCK 7, YINGLING & MICKLES ADDITION
TOWN OF BRECKENRIDGE, COLORADO

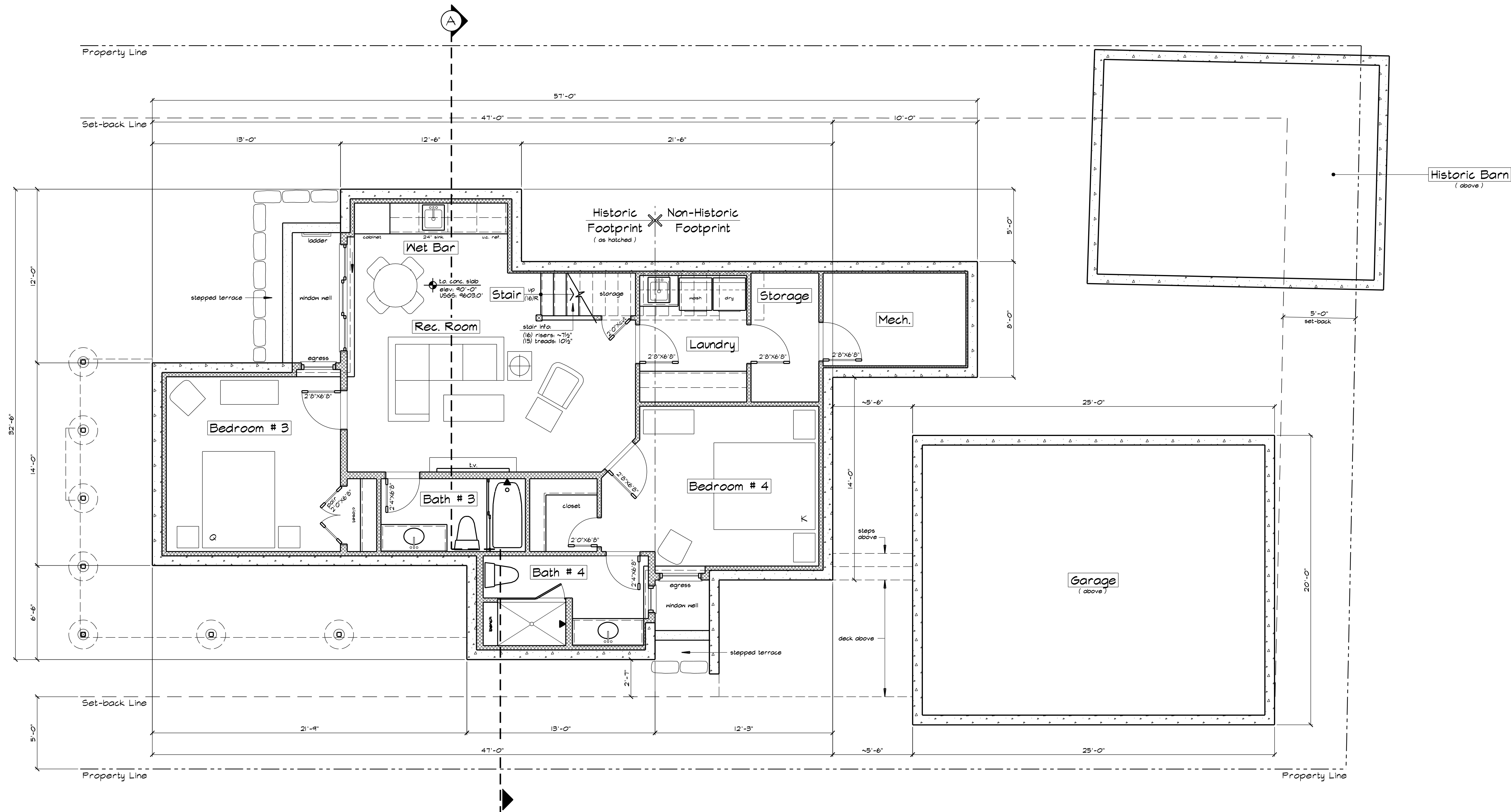
Design Development

Scale: $\frac{1}{8}" = 1'-0"$
Date: 03-05-2026

architectural
consultation

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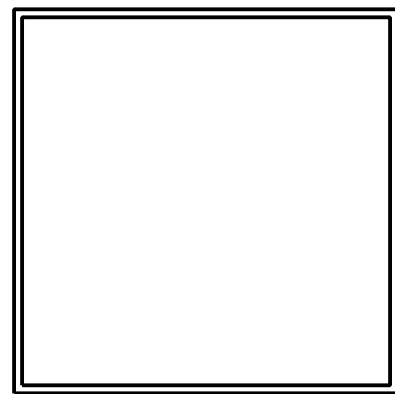
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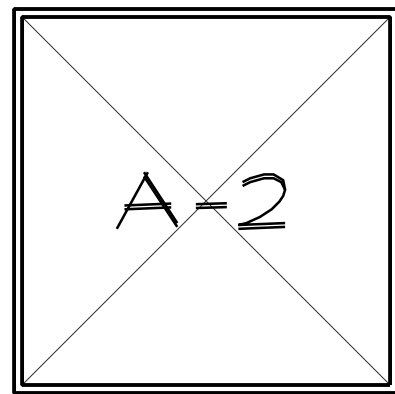
Lower Level Floor Plan
Scale: 1/4" = 1'-0"
Lower Living Sq. Ft. Summary:
Gross Area: (footprint) = 1,135 S.F.
Historic: = 725 S.F.
Non-Historic: = 350 S.F.

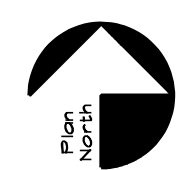
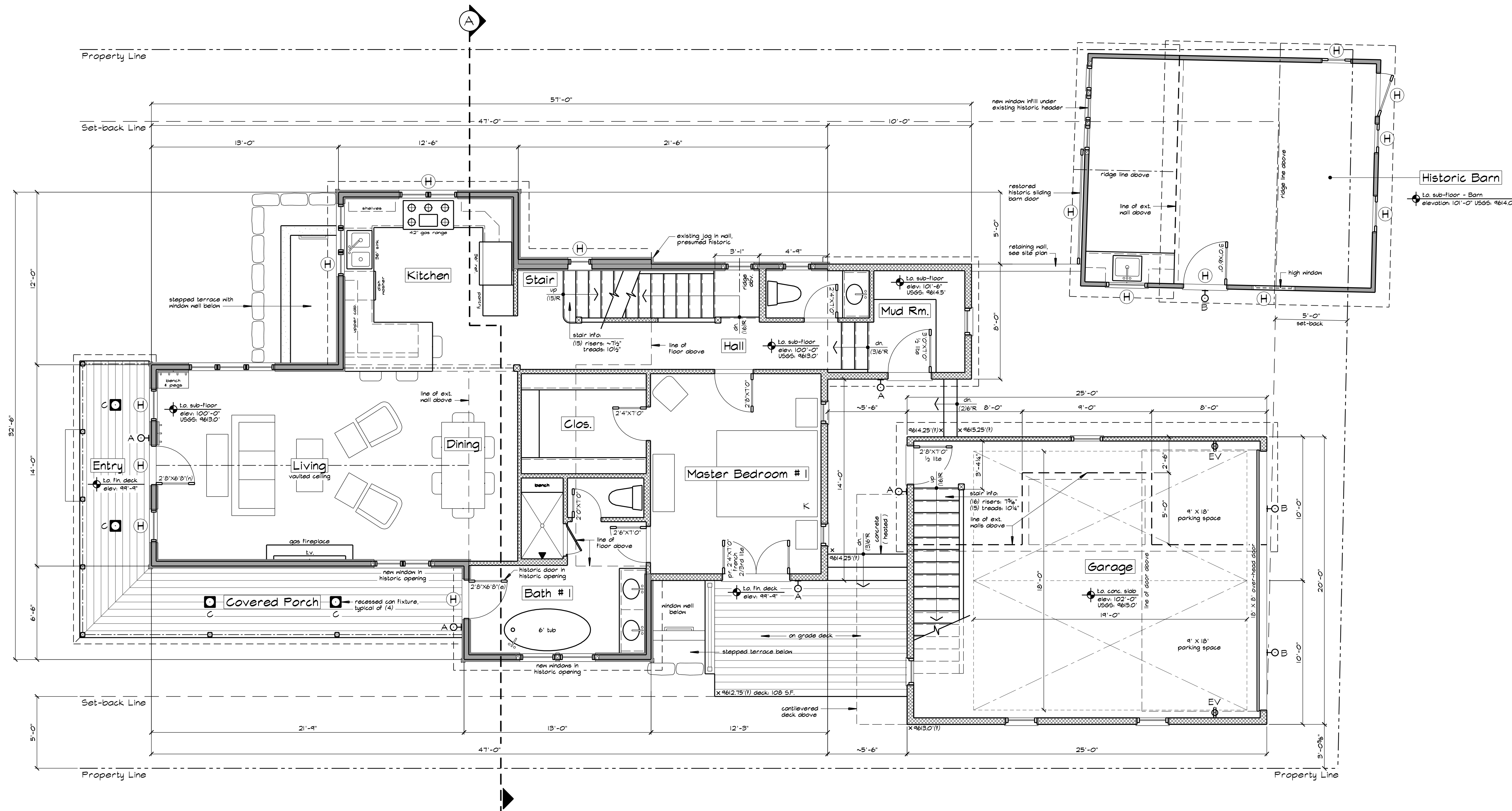
STOUFFER HOUSE
RESTORATION / ADDITION
LOT 6, BLOCK 7, YINGLING & MICKLES ADDITION
TOWN OF BRECKENRIDGE, COLORADO

Design Development
Floor Plans:
Lower Level
Scale: 1/4" = 1'-0"
Date: 03-05-2026



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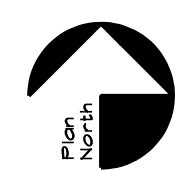
Main Level Floor Plan

Scale: 1/4" = 1'-0"

Main Living Sq. Ft. Summary:
Gross Area (footprint) = 1,138 S.F.
Minus stair: = -32 S.F.

Total Main Level
Above ground Density = 1,106 S.F.

Gross Area: (footprint) = 1,138 S.F.
Historic: = 788 S.F.
Non-historic existing: = 271 S.F.
Addition: = 80 S.F.



