TOWN OF
BRECKENRIDGE

Planning Commission Regular Meeting
Tuesday, December 2, 2025, 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 (5:30 PM)

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) (5:35 PM)

III. WORK SESSIONS (5:40 PM)

A. ICC BUILDING CODES EDUCATIONAL SESSION

B. STOUFFER HOUSE REHABILITATION WORK SESSION, 110 S. HARRIS ST; PL-2025-0342

IV. OTHER MATTERS (6:45 PM)

A. TOWN COUNCIL SUMMARY

V. ADJOURNMENT (7:00 PM)

NOT TO SCALE

Stouffer Residence
Work Session, 110 S. Harris Street

Airport Rd
Corkscrew Dr
Reilling Rd
Sheppard Cir
Union Trl
Peerless Dr
Woods Dr
Park Ave N
Luisa Dr
Royal Tiger Rd
Gold Flake Ter N
Rachel Ln
Locals Ln
Windwood Cir
Watson Ave
Main St N
French St N
Briar Rose Ln
Champion Trl
Stables Dr
Grey Ln
French Gulch Rd
Wolf Lyon Rd
Sisler Green
Bridge St
Logan Dr
Settlers Dr
Ski Hill Rd
Christie Ln
Highwood Cir
Wellington Rd
Pine St N
High St N
Lincoln Ave
Grandview Dr
Lomax Dr
Beavers Dr
Boulder Cir
Sawmill Rd
Harris St S
High St S
Pine St S
Park Ave S
Ridge St S
French St S
Adams Ave E
Four Oclock Rd
Main St S
SCR 708
SCR 709
Timber Trail Rd
Peak Eight Rd
Iliff Ct
Bluff Ct
Kings Crown Rd
Village Rd
Carter Dr
Hermit Dr
Sunbeam Dr
Columbine Rd
Snowberry Ln
Klack Rd
Boreas Pass Rd
Peak Nine Rd
Hwy 9
Brookside Ln
Bright Hope Dr
Broken Lance Dr
Riverwood Dr
Tomahawk Ln
Red Feather Rd
White Cloud Dr
Amber Ct
Gold King Way

Breckenridge South

TOWN OF BRECKENRIDGE PUBLIC WORKS

PLANNING COMMISSION MEETING

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

ROLL CALL

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

APPROVAL OF MINUTES
With no changes, the November 4, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA
With no changes, the November 18, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

WORK SESSIONS:
1. Neighborhood Preservation Policy

Mr. Kulick presented an overview of potential Phase 2 neighborhood preservation policies (NPP) desired by the Town Council, including bulk plane and wall plane massing regulations to limit floor area above the main level, Policy 7R revisions, and additional opportunities for positive points.

Commissioner Questions / Comments:
Bulk Plane and Wall Plane Massing:

Mr. Leas:	Can you further explain the double counting density in vaulted rooms. (Mr. Kulick: We have had a provision in the Conservation District to double count vaulted ceilings. This would be similar to that provision for the purpose of counting density. By making it count as density it would prohibit people from bypassing the rule to limit floors above the main level by creating a large vaulted space that still contributes to visual mass on the exterior.)
Mr. Giller:	Vail does this above 16', the density is counted double.
Mr. Smith:	What will be the definition of "main level"? (Mr. Kulick: Yes, we need to come up with a definition for main level that ties it to grade. Something to be worked out.)
Mr. Guerra:	What will be the ceiling height? Plate height or ridge height? (Mr. Kulick: We would look for your recommendation.)
Mr. Leas:	Specificity with the code is very important.
Mr. Guerra:	For a shed roof, it should be measured from lower shed height if using plate height.
Mr. Giller:	For Vail, it is 16' measured from floor to bottom of finished ceiling. 16' is generous. Worth looking at the Vail code. (Mr. Kulick: Would we risk of incentivizing a flat roof design?) As rooms get to certain dimensions, ceilings get higher. If people want that, they could have it but it would limit bulk in other areas of the home.
Mr. Guerra:	16' might be too high.
Mr. Kulick:	If people are comfortable measuring to a specific point, we could include that in the revisions.
Mr. Gort:	On a shed roof, how would this be calculated? Most young people building homes want a large shed roof with prominent windows for views. [Ms. Gort shared a printed photo of modern shed roof residence with prominent glazing and high shed roof.]
Ms. Propper:	12' sounds appropriate to me.