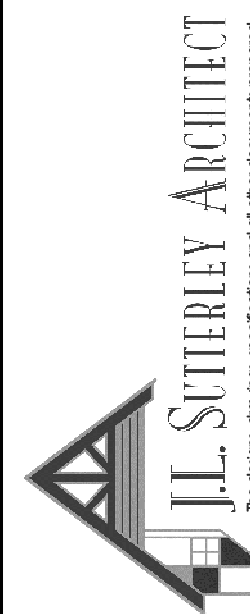
Garage Main Level Floor Plan

Scale: 1/4" = 1'-0"

Total Gross Sq. Ft. = 500

(H) historic window or door in historic opening

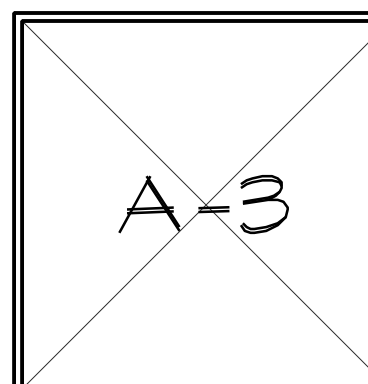
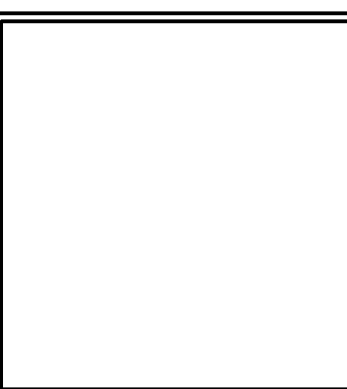
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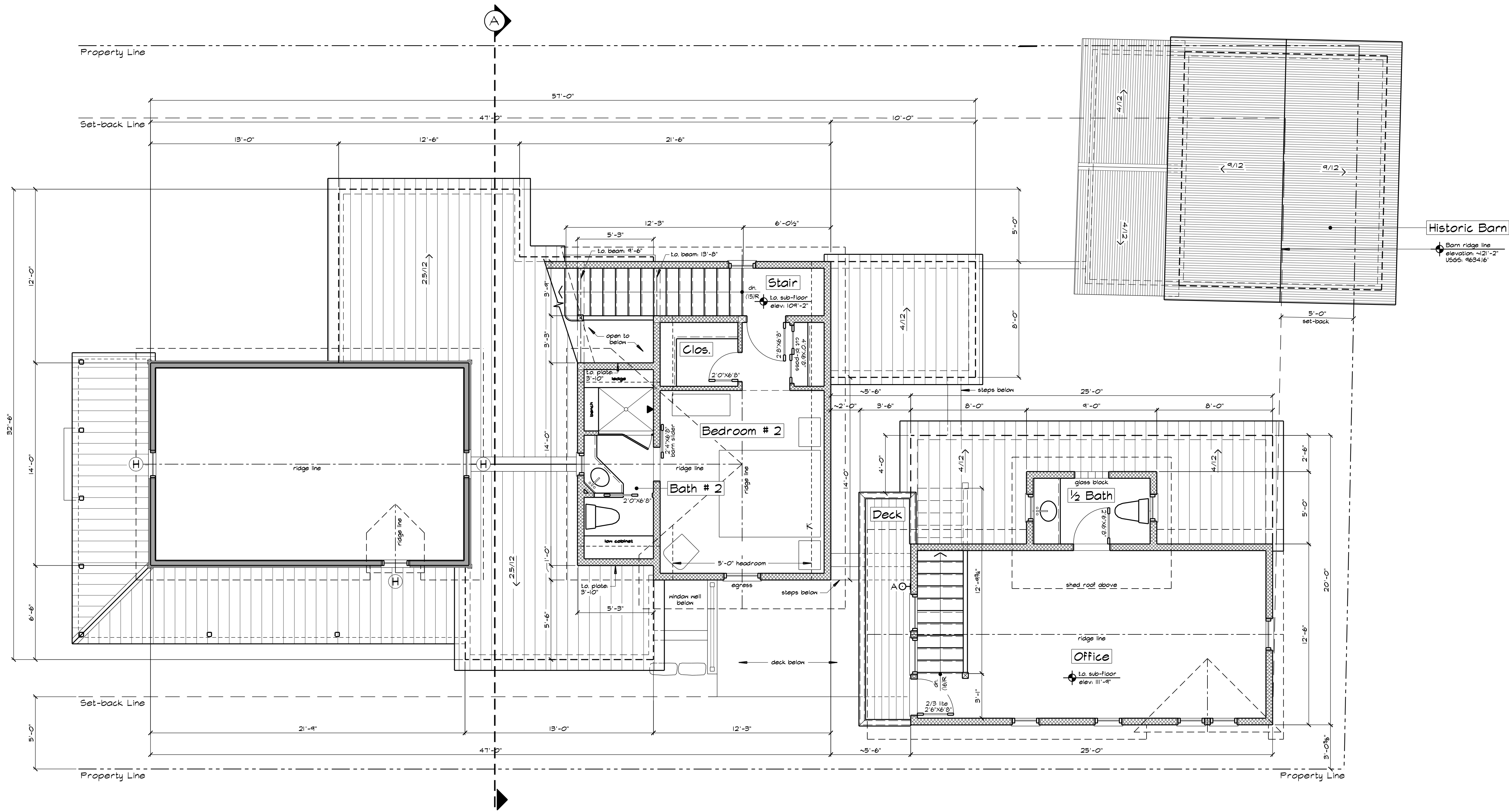
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Design Development
Floor Plans:
Main Level

Scale: 1/4" = 1'-0"
Date: 03-05-2026



STOUFFER HOUSE
RESTORATION / ADDITION
LOT 6, BLOCK 7, YINGLING & MICKLES ADDITION
TOWN OF BRECKENRIDGE, COLORADO

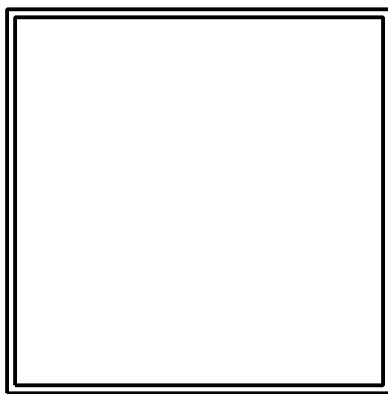


Upper Level Floor Plan
Scale: 1/4" = 1'-0"
Upper Living Sq. Ft. Summary:
Living: (5' headroom) = 270 S.F.
Total Upper Level Density = 270 S.F.

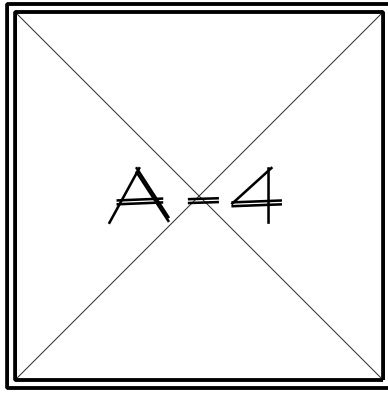
Garage Upper Level Floor Plan
Scale: 1/4" = 1'-0"
Total Upper Level Density = 325 Sq. Ft.

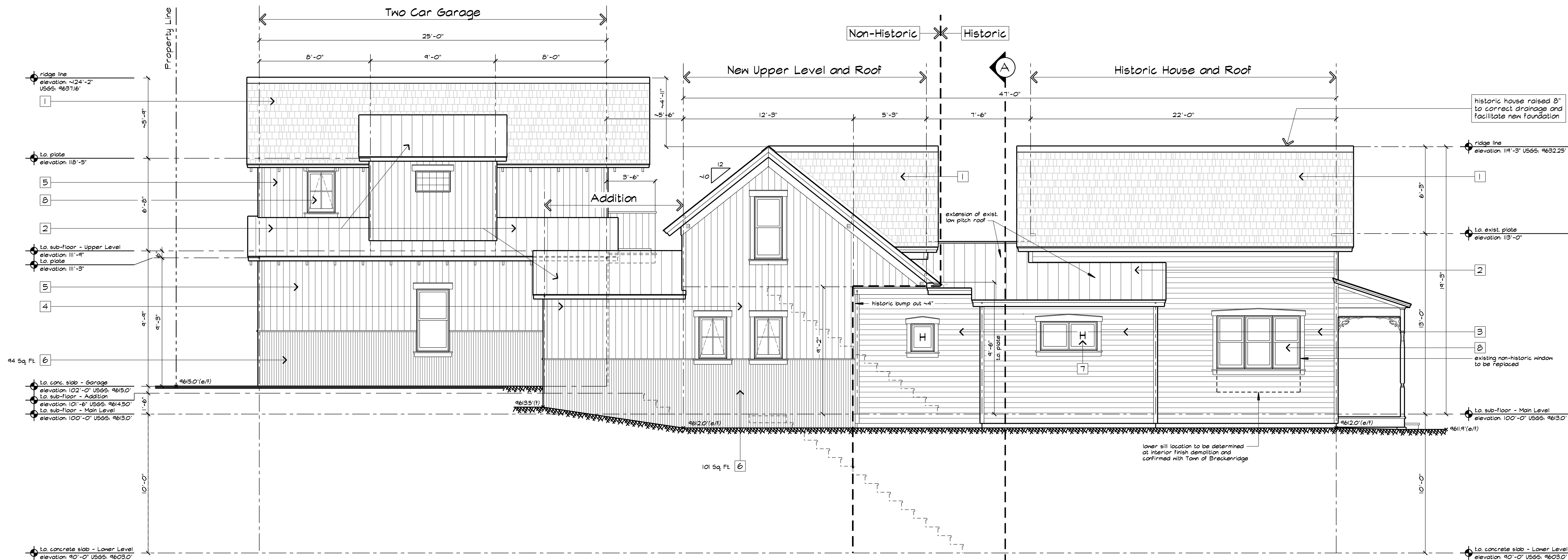
STOUFFER HOUSE
RESTORATION / ADDITION
LOT 6, BLOCK 7, YINGLING & MICKLES ADDITION
TOWN OF BRECKENRIDGE, COLORADO

Design Development
Floor Plans:
Upper Level
Scale: 1/4" = 1'-0"
Date: 03-05-2026



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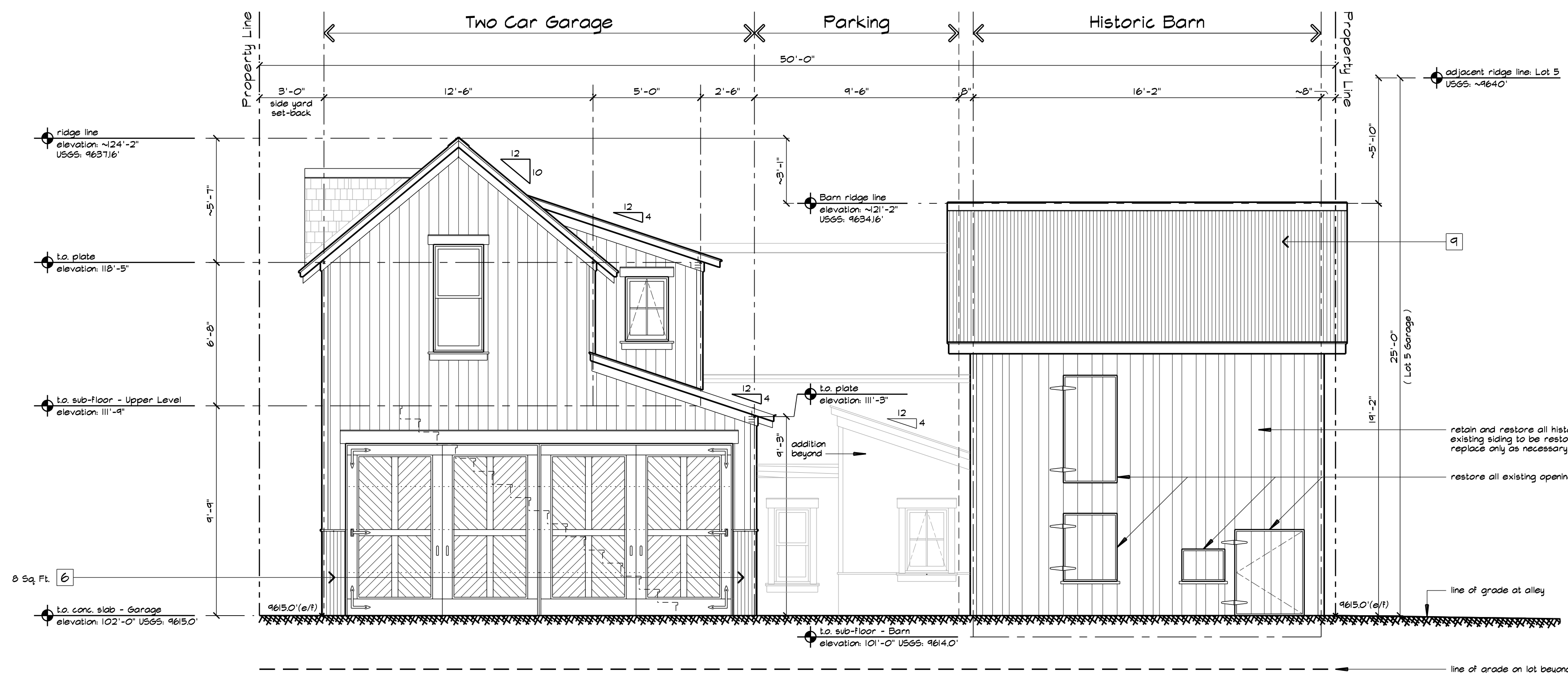