Mr. Frechter: Where will these regulations apply? (Mr. Kulick: These regulations would apply to all new development; unless we specify otherwise.) Do we need these regulations to apply to secluded neighborhoods where they are less visible?

Mr. Gort: I believe the policy should be relative instead of absolute.

Mr. Smith: What about a situation with a large 3-car garage? Would that count? (Mr. Kulick: Limiting the floor above the main level, even above a vaulted garage ceiling, would come into play.)

Mr. Guerra: What is the main level? We should try to define. (Mr. Kulick: The "main level" should be in relation to grade-level as viewed from the street.)

Ms. Propper: I like this idea rather than tying it to interior living space.

Mr. Leas: Agree, the interior function can't dictate "main level."

Ms. Gort: It should be a relative policy. I think the main level could be increased in size, increasing site disturbance, by as much as 15% to game this policy and have the 75% floor area above the main level.

Mr. Giller: Modern buildings where the massing is protruding from the front challenge traditional architecture rules where there is typically design called "a cascade of mass". I don't think the cascade of mass has to start at the lot line. You could start the bulk plane at the base of the house regardless of where the setbacks are. (Mr. Kulick: None of the other three architects on the work group were supportive of using bulk plane; Stabile was opposed because of the inability to validate bulk plane without sophisticated software. Using the Weisshorn neighborhood as the example for this process, even if there is criticism of some new homes, the diversity of architecture was supported. Ratcheting down the code limits the ability of designing diversity of architecture.)

Ms. Gort: Aspen's requirements for roofs. Roofs are limited in height based on style and type, lower for shed roofs. (Mr. Kulick: The Council did not recommend reducing the allowed maximum height below 35'. Mr. Truckey: Additionally the Code has different measure methodologies for different types of roofs.)

Mr. Guerra: What Elaine is saying makes sense because a flat roof across at 35' does have a greater appearance of mass. We have to talk about the floor to ceiling height and what establishes the main level. Common thought is the "main level" refers to living area (kitchen and living). (Mr. Kulick: We have to figure out how to attach "main level" to grade rather than interior programming. We would look at the perception of the home from the street or front setback). In Breckenridge, with the cost of lots, the design will maximize the footprint. (Mr. Kulick: The floor area limitations do keep people from maximizing from setback to setback.)

Ms. Gort: The 75% can all still be at the front of the homes, which does not solve the problem of visual massing.

Mr. Giller: That is where the rule about the 26' wall plane deviation comes in and would be required to offset.

Mr. Guerra: Where did 12' height limit come from? (Mr. Kulick: That number originated from staff but is up for debate.)

Mr. Giller: The 16' may work in Vail but that may be too high here.

Ms. Gort: I think 12' is too low.

Mr. Smith: 12' seems low to me.

Mr. Guerra: I like 12' but need more information. (Mr. Kulick: We're not saying you cannot do this and have a vaulted ceiling, it just means the floor area would be double counted in the vaulted portion and must be reduced in another area of the house on lots where density is limited.) We should get a 3D model to make a decision. I think showing the different visuals would be helpful. I am not sure if limiting the great room to 12' is unreasonable without a model considering the average 5-bed, 6-bath programming on most of these lots. I'm not sure if the answer is 12', 14', or higher.

Mr. Kulick: We could also consider that the policy only apply to NPP specific neighborhoods. This policy would not apply to homes smaller than 4,500 sq. ft.

Policy 7R:

Mr. Frechter: The problem occurs when owners want the garage on the upper level which requires a longer driveway when they could have a garage on the lower level and an elevator inside. (Mr. Kulick: There is an inherent contradiction in the code; we're applying site disturbance points for a long driveway but not positive buffering points when buffering is improved. In ways we have drifted from the original intent of this policy which was to limit site benching and we have begun giving many points for things that previously we did not give points for.)

Ms. Propper: I am not a fan of long driveways but I like the way Mr. Kulick described the issue.

Mr. Frechter: We could require additional planning commission hearings for projects that may push the limits of Policy 7.

Positive Points:

Mr. Kulick: We have provided a preliminary possible list of new positive points.

Mr. Truckey: We don't expect to adopt all of these positive points but do want to hear your thoughts on these ideas.

Ms. Propper: I am in favor of positive points for not scraping existing buildings but I'm not sure what in Breckenridge you would be keeping from a 1960s or 70s structure.