North Elevation

Scale: 1/4" = 1'-0"

Key to Exterior Materials

- 1 Heavyweight asphalt composition shingles
- 2 Low seamed metal roofing with 1" max. seam height at 9 centers
- 3 4 1/2" bevel lap cedar siding to remain, restore where required replace as necessary
- 4 1 x 6 reverse board on board S2S vertical siding
- 5 1 x 6 vertical shiplap siding, rough sawn
- 6 Corrugated metal siding
- 7 Restored wood windows and doors
- 8 New wood windows and doors / clad windows permitted at garage, addition and lower level only
- 9 Corrugated metal roofing and flashing (historic barn only)
- 10 Heated gutter and downspouts



Alley East Elevation

Scale: 1/4" = 1'-0"

STOUFFER HOUSE

RESTORATION / ADDITION

LOT 6, BLOCK 7, YINGLING & MICKLES ADDITION
TOWN OF BRECKENRIDGE, COLORADO

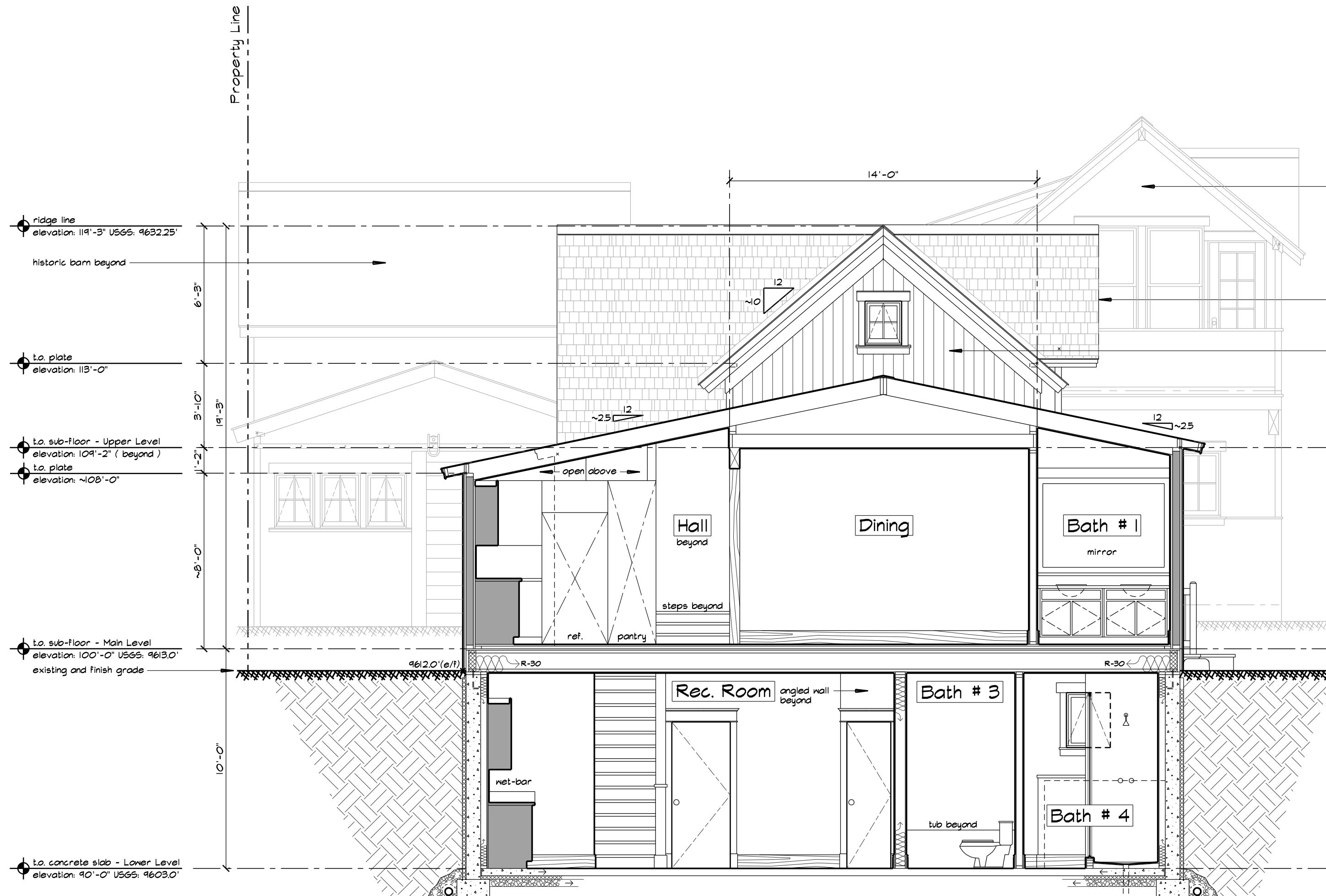
Design Development
Exterior Elevations:

Scale: 1/4" = 1'-0"
Date: 03-05-2026

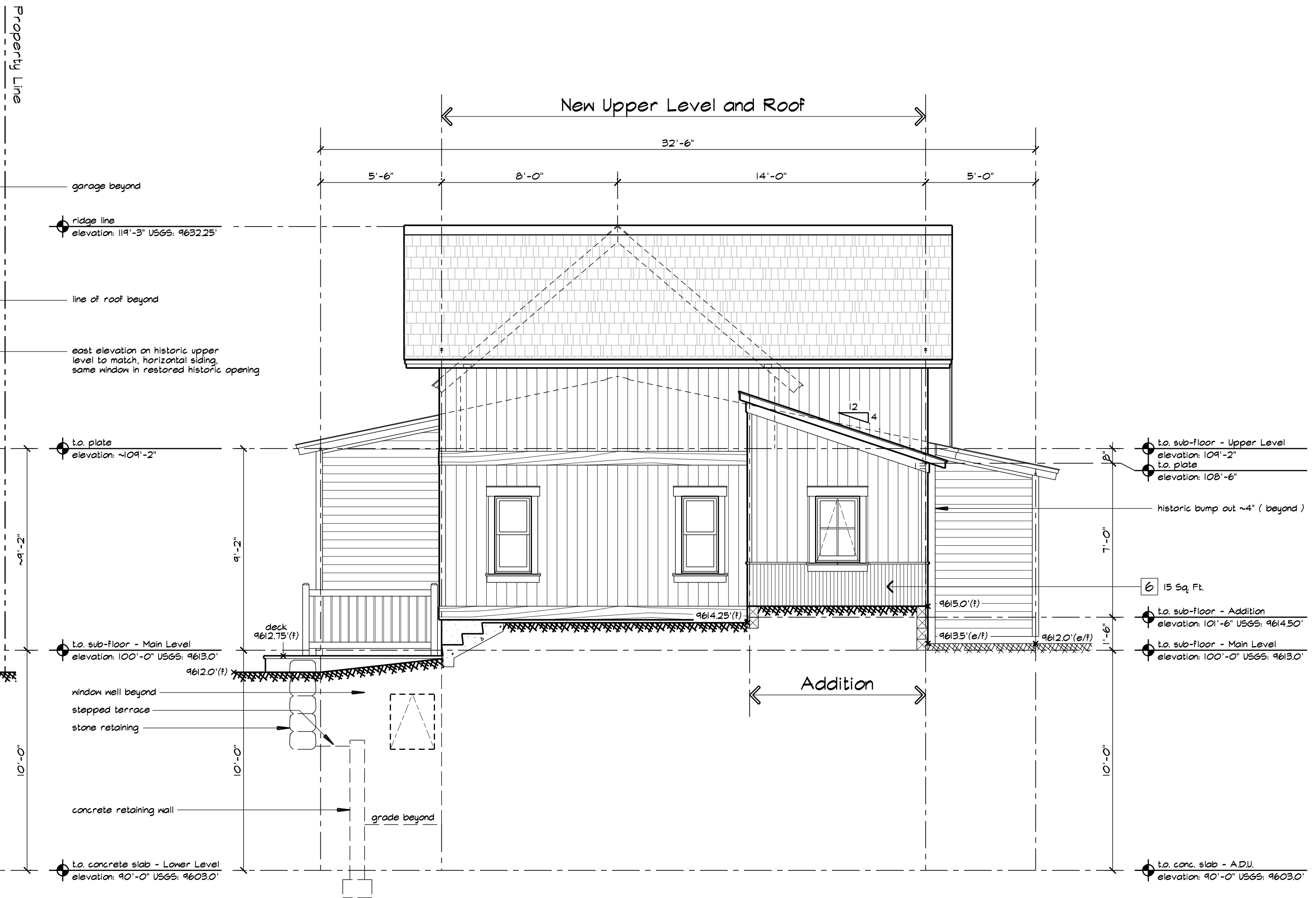
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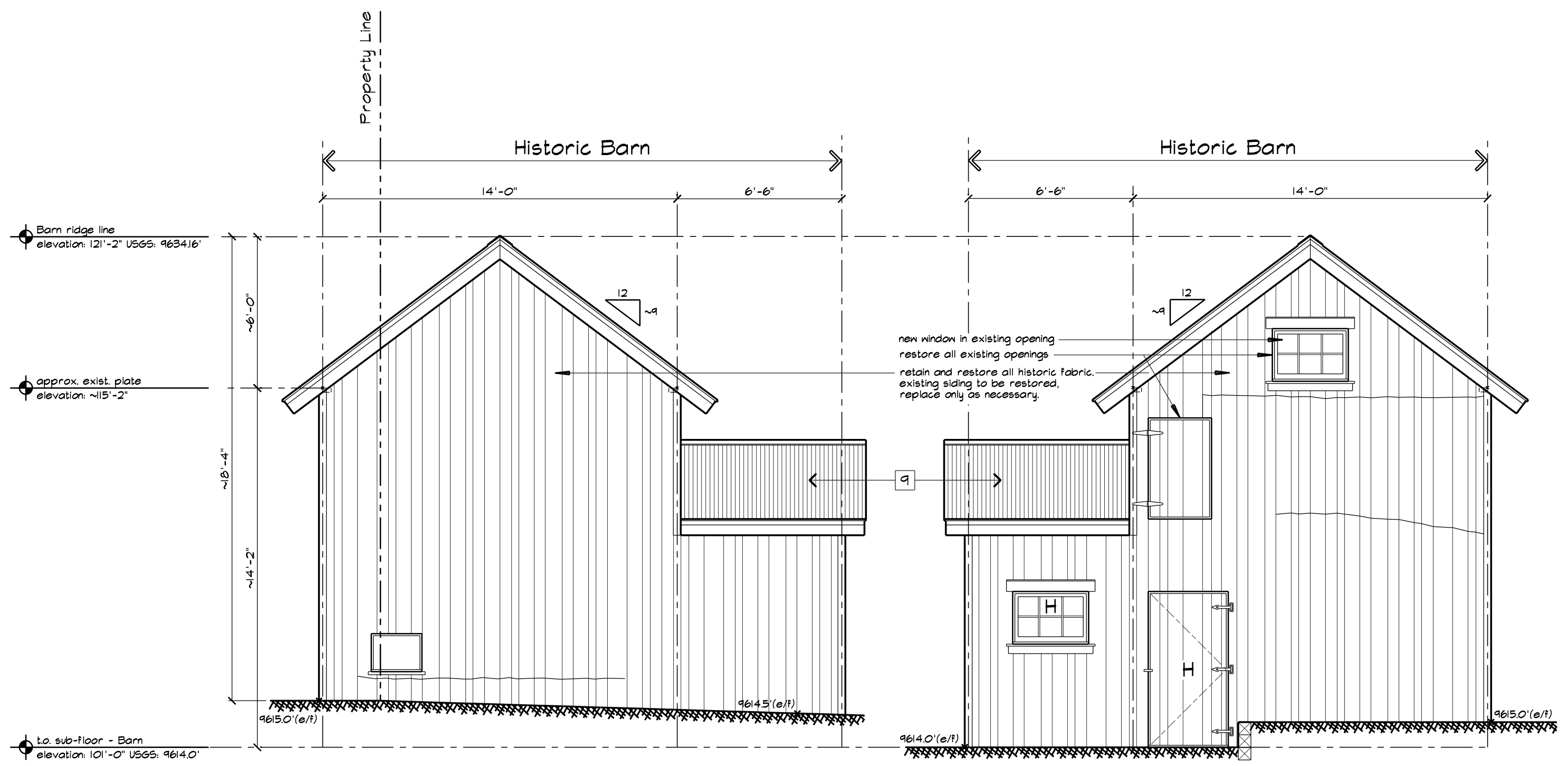
A-6