Mr. Frechter: I can give an example from Boulder, where lots of homes were post-war design, but the exterior architecture on most have all been updated to look interesting and unique. I think there is a lot that could be done without scraping given architectural design possibilities.

Mr. Leas: There is a tipping point when it comes to preserving existing portions of the building and a cost analysis that must occur. Does it cost more to keep the existing, is it cheaper to scrape everything?

Mr. Guerra: The cost doesn't matter because the idea here is if you do it you would get positive two points.

Mr. Frechter: I think adaptive reuse should be worth more points than two points. It should be three or more positive points or a multiplier based on percentage. There are also issues and concerns over what are the measuring, monitoring, and enforcement mechanisms for some of these which seem difficult to enforce or maintain.

Mr. Guerra: Building hardening is good. Points for sprinklers I question the benefit to the community. Green roofs I agree with Mr. Frechter, difficult to enforce. Waste diversion is difficult to enforce and we tried that and it didn't work. (Mr. Truckey: This would be a way to signal to the community it is something we want to encourage, like when we first incentivized HERS ratings.) I like below density development with sunset covenant. Agree on increased points for adaptive reuse. Grey water may not work here. Smart breaker panels, is that too easy of a point? What are enhanced controls? (Mr. Kulick: Some of these may be points for the current time period but will be rotated out when they become more common place, similar to EV chargers.)

Mr. Leas: Require a gauge for rain water to auto-turn off irrigation when there is active precipitation. I think we should offer positive points for that.

Ms. Propper: Yes, for building hardening. Yes, for waste diversion and adaptive reuse. Below density can work. Irrigation is not just for trees; consider how that would work for other types of landscaping.

Mr. Leas: Building hardening, yes. Water conservation for grey water and deactivation of irrigation needs to be reconsidered. Waste diversion is a wonderful idea but unless there is a market for the recyclable materials it can't work.

Mr. Giller: I like the points for building hardening, enhanced controls for heat tape, and density sunset covenants. Those are good ones. Consider a point bonus to transferring unused density for a public good such as workforce housing.

Mr. Smith: Yes, for building hardening, yes for sprinklers, I like grey water recycling. I see the points for the smart panels and controls as easy.

Mr. Frechter: Yes, for building hardening, yes to sprinklers, no to green roofs or walls. Waste conservation – consider measuring the tonnage of recyclables. I would support points for grey water recycling. Smart panels could be interim points that are phased out over time.

Mr. Gort: I like all listed items. Add points for percentage of south facing roofs. Consider requiring self-closing window shades for large windows at night.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 7:29 pm.

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Elaine Gort, Vice Chair

Memo

TOWN OF BRECKENRIDGE

To: Planning Commission
From: Rick Fout, Chief Building Official, and Philip Sweat, Deputy Building Official
Date: November 24th, 2025 (for Dec 2nd, 2025 meeting)
Subject: ICC Building Codes Education Session

Town Goals (Check all that apply)

- ☐ More Boots & Bikes, Less Cars
- ☐ Deliver a Balanced Year-Round Economy
- ☒ Organizational Need
- ☒ Leading Environmental Stewardship
- ☐ Hometown Feel & Authentic Character

Summary

Staff has prepared this memo to provide the Planning Commission with more background on the various codes that the Building Division administers. The Building Division has been working with the building community in a series of open house meetings, March through November 2025, to educate them on the new building codes that are now adopted and taking effect on January 13th, 2026.

There are seven main International Code Council (ICC) Codes that are required for re-adoption per the Town's regular adoption schedule of every six years. Staff has provided an outline of the seven main codes and has highlighted the impacts of the primary changes those codes will have on our building community. Staff notes that the adoption of the new codes are required in order to stay on our traditional six-year cycle. Staff tries to stay as consistent as possible with the other municipalities in our County to achieve a more seamless application for designers and builders across jurisdictional lines.