Building Section "A"
Scale: 1/4" = 1'-0"

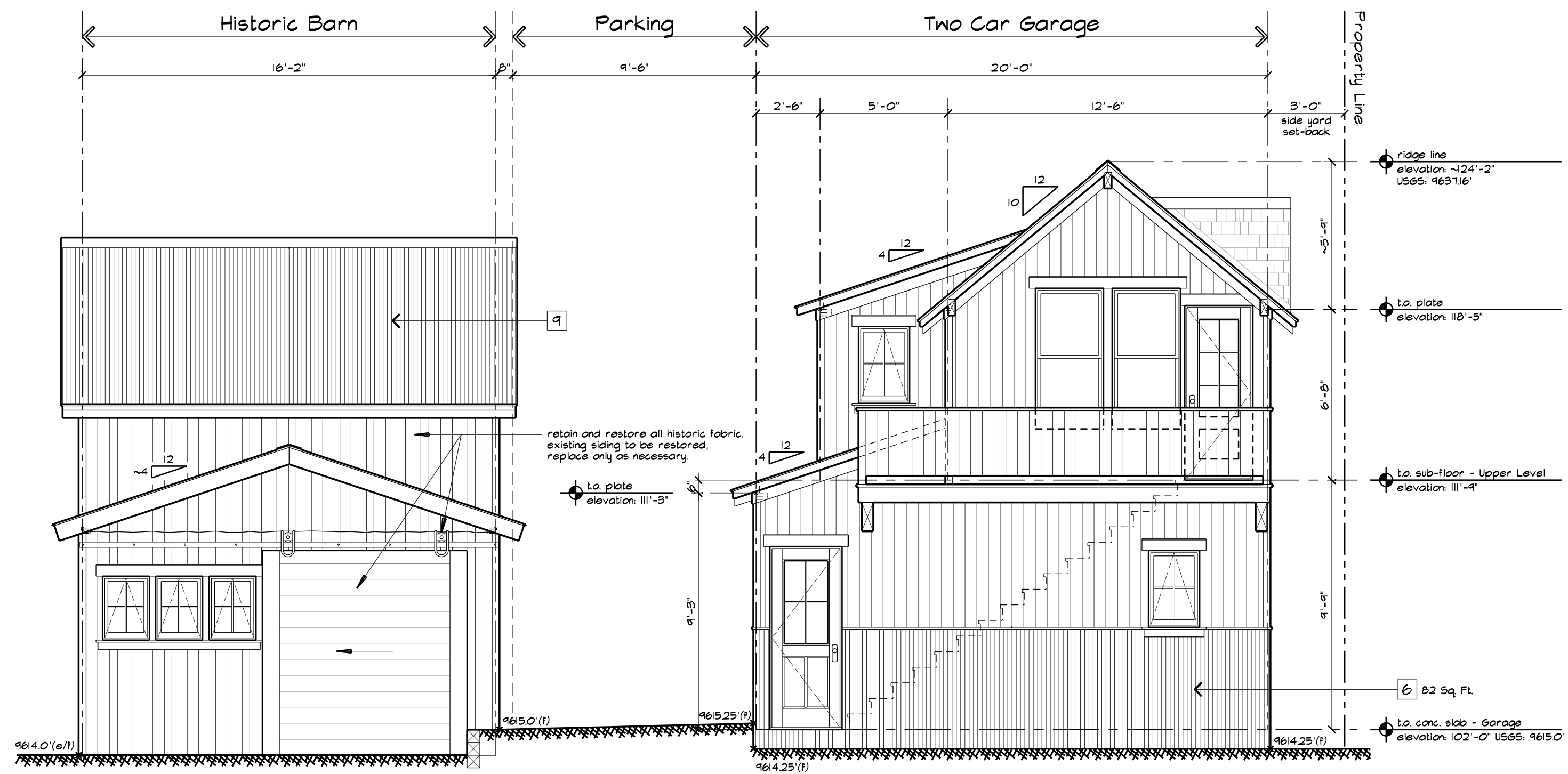


House East Elevation
Scale: 1/4" = 1'-0"



Barn North Elevation
Scale: 1/4" = 1'-0"

Barn South Elevation
Scale: 1/4" = 1'-0"



Barn West Elevation
Scale: 1/4" = 1'-0"

Garage West Elevation
Scale: 1/4" = 1'-0"

STOUFFER HOUSE

RESTORATION / ADDITION
LOT 6, BLOCK 7, YINGLING & MICKLES ADDITION
TOWN OF BRECKENRIDGE, COLORADO

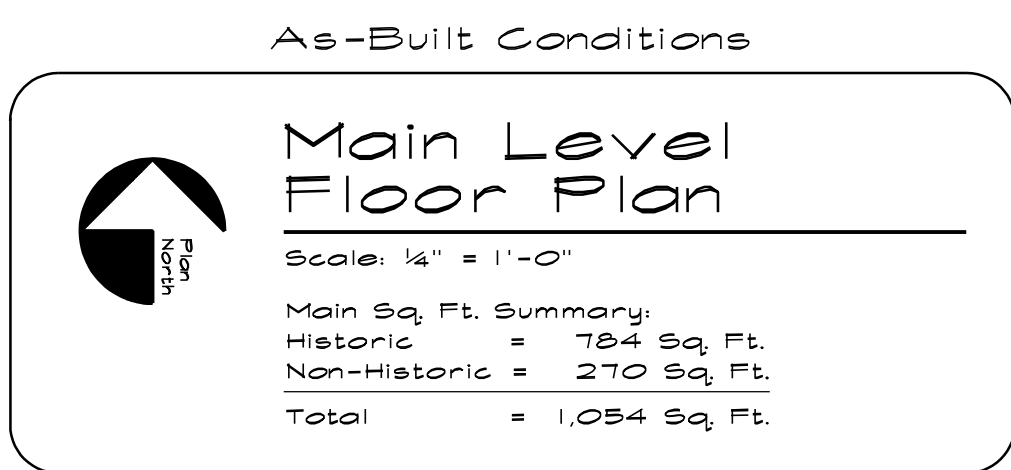
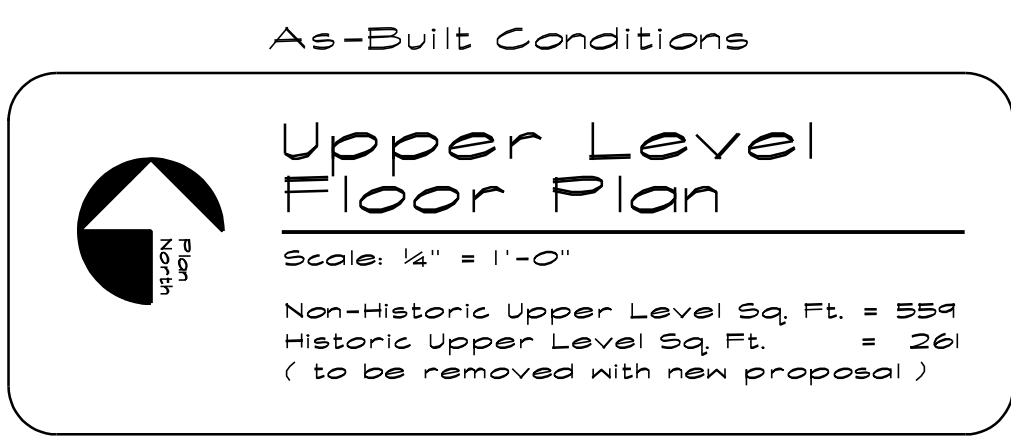
Design Development
Exterior Elevations,
Building Section "A"

Scale: 1/4" = 1'-0"
Date: 03-05-2026

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A-7



As-Built Conditions
Floor Plans,
West Elevation
Scale: 1/4" = 1'-0"
Date: 12-18-2025

A

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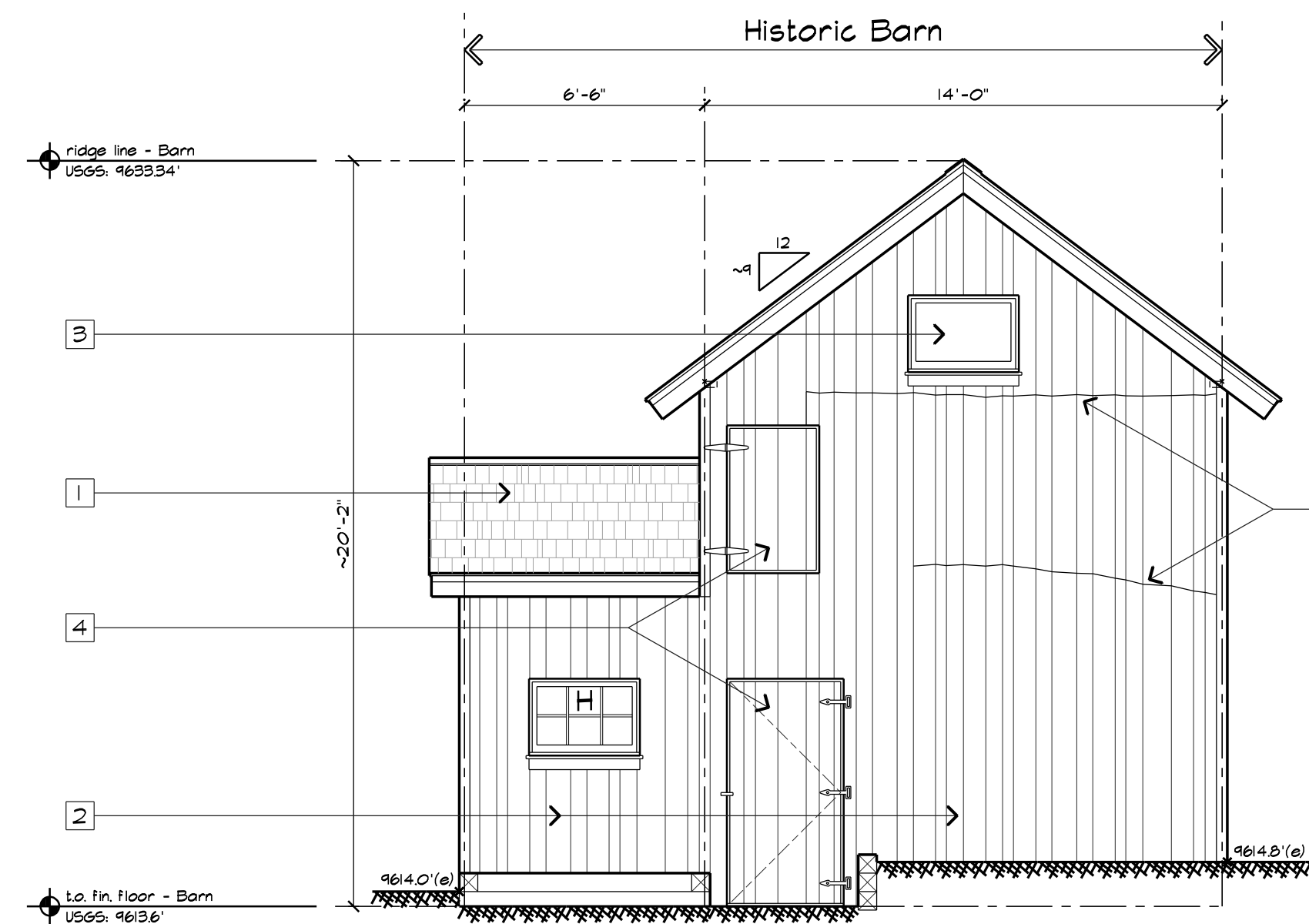
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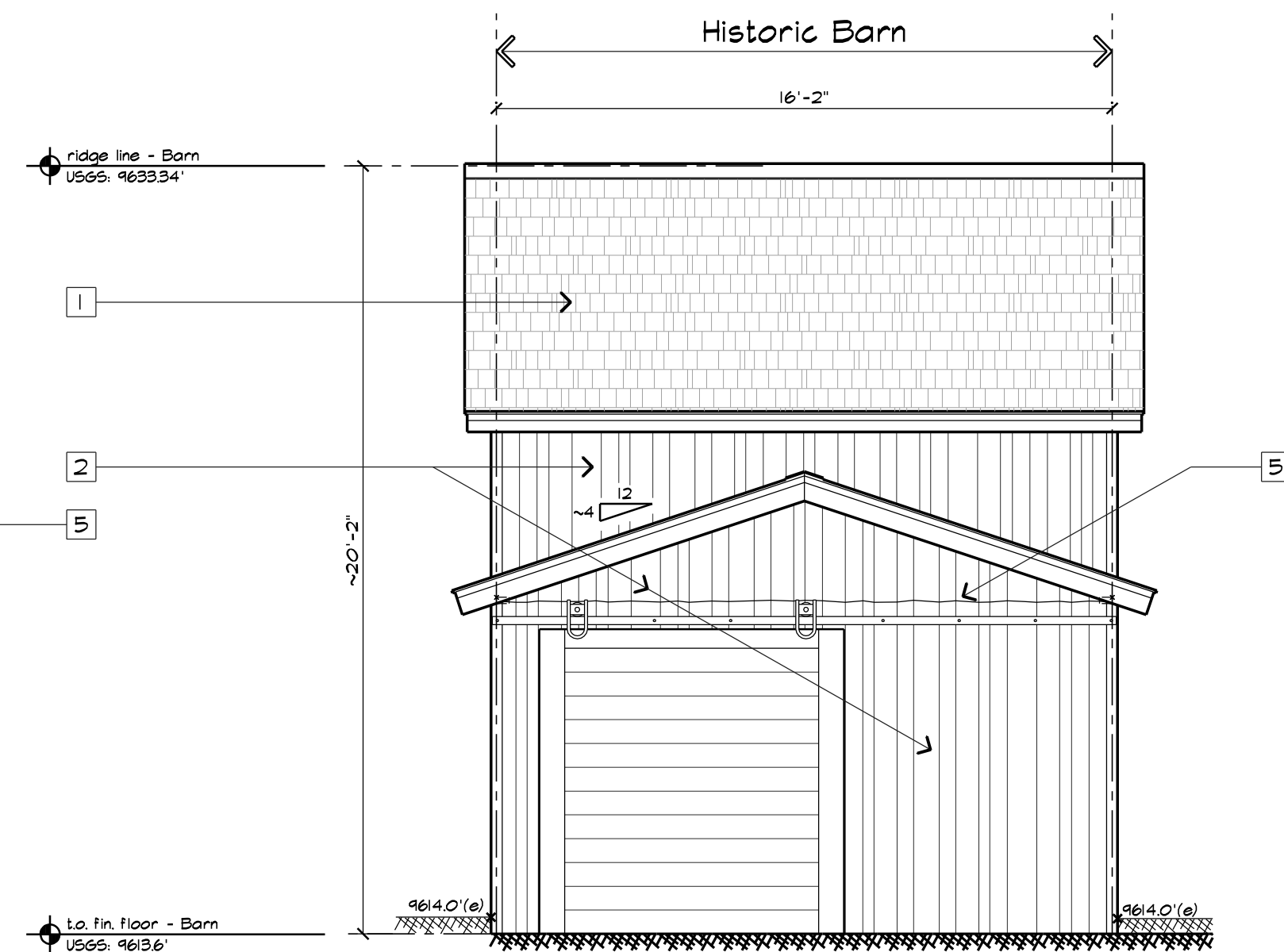
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~~AB=1~~



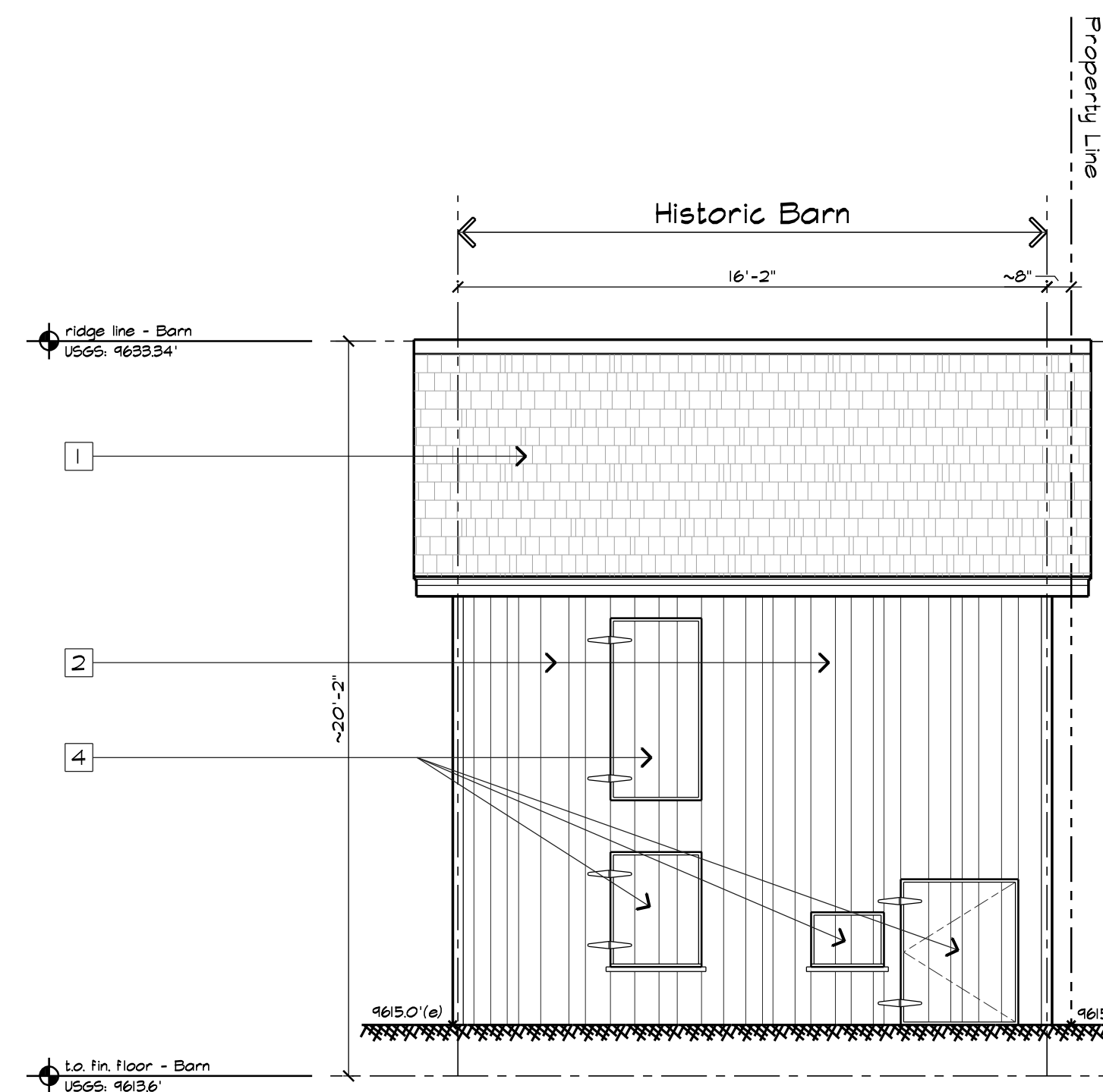
Barn South Elevation
Scale: 1/4" = 1'-0"



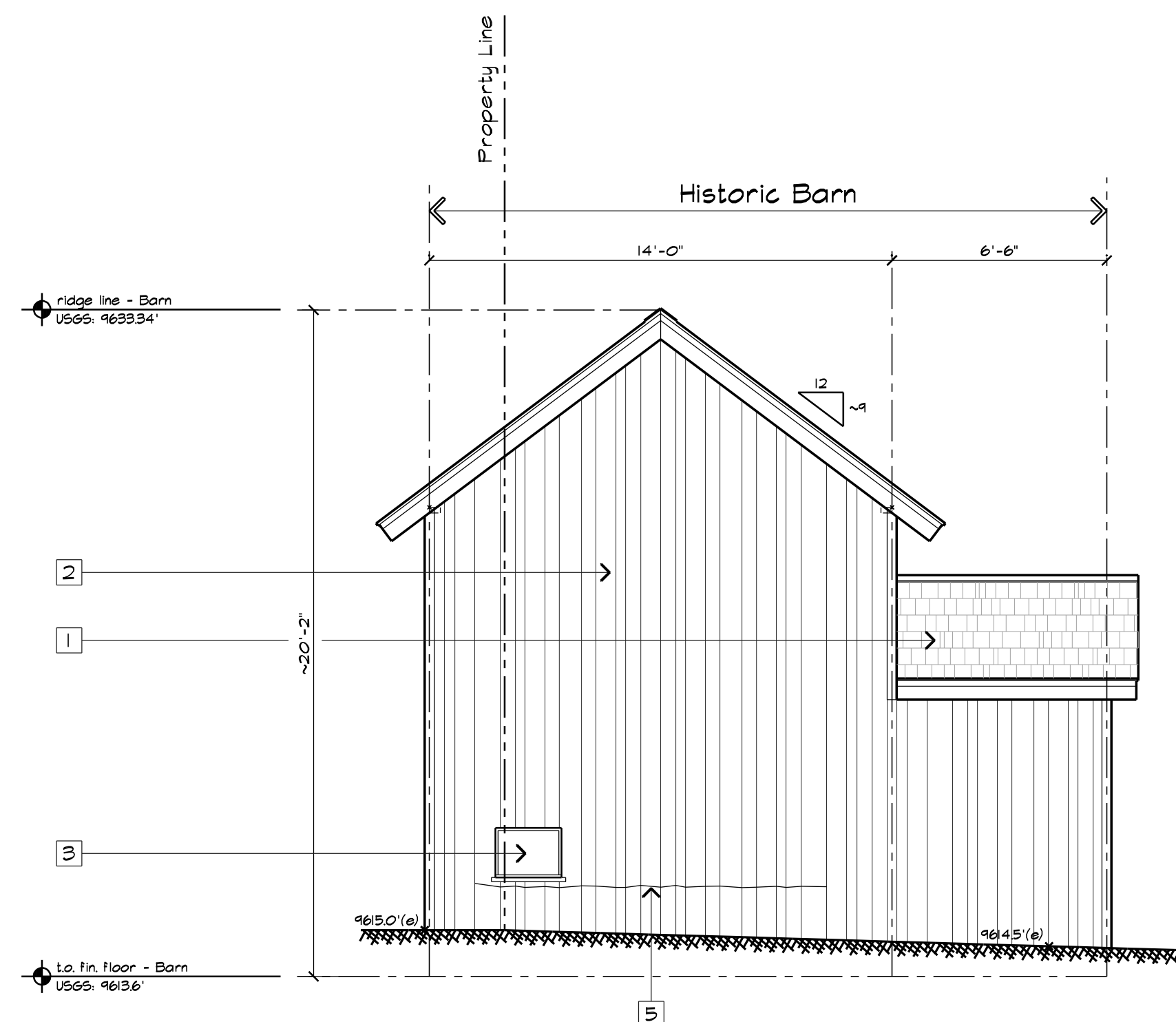
Barn West Elevation
Scale: 1/4" = 1'-0"

Key to Exterior Materials

- 1 Asphalt composite shingles (non-historic)
- 2 Random width 1x siding (historic)
- 3 Non-historic window
- 4 Historic sided openings
- 5 Siding splice lines