Background

(1) The International Energy Conservation Code, the IECC, addresses energy conservation requirements for all aspects of energy uses in both commercial and residential construction, including heating and ventilation, lighting, water heating, and power usage for appliances and building systems. There are numerous revisions in the 2024 IECC, many of which have been the focus of an ongoing series of public meetings that staff have been holding with local architects and builders. Some of the changes include interior lighting, auto off or auto dimming is now required throughout many buildings. Additionally, some of the changes include more stringent insulating factors. For instance, R-Values have risen significantly (become more stringent) for commercial walls, and U-Factors have dropped slightly (become more stringent) for windows, doors and skylights. Overall, Energy Requirements have become more robust throughout the 2024 IECC, rising to become within 5% of the Department of Energy's Zero Energy Ready Homes Program, and over 10% above the Summit Sustainable Building Code (the SSBC). The long-standing SSBC is being eliminated as a result of this code change, and our neighboring Summit and Frisco Building Departments agree with this approach. Many of our area stakeholders seem excited about that proposed substantial simplification to the Energy Code locally.

(2) The International Building Code, the IBC, is a model code that provides minimum requirements to safeguard the public health, safety and general welfare of the occupants of new and existing buildings and structures. Notable changes from the 2018 to the 2024 IBC include consideration of higher wind and snow loads and updated expanded provisions for Temporary Structures concerning periodic installation & maintenance inspections. The higher wind and snow load provisions could generally increase construction costs to some structural assemblies in ceilings and roofs.

(3) The International Residential Code, the IRC, regulates the construction of single-family houses, two-family houses (duplexes) and buildings consisting of three or more townhouse units. All buildings within the scope of the IRC are limited to 3 stories above grade plane. Changes in the 2024 IRC include the provisions regarding roof replacement clarifying that only two layers are allowed before full stripping is required. We expect minimal to no construction cost increases, because most of our roofing contractors already elect to fully strip roofs down when replacing them.

(4) The International Plumbing Code, the IPC, regulates the design and installation of plumbing fixtures in all types of buildings except for detached one-and two-family dwellings and townhouses (which are addressed in the IRC). There are no significant changes that have been made between the 2018 and the 2024 IPC, but at the local level, we adopted language in both the IPC and Plumbing code section of the IRC that would require replacement water heaters in existing locations without a floor drain to install a water alarm wired to a solenoid valve (or equivalent) that automatically shuts off the water supply upon detection of a leak, which aligns with the State of Colorado Plumbing Code.

(5) The International Mechanical Code, the IMC, is a model code that regulates the design and installation of mechanical systems, appliances, appliance venting, duct and ventilation systems, combustible air provisions, hydronic systems and solar systems. One of the minimal changes in the 2024 IMC is to snow and ice melt tubing, where individual tubing circuit lengths must be installed with a variance of not more than 10% plus or minus from design (there will be no cost in construction increase incurred by this code revision). We also adopted language in the Town Code for the IMC and the applicable IRC sections that require all ducts within the thermal envelope to be insulated. This section applies specifically to make-up air ducts that transfer outside air in for ventilation.

(6) The International Fuel Gas Code, the IFGC, is a model code that regulates the design and installation of fuel gas distribution piping and systems, appliances, appliance venting systems, combustion air provisions, gaseous hydrogen systems and motor vehicle gaseous-fuel-dispensing stations. There are only a couple of minimal changes to the 2024 IFGC in the areas of leak detection, requiring listed gas leak detectors plus new inspection, testing, and purging procedures (there will be no increase in construction costs related to these subtle changes).

(7) The International Existing Building Code, the IEBC, is intended to provide requirements for repair and alternative approaches for alterations and additions to existing buildings. Changes in the 2024 IEBC include increased occupant load limitations for occupiable roofs where only one exit or access to only one exit exists. Another new provision addresses non-required existing automatic sprinkler systems, where their removal is now allowed on existing buildings being remodeled/redeveloped (this loosened requirement results positively in a substantial cost of construction decrease, in certain remodels and/or redevelopments of some existing buildings).

Additionally, there are three crucial codes adopted by reference with the same timing as the codes above, the International Fire Code (the IFC), the ICC 2017 ANSI A117.1 (Breck's Accessibility Code), and the International Swimming Pool & Spa Code (the ISPSC). The most significant change in these 2024 codes would be Red White & Blue Fire's (RWBF) now adopted amendment to lower the automatic fire suppression system requirement that applies to the current code threshold size of buildings greater than 6,000 square feet and above, down to buildings greater than 4,500 square feet and above (the cost implications of this can be seen in the Financial Implications section).

Finally, there are three local codes (non-international) important to note as well, that are also now adopted by the Town of Breckenridge and also becoming effective beginning January 13th, 2026. These first two are both State mandated. The Colorado Model Electric & Solar Ready Code and the Colorado Wildfire Resiliency Code, the CWRC. The third one is the County recommended Summit County Aquatic Health Code.

Public outreach/engagement

Breckenridge's Building Division held 6 open houses from March through August. There were over 75 Architects, Builders, their Subcontractors, Energy Rater/Energy Consulting Firms and other area experts in attendance at the first meeting (approximately 25 Stakeholders attended each of the others). The focus of these open houses was the new energy code, the 2024 IECC. Because of its significant changes to energy conservation requirements, and because its adoption would be coming first on October 28th, 2025, per a Colorado Energy Office grant we received to help with its adoption. In conjunction with our Sustainability Department and our Energy Code Consultant, we continue to offer energy code trainings and resources, and have several more trainings planned for the coming months. We also hosted a 4-hour training with the State of Colorado Fire Prevention Division in October focused on the Colorado Wildfire Resiliency Code for local design professionals, contractors and our partner jurisdictions including RWBF, Summit Fire, Summit County Building Department and the Town of Frisco. We also touched on all the other code re-adoptions we are discussing here at all of our public outreach, which again all become effective, including the new energy code, on January 13th, 2026.

Financial Implications

Cost of construction increases are always a concern for everyone involved in new code cycle re-adoptions. Here are a few notable examples that are becoming real to us in Breckenridge. For instance, fire sprinkler installation runs approximately $6 a square foot in Summit County, so a 4,501 square foot building could cost $27,000 more to construct after January 13th, 2026, since RWBF's lowered sprinklering threshold amendment has now been adopted in Breckenridge. The States Model Electric Ready & Solar Ready Code, required to be adopted with the 2024 IECC on October 28th, 2025, can be expected to add an approximate $5,000 to a typical home, approximately three times that much to a large custom home. Thirdly, the increased wind and snow load for our Climate Zone 7 coming in the new codes, residential and commercial, could add modestly to the cost of increasing structural integrity to some of the ceilings and roofs under construction in Breckenridge.

Equity Lens

Related to the Town's Equity Blueprint and corresponding Equity Lens, the re-adoption of the ICC's is neutral as they provides minimal requirements to safeguard the public health, safety and welfare of new and existing buildings and structures.

Staff's public outreach efforts related to the ICC's re-adoption include producing and distributing all pertinent meeting materials at the Roundtables/Open Houses in Spanish as well as English. Additionally, a translator was on site to assist at the Roundtables/Open Houses.

Staff Recommendation

Staff recommends the Planning Commission familiarize themselves with these code re-adoptions including their updates, and a few entirely new code adoptions as well, in order to be in the same know as the Breckenridge Town Council, and on the same page as the Breck Building Division, going forward.

Important Changes Summary for the 2024 International Code Council I-Codes Adoption with Amendments

- Residential Fire Sprinkler Requirements: Reduces the home size where the fire sprinkler suppression is required from the existing 6,000 square feet to 4,500 square feet.

- 2025 Colorado Wildfire Resiliency Code: Adopts by reference the state mandated requirements for building hardening and other measures to reduce susceptibility to wildfire.

- Construction document requirements: Refers to the administrative rules and regulations of the building department to allow greater flexibility and adjust to new technologies.

- Temporary Certificate of Occupancy: Added in the commercial code and amended in the residential code to allow the Director of Community Development or the Chief Building Official to issue such certificates at their discretion.

- Definition of Bedroom: A new definition added to both the commercial and residential codes to provide consistency between other Town Codes and outside agencies' definitions.

- Appendix P, Sleeping Lofts and the Definition for a Sleeping Loft: Appendix P and the definition are added in the commercial code to allow greater flexibility for design professionals to propose additional sleeping areas.

- Address Identification: Alignment with RWB Fire Protection District requiring 12" numbers/letters on commercial and 5" or 4" reflective numbers/letters on residential.

- Airborne and Structure-borne Sound: Amended to allow up to 100 square feet of floor area that is not at an entry/exit as an exemption for alterations and remodels.

- Underlayment and Ice Barriers: Both commercial and residential codes are amended to allow similar materials that meet the intent of the code.

- Frost Protection: Amended to allow Colorado Licensed Structural Engineers to determine frost depth for decks that may support roofs and may be more than 30 inches above grade.

- Certificates of Completion: Allows the issuance to be "upon request".

- Weather Protection in the Residential Code: Brings in Snow Shed Barriers and provides consistency with the Commercial Code.