Barn East Elevation
Scale: 1/4" = 1'-0"



Barn North Elevation
Scale: 1/4" = 1'-0"

STOUFFER HOUSE

RESTORATION / ADDITION
LOT 6, BLOCK 7, YINGLING & MICKLES ADDITION
TOWN OF BRECKENRIDGE, COLORADO

As-Built Conditions
Historic Barn:
Exterior Elevations

Scale: 1/4" = 1'-0"
Date: 01-14-2026

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AB-2



J.L. SUTTERLEY ARCHITECT

Stouffer House

110 S. Harris Street
Breckenridge, CO. 80424

House & Addition: Material / Color Board

03-05-2026

Location / Item:

Manufacturer Description:

Color:

Historic House:

1. Asphalt composition roof:

High roofs:

House & Addition

Timberline Ultra HD "Charcoal"

www.gaf.com



2. Low seamed metal roof:

Low roofs:

House & Addition

9" centers with 1" max. seam height

"Matte Charcoal"



3. Siding:

Horizontal bevel lap siding

Low-luster stain

"Knoxville Gray" HC-160

www.benjaminmoore.com



4. Selected trim:

Low-luster stain

"Pashmina" AF-100

www.benjaminmoore.com



5. Windows:

Low-luster stain

"Urbane Bronze" SW 7048

www.sherwin-williams.com



6. Front door:

"Preference Red" #279

Farrow & Ball



Addition:

1. Siding:

1X6 reverse board on board siding

Low-luster stain

"Knoxville Gray" HC-160

www.benjaminmoore.com

15% darker than historic section





J.L. SUTTERLEY ARCHITECT

Stouffer House

110 S. Harris Street
Breckenridge, CO. 80424

Garage & Barn: Material / Color Board

03-05-2026

Location / Item:

Manufacturer Description:

Color:

Garage:

1. Asphalt composition roof:

Garage High Roof

Timberline Ultra HD "Charcoal"

www.gaf.com



2. Low seamed metal roof:

Garage Low roof

9" centers with 1" max. seam height

"Matte Charcoal"



3. Garage siding & trim:

1X6 vertical shiplap siding

Rough sawn

Semi solid stain

"Harbor Gray" DB 2111

www.sherwin-williams.com



4. Corrugated metal siding:

Garage base wainscot

"Matte Charcoal"



Barn:

1. Barn corrugated metal roof:

"Matte Charcoal"



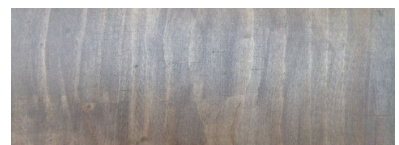
2. Barn siding & trim:

1X random width rough sawn

Semi translucent stain

"Harbor Mist" SW 3541

www.sherwin-williams.com





Stouffer House

110 S. Harris Street
Breckenridge, CO. 80424

EXTERIOR LIGHTING

03-03-2026

Fixture:

Manufacturer & Description:

Photo:

Fixture "A"

"Maxim Mini" Style #60W13

6 1/4" High - Outdoor wall light

Dark sky friendly

Bronze finish

Lampsplus.com



Fixture "B"

"Warren Outdoor Sconce" #7994576

8.5" High - Outdoor wall light

Dark sky friendly

Matte Black

Westelm.com





Stouffer House

110 S. Harris Street
Breckenridge, CO. 80424

FENCE DETAIL

03-05-2026



COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

Determined Eligible- NR

 Determined Not Eligible- NR

Determined Eligible- SR

 Determined Not Eligible- SR

Need Data

Contributes to eligible NR District

Noncontributing to eligible NR District

I. IDENTIFICATION

- | | | | |
|----|-------------------------|---|-------------------------|
| 1. | Resource number: | 5ST.130.168 | Parcel number(s): |
| 2. | Temporary resource no.: | N/A | 2211-3134-03-005 |
| 3. | County: | Summit | |
| 4. | City: | Breckenridge | |
| 5. | Historic building name: | Stouffer House, Davenport House | |
| 6. | Current building name: | Hamilton House | |
| 7. | Building address: | 110 S. Harris Street | |
| 8. | Owner name and address: | Nancy A. Hamilton
14 Grimes Road
Old Greenwich, CT 06870 | |



Individual National Register field eligibility: **Not Eligible**

Local Landmark Eligibility Assessment:	Eligible/Contributes to National Register district
1. Is the property a building, structure, object, site, or structure? 2. Is the property at least 50 years old? 3. Does the property have historical, architectural, archaeological, or scientific significance? 4. Is the property associated with a significant event or person? 5. Is the property a good example of a type of building, structure, or site? 6. Is the property a good example of a type of building, structure, or site? 7. Is the property a good example of a type of building, structure, or site? 8. Is the property a good example of a type of building, structure, or site? 9. Is the property a good example of a type of building, structure, or site? 10. Is the property a good example of a type of building, structure, or site?	Yes/No

II. GEOGRAPHIC INFORMATION

9. P.M. **6** Township **6S** Range **77**
NW ¼ of NE ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (**NAD27**)
Zone **13N**; **410368** mE **4370730** mN
11. USGS quad name: **Breckenridge**
Year: **1987** Map scale: **7.5'**
12. Lot(s): **6** Block: **7**
Addition: **Yingling & Mickles Addition Sub** Year of Addition: **1892**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **L-Shaped Plan**
15. Dimensions in feet: **1681 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch, Dormer**
21. General architectural description:

This building consists of an original 1½-story front gabled dwelling, a large, older, two-story saltbox-roofed addition to the east (rear) elevation, a small older shed-roofed addition the south elevation, and a small low shed-roofed addition to the north elevation. The house is supported by a low concrete foundation and its exterior walls are clad with stained brown horizontal wood siding, with green 1" by 4" corner boards. The front-gable roof of the original dwelling is steeply pitched, while the saltbox roof over the rear addition is moderately pitched. The roof is covered with green asphalt composition shingles, and the eaves are boxed with painted green wood trim. Painted green vergeboard appears in the upper gable end on the west elevation. A narrow gabled wall dormer, with a 1/1 double-hung sash window is located on the south elevation. The original front gabled dwelling features a symmetrical façade which faces toward Harris Avenue on the west elevation. Here, a painted green wood-paneled front door, with nine upper sash lights, and with a triangular pediment, enters the home from an open front porch. The entry door is flanked on either side by a 1/1 double-hung sash window with a triangular pediment. The open front porch covers the entire façade, and wraps around to cover the west end of the south elevation. The porch features a concrete floor, painted green turned columns with decorative brackets, and a low-pitched hipped roof. A painted green and black wood-paneled door, with one upper sash light and with a triangular pediment, enters the shed-roofed addition on the south elevation from the wraparound porch. A painted green wood-paneled door, with nine upper sash lights, and covered by a painted green wood storm door, enters the east elevation of the rear saltbox

addition from a shed-roofed stoop. A 1/1 double-hung sash window penetrates the façade's upper gable end. A large single-light fixed-pane window is located at the west end of the north elevation.

22. Architectural style/building type: **Late Victorian**

23. Landscaping or special setting features:

This property is located on the east side of S. Harris Street in the block between Lincoln and Washington Avenues. The landscaping is mature with several coniferous trees.

24. Associated buildings, features, or objects:

Barn/Garage

A barn/garage is located northeast of the dwelling. This building consists of a main, 1½-story side-gabled section which measures approximately 16' N-S by 14' E-W, and a lower, single-story, gabled extension to the west elevation which measures approximately 16' N-S by 6' E-W. The main section is supported by a wood timbers on grade foundation, and its exterior walls are made of unpainted vertical wood planks. The side-gabled roof is steeply-pitched, and is covered with green asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are exposed beneath the eaves and are covered by a painted green fascia board. A low vertical wood plank door, side-hinged with metal strap hinges, is located at the north end of the east elevation. Two other openings on the east elevation are shuttered with vertical wood planks, both side-hinged with metal strap hinges. A non-historic single-light fixed-pane window is located in the south elevation's upper gable end. A vertical wood plank and horizontal weatherboard horizontal-sliding garage door penetrates the west elevation of the gabled extension. A 6-light window penetrates the south elevation of the gabled extension.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1898**

Source of information: ***Summit County Journal*, August 27, 1898, p. 5.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder/Contractor: **Unknown**

Source of information: **N/A**

28. Original owner: **Edith Stouffer**

Source of information: ***Summit County Journal*, August 27, 1898, p. 5.**

29. Construction history (include description and dates of major additions, alterations, or demolitions):

Early Breckenridge newspaper accounts and Town of Breckenridge Department of Community Development files indicate that this house was built during the summer of 1898. On August 27, 1898, the *Summit County Journal* reported: "A neat cottage is being erected by Mrs. Stouffer on the lot adjoining the Joe Bernatchie Residence. Built circa 1894, the Bernatchie house was located next door to the north. Modest additions to the historic dwelling appear to predate the 1980s.

30. Original location: **yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single Family Residence**

35. Historical background:

An August 1898 edition of the Summit County Journal announced: "A neat cottage is being erected by Mrs. Stouffer on the lot adjoining the Joe Bernatchie Residence." Edith Stouffer passed away in April of 1899. Her husband W. E. Stouffer and a ten-year-old son survived her. W. E. Stouffer ran a grocery and bakery downtown and was an owner/partner with Joe Bernatchie in the Dunkin mine, in Illinois Gulch. The couple also held interests in the Wire Patch Placer. He was also appointed Breckenridge postmaster in May of 1902. W.E. Stouffer passed away in 1932.

This house then became home to the W. L. Davenport family. Wyatt Leroy Davenport, or "Dave" as they called him, came to Breckenridge as a young boy from Sivells Bend, Texas. He married Breckenridge native Rose Lillian McAdoo, a daughter of William and Kittie McAdoo, on September 24, 1912. Four boys were born to this union--David Elzy, William Lewis, Terrence Clyde, and Orville James. "Dave" Davenport is best known for developing the Wellington mine, located in French Gulch, into one of Breckenridge's longest and biggest producers of precious metals. This large hardrock mine finally shut down in the early 1970s.

36. Sources of information:

Oral History interviews with Edna Davenport by Rebecca Waugh, 1987.

Summit County Assessor. Residential Property Appraisal Records.

Summit County Clerk and Recorder. Plat book.

***Summit County Journal*. August 27, 1898, p. 5.**

***Summit County Journal*. May 1902.**

Town of Breckenridge. Department of Community Development Files.

U.S. Census Bureau records.

VI. SIGNIFICANCE

37. Local Landmark Designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

xx Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: **Local**

42. Statement of significance:

This property is historically significant for its association with Breckenridge's residential development dating from the time of its construction in the late 1890s. It is also architecturally significant for its gabled-L plan and Late Victorian era architectural characteristics, including such features as its bracketed turned porch columns and vergeboard in the façade's upper gable end. This property may be considered as a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays an overall high level of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, location, setting, design, materials, workmanship, feeling and association. There are no recent additions or adverse exterior alterations to the historic residence. The integrity of setting is enhanced by the historic barn/garage.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **N/A**

Discuss: **This property is located within the boundaries of the Breckenridge Historic District which was listed in the National Register of Historic Places on April 9, 1980.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **Contributing**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1, Images 76-83**

CDs/Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424**

48. Report title: **Town of Breckenridge Phase V Cultural Resource Survey**

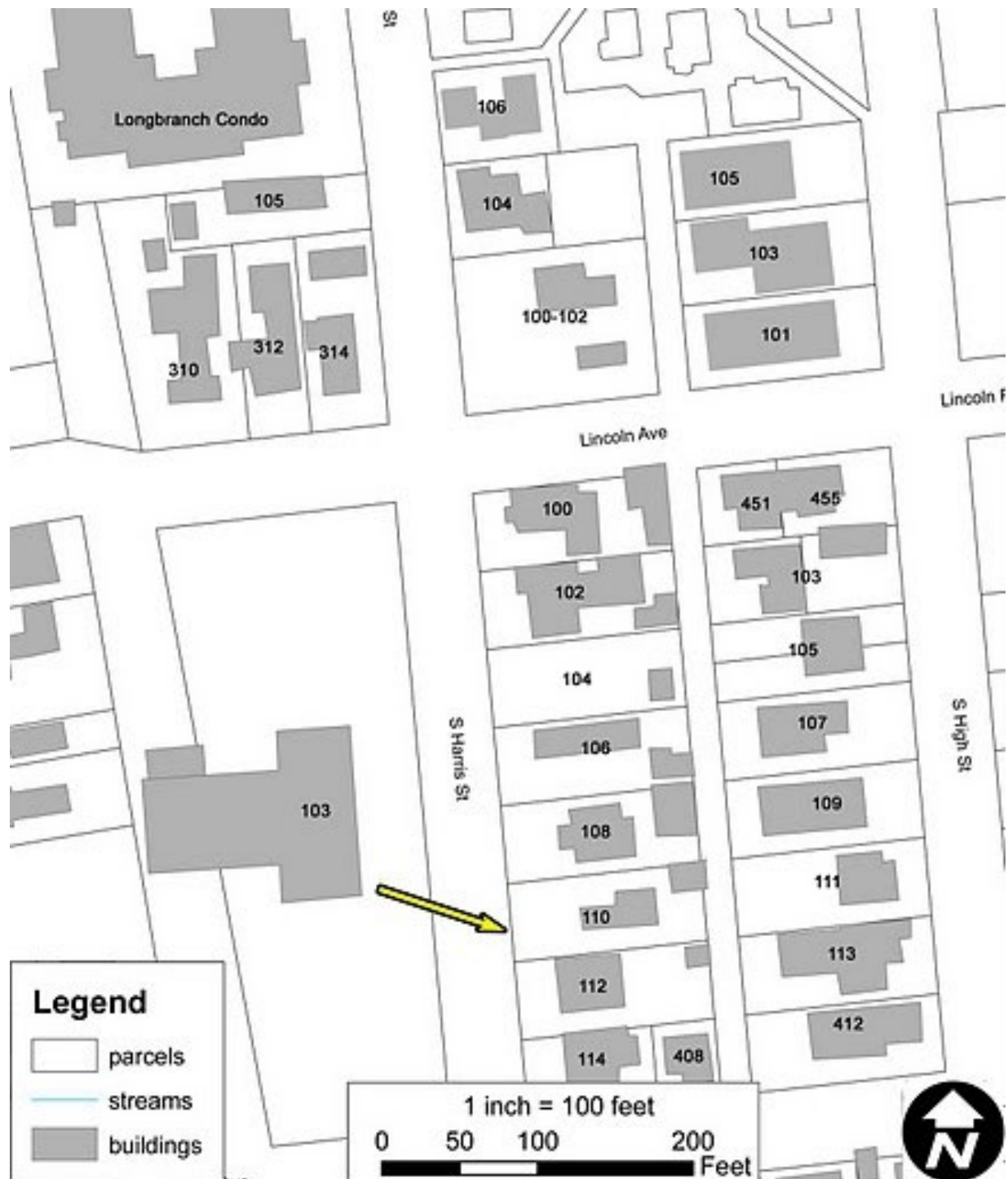
49. Date(s): **June 30, 2010**

50. Recorder(s): **Carl McWilliams, Rebecca Waugh, Timothy Wilder**

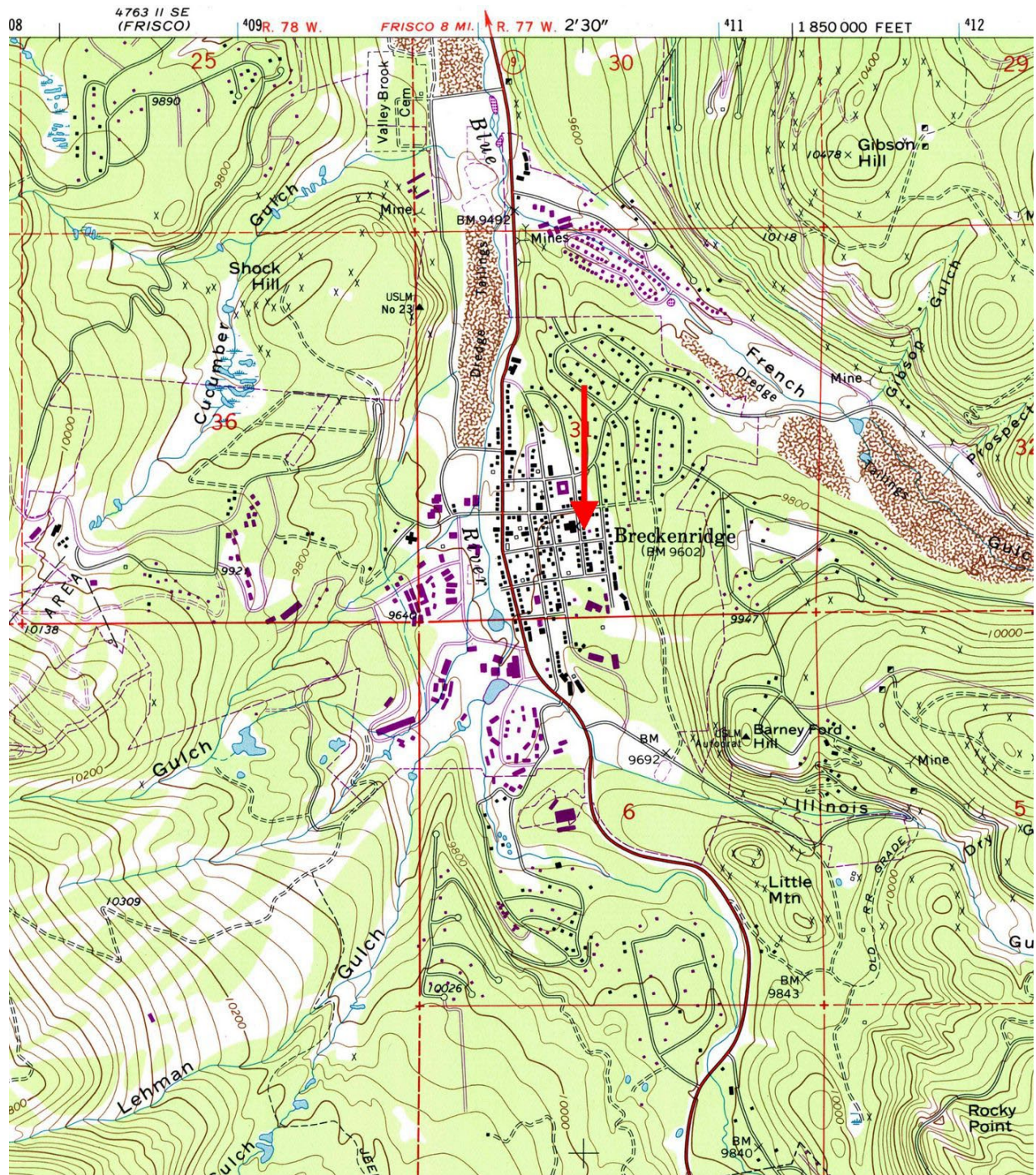
51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map

Location Map



COUNCIL BILL NO. ____

Series 2026

Additions To The Current Breckenridge Town Code Are
Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

**AN ORDINANCE AMENDING TITLE 9, SECTION 1, POLICIES 3R,
COMPLIANCE WITH DENSITY/INTENSITY GUIDELINES, 5R
ARCHITECTURAL COMPATIBILITY, 7R SITE AND ENVIRONMENTAL
DESIGN, 33R ENERGY CONSERVATION, AND 48R VOLUNTARY
DEFENSIBLE SPACE OF THE BRECKENRIDGE TOWN CODE.**

WHEREAS, the Town of Breckenridge is experiencing a high level of residential redevelopment whereby existing homes are being scraped and replaced with new structures; and

WHEREAS, such redevelopment tends to result in buildings with significant mass which overwhelm the existing homes, are out of character with the surrounding neighborhood, and negatively impact the residents and visitors to the area by creating a dense wall of development that restricts view corridors and is not in keeping with the type of development originally envisioned for the area; and

WHEREAS, in addition, scrapes of existing homes create a significant amount of waste which is not usually recycled or otherwise diverted from the landfill as it could be; and

WHEREAS, the core values and vision plan of the Town of Breckenridge include efforts to preserve the community character of the town, rooted in its mining history; preserving the natural environment including views from town to the surrounding mountains; and encouraging a built environment that respects the historic context and natural setting; and

WHEREAS, in order to achieve its goals and address the proliferation of large, out-of-character and environmentally impactful development, the Town Council desires to adopt development code provisions addressing building mass, appearance, siting, buffers, waste, and other amendments necessary to accomplish and facilitate the foregoing.

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

Section 1. That section 9-1-5: DEFINITIONS, be amended by adding the language underlined to read as follows:

1 COMPOSITE SIDING: An engineered wood product which treats wood pulp,
2 strands, or fibers with waxes and resins which are then pressed as a board to
3 mimic the look of real wood.

4 MAIN LEVEL: predominant floor of a structure which is at or nearest to grade
5 level as viewed from the front setback(s), and has 75% or more of its density
6 located above grade. The main level is not necessarily the floor with the living
7 quarters, kitchen and living areas, of a residence. The main level does not
8 necessarily include the formal entryway to the structure.

9 **Section 2.** That section 9-1-19-3R: POLICY 3 (RELATIVE) COMPLIANCE WITH
10 DENSITY/ INTENSITY GUIDELINES be amended by adding the new subsections C.
11 and D., to read as follows:

12
13 -3 C. Floor Area Above Main Level: The floor area of any level above the main
14 level of a single-family home or duplex outside of the conservation district
15 that is larger than 4,500 sq. ft. in above ground density, on a parcel that does
16 not have a building or disturbance envelope and is not within an area with a
17 master plan, shall be limited to no more than 75% of the floor area of the level
18 below it. This measurement excludes portions where the ceiling height is less
19 than 5 feet. Any interior space with a floor to ceiling height of 16 feet or
20 greater, as measured from the finished floor to the underside of the
21 floor/ceiling assembly above, shall be calculated as density on two levels of a
22 structure. Lofted area above stairways is exempted from being calculated as
23 density on two levels.

24 D. Below density development – A property that is developed to an above
25 ground density level at least 10% lower than maximum allowed by the Land
26 Use Guidelines and Development Code is eligible for positive points. This
27 provision applies only to properties subject to defined density maximums
28 (measured in square footage, FAR, or UPA) and excludes properties in zones
29 with unlimited or unspecified density limits.

Density Reduction

10%

20% or Greater

Point Awards

+1

+2

Section 3. That section 9-1-19-5R: POLICY 5 (RELATIVE) ARCHITECTURAL COMPATIBILITY, subsection B, be amended by deleting the language stricken and adding the language underlined to read as follows:

B. Exterior building materials listed in the table below are regulated per façade. Exterior building materials not considered in this development code will be considered on a case-by-case basis and may require input from the planning commission regarding their use. This subsection B only applies to areas outside of the Historic District. Architecture within the Historic District is regulated by the Handbook of Design Standards for the Historic and Conservation Districts.

Material	Points*	Notes
Brick	Allowed as an accent or on smaller elements up to 25 <u>33%</u> of each façade with no negative points > 25 <u>34</u> - 50 <u>66%</u> of any façade warrants negative two (-2) points > 50 <u>67</u> – 75 <u>80%</u> of any façade warrants negative four (-4) points > 75 <u>81</u> -100% of any façade is prohibited with some exceptions per section <u>9-1-19-5A(B)</u>	Bricks should be a natural earth-tone color and brick style that is appropriate for the historical and mountain context of Breckenridge. Additional points under subsection <u>A</u> of this section may be assigned for bricks that are of a color or dimension not typical of the historic or mountain context of Breckenridge. Buildings defined as an institutional use may be constructed of brick without the assignment of negative points.
Composite wood siding	<u>No negative points shall be awarded for the utilization of Composite Wood Siding.</u>	

	>0-33% of any façade warrants negative two (-2) points > 33-66% of any façade warrants negative four (-4) points > 66-100% of any façade warrants negative six (-6) points	
Metal siding	Up to 25 <u>33</u>% per façade warrants no negative points > 25 <u>34</u> – 50 <u>66</u>% of any façade warrants negative two (-2) points > 50 <u>67</u>- 75 <u>80</u>% of any façade warrants negative four (-4) points > 75 <u>81</u>-100% of any façade is prohibited per section 9-1-19-5A(B)	Per section 9-1-19-5A(A)(1) all exterior metal elements must be nonreflective.
Fiber cement siding	<u>No negative points shall be awarded for the utilization of Fiber Cement Siding.</u> Warrants negative three (-3) points when applied with no supplemental natural materials	No negative points will be assigned when applied with natural materials such as natural wood accents or a natural stone base on each elevation and provided the fiber cement siding is compatible with the general design criteria listed in the land use guidelines.^{**}
Stucco	Up to 25 <u>33</u>% per façade warrants no negative points > 25 <u>34</u> - 50 <u>66</u>% of any façade warrants negative two (-2) points	Natural earth-tone colors are recommended. Additional negative points could be assigned under subsection A of this section if nonnatural colors are applied.

> 50-67- <u>75 80%</u> of any façade warrants negative four (-4) points > 75 81- <u>100%</u> of any façade is prohibited per section <u>9-1-19-5A(B)</u>
--

1

2 **Section 4.** That section 9-1-19-7R: POLICY 7 (RELATIVE) SITE AND
 3 ENVIRONMENTAL DESIGN, be amended by deleting the language stricken and adding
 4 the language underlined to read as follows:

5

6 Statement of Intent:

~~2-x(-~~ The Town hereby finds that it is in the public interest for all sites within the
~~2/+2)~~ community to be designed, arranged, and developed in a safe and efficient manner that reflects the natural capabilities and limitations of the property. ~~The arrangement of all functions, uses, and improvements should reflect the natural capabilities and limitations of the property.~~ This policy is also intended to discourage levels of development intensity that result in generally compromised site functions, buffering and aesthetics. Taking into consideration the basic character of the site and the nature of the proposed uses, the development should be visually harmonious as perceived from both the interior and exterior of the project. Platted lots with building envelopes, site disturbance envelopes, or designated building locations are still subject to the following rules and recommendations unless noted otherwise.

~~The existence of~~ Constraining physical conditions on some properties (including but not limited to ravines, topography, adverse soils, shape, and existing easements) may render some portion(s) of these sites unsuitable for development. ~~Constraining physical conditions may consist of, but are not limited to: ravines, the shape or topographical conditions of the specific property involved, adverse soils conditions and existing easements.~~ As a result of these conditions, buildings and other aspects of development should be located elsewhere on the site. The development rights associated with the non-developed areas of the sites should either be transferred off site, in accordance with section 9-1-17-12 of this chapter, or incorporated into the remainder of the site. If they can be incorporated into the remainder of the site, it should be done in such a way to allow the development to remain consistent with the development character and function intent of the applicable land use district guideline(s) or approved master plan. Due to site characteristics, the acceptable intensities recommended in the land use guidelines or approved master plan may not be achievable.

The overall design objectives shall be:

- To blend development into the natural terrain and character of the site and surrounding area.
- To minimize the negative impacts of offsite views of grading and building massing.
- To minimize site surface disruption; reduce the potential for erosion and other environmental degradation.
- To generally develop in a visually cohesive manner while providing privacy for the occupants of the site and buffering to the neighboring properties ~~as well.~~

Scoring Criteria

Development plans will incur points based upon the criteria above and their design so as to:

- 2 x (- 2/+2) A. ~~Site Design, And Grading and Circulation: Developments should minimize in order to reduce the amount of~~ site disturbance, including vegetative removal, and developments should be designed in a manner that minimizes the amount of cut and fill on a site, particularly those areas visible from adjacent properties and rights-of-way. Placement of buildings on the site should be accomplished in a manner that balances site buffering and further minimizes new grading and any vegetative removal necessary for site access and drainage. Grading large areas to create a flat "benched" building pad is strongly discouraged unless disruption is planned to be minimized with Town-approved a mechanical shoring method. ~~The Town must approve any such plan.~~

Driveways and circulation systems are encouraged to be designed to efficiently utilize the existing topography rather than requiring excessive site disturbance to accommodate their installation. Vehicular circulation systems, including driveways, parking areas, and delivery areas should be designed in a manner that balances providing safe access to the site by adhering to Town's engineering standards with adequate site buffering through physical separation and tree retention not in conflict with required wildfire mitigation listed under section 9-1-19-22A(C). Long or double switchback drives are discouraged provided they are not necessary to achieve required grade on platted lots that feature steep slopes, have a designated building or disturbance envelope that is significantly setback from a public right of way, or provide access to a more environmentally logical building site. Garages should be sited in a manner that balances aesthetic character and visibility with site disturbance.

Development located in highly disturbed areas such as existing parking lots or previous dredge mining is encouraged and eligible for positive points.

- 2 x (-
4/+4) B. Site Buffering: Developments should be buffered from adjacent properties and public rights-of-way ~~and should attempt to provide a maximum degree of privacy for occupants of both the site and surrounding properties. To achieve this, b~~Buildings and other development impacts should be located in a manner that allows for site buffering, which should emphasize: Buffering between the developments and neighboring properties may include, but are not limited to:
- Preservation of existing mature tree stands or specimen trees
 - The physical distance from property edge to the development
 - Landscaped berms at the property perimeter (only applicable in subdivision-scale or multifamily developments)

Providing greater buffers than those required by building envelopes, disturbance envelopes, designated building locations, and/or recommended setbacks are encouraged. However, no positive points may be awarded under this policy for new landscaping. Positive points for new landscaping shall only be awarded under section [9-1-19-22R](#), "Policy 22 (Relative) Landscaping", of this chapter of development.

- 2 x (-
2/+2) C. Retaining Walls: Retaining wall systems with integrated landscape areas are encouraged ~~to be provided to retain slopes and make up~~ manage grade changes in grade rather than cut/fill slopes areas for retention.

Retaining wall systems made of, or faced with, natural materials such as rock or timbers are preferred. Other materials ~~that are~~ with similar in the nature of the finishes may be considered on a case by case basis, particularly if they are fire resistant, but are not recommended for use in locations visible from streets or public areas.

Smaller retaining wall systems generally not exceeding 4 feet in height that incorporate vegetation between walls without creating excessive site disturbance are preferred. ~~It is understood that,~~ Heights may vary depending on the slope of the site, ~~the height of retaining walls may vary to minimize site disruption. If an alternative site~~ Alternative layouts that incorporates retaining walls taller than 4 feet ~~but that~~ causes less site grading and complies with all other relevant Development Code policies ~~is viable, then it shall not be assessed negative points because of its~~ for height.

- 2 x (-
4/+4) D. ~~Driveways And Site Circulation Systems: Driveways and circulation systems are encouraged to work efficiently with the existing topography rather than requiring excessive site disturbance to accommodate their installation. Vehicular circulation systems, including driveways, parking areas, and delivery areas should be designed in a manner that results in the minimum site disturbance possible to provide safe access to the site.~~

~~Garages should be located in a manner that eliminates the need for long or double switchback drives and reduces overall site disturbance. In some instances, this may require that a garage be placed in the front yard, or near a public right-of-way, rather than hidden behind a building.~~

2 x ~~ED~~. Wetlands: Enhance wetlands, if present, beyond the Town regulatory
(0/+2) ~~requirements of the Town's applicable regulations.~~ Enhancements may
include: the reintroduction of natural water flow, flora, fauna, and wildlife
habitat.

2 x (- ~~FE~~. Significant Natural Features: Avoid development within areas of significant
2/+2) natural features, if present on site. Significant natural features may include,
but are not limited to:
- Knolls or ridgelines.
- Rock outcroppings.

1 If development in these or similar areas can be avoided, then every effort should be
2 made to do so.

3 **Section 5.** That section 9-1-19-33R: POLICY 33 (RELATIVE) ENERGY
4 CONSERVATION, subsection C. be amended by adding the language underlined and a
5 new subsection G. added, both to read as follows:

6
7 9-1-19-33R: POLICY 33 (RELATIVE) ENERGY CONSERVATION:

8 C. Other Design Features: 1 × (-4/+4) Other design features determined by the
9 Planning Commission to conserve significant amounts of energy may be considered for
10 positive points. Alternatively, other features that use excessive amounts of energy may
11 be assigned negative points. However, positive points may not be assessed under this
12 subsection if the project has been awarded positive points under subsection A or B of
13 this section. Higher positive point awards will be given to larger scaled projects that
14 conserve a significant amount of energy. Larger projects that consume large amounts of
15 energy will be assessed more negative points. Smaller scale design features such as
16 smart breaker panels and enhanced controls for heat tape are eligible for a maximum of
17 one positive (+1) point.

18 G. Waste Diversion – Projects that register with the Summit County Resource Allocation
19 Park and complete a Debris Recovery Plan Materials Management Plan checklist with a
20 commitment of recycling 25%, or more, of construction site materials, coupled with
21 required verification that the materials are recycled at the Summit County Resource
22 Allocation Park, are eligible to receive two positive (+2) points.

23
24 **Section 6.** That new section 9-1-19-48R: POLICY 48 (RELATIVE) DEFENSIBLE
25 SPACE AND BUILDING HARDENING, be created by adding the language underlined
26 to read as follows:

27
28 9-1-19-48R: POLICY 48 (RELATIVE) VOLUNTARY DEFENSIBLE SPACE AND
29 BUILDING HARDENING:

1 A. Phased Structure Hardening & Defensible Space: Positive Points will be awarded for
2 work not otherwise triggered by building permit thresholds (e.g., not required by the
3 Colorado Wildfire Resiliency Code (CWRC)).

4 a. (+2) – Basic measure: Completion of rudimentary measures for site requirements and
5 structure hardening opportunities (e.g., install non-combustible base up to 6 inches, 0-5
6 ft clear defensible space zone).

7 b. (+4) – Intermediate measure: Extension of defensible space into the 30 ft zone with
8 material upgrades (e.g., non-combustible siding, roof-to-wall flashing, deck/fence
9 retrofits).

10 c. (+6) – Comprehensive measure: Comprehensive hardening and defensible space
11 management equivalent to CWRC standards, when not required.

12 B. Interior Fire Sprinkler Systems – Recognizes the significant public benefit of
13 containing fires at the source and protecting adjacent properties.

14 a. (+3) Voluntary installation of interior sprinklers in residences in situations not required
15 by the Building Code.

16
17 **Section 7.** Except as specifically amended hereby, the Breckenridge Town
18 Code, and the various secondary codes adopted by reference therein, shall continue in
19 full force and effect.

20
21 **Section 8.** The Town Council hereby finds, determines, and declares that it has
22 the power to adopt this ordinance pursuant to the provisions of: (i) Section 31-35-402,
23 C.R.S.; (ii) Article XIII of the Town Charter; and (iii) the powers possessed by home rule
24 municipalities in Colorado.

25
26 **Section 9.** The Town Council hereby finds, determines, and declares this
27 ordinance to be in the best interest and preservation of the public health, safety, and
28 welfare.

29
30 **Section 10.** This ordinance shall be published and become effective as provided
31 by Section 5.9 of the Breckenridge Town Charter.

32 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
33 PUBLISHED IN FULL this ____ day of ____, 2026. A Public Hearing shall be held at
34 the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
35 ____ day of ____, 2026, at 7:00 P.M., or as soon thereafter as possible in the Municipal
36 Building of the Town.

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TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By: _____
Kelly Owens, Mayor

ATTEST:

Mae Watson,
Town Clerk

APPROVED AS TO FORM:

Town Attorney