- Chapter 11 Energy Efficiency: Is deleted in its entirety and the residential provisions are adopted through the 2024 IECC with amendments as adopted by reference.

- Ducts Within the Thermal Envelope: Both commercial and residential codes are amended for clarification and insulation requirements.

- Outdoor Locations: Exterior fire pits and fireplaces are amended to allow for the Building Official to review and approve alternative materials and design methods when located on or under combustible construction.

- Shower liner tests: Historically this section was deleted. This strikethrough will allow the building division to require these inspections.

- Pan drain termination: Water heaters in existing locations without floor drains can now use a water alarm that aligns with the State of Colorado Plumbing Code.

- Swimming Pool and Spa Code: Brings in the Summit County Aquatic Health Code and provides consistency across jurisdictions.

- 2023 Colorado Model Electric and Solar Ready Code: Adopts by reference the state mandated requirements for electric and solar ready infrastructures in new construction and related requirements for remodels and alterations.

- Code Copies: Clarifies that required referenced code copies the Town maintains can be hard copies or digital versions.

PLANNING COMMISSION WORK SESSION 12/2/2025

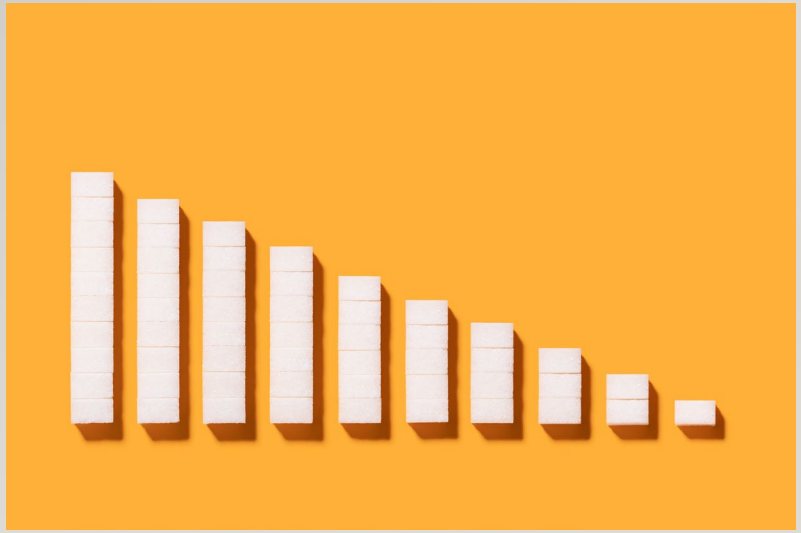
ILLUSTRATIVE REVIEW FOR THE PROPOSED FIRE SPRINKLER AMENDMENTS TO COUNCIL BILL NO. 21, SERIES 2025

R309.1.1 Fire Sprinkler Systems required.
Structures with greater than 4,500 square feet of fire area, the aggregate floor area enclosed and bounded by the interior side of the drywall or finished wall, as defined by Red White and Blue Fire Protection District, are to be protected by fire sprinkler systems per the Red White and Blue Fire Protection District.

The Code Section in Reference indicates when **"NEW CONSTRUCTION"** for Residential projects are designed and built, once the square footage of the structure reaches greater than **4,500 Square Feet**, a Fire Suppression System as designated, reviewed, installed and inspected by the Red White and Blue Fire Protection District is Required.

R309.1.2 Additions. For buildings built under the International Residential Code, additions that increase the total square footage of the residence to greater than 5,000 square feet (473.81 m^2) shall be provided with a *fire protection* system. The system shall be installed in the addition only. Where the size of the addition itself is greater than 4,500 square feet (418.06 m^2), the addition, as well as the existing residence, shall be provided with sprinklers. Where the addition increases the total square footage of the residence to greater than 5,000 square feet and the alteration to the existing structure requires the removal of interior wall and ceiling finishes that expose the structure, a *fire protection* system shall be installed throughout the existing residence and addition.

This Code Section in Reference regarding Additions provides the trigger levels for which Fire Sprinkler Systems will be Required. While working with Red White and Blue Fire Protection District, Summit Fire and EMS and the Summit County Building Department earlier this year, we collectively agreed to keep the trigger level at 500 square feet or roughly 10% above the Proposed 4,500 square footage threshold which are currently and have been historically adopted in Town Code as 600 square feet and 6,000 square feet respectively.



Here is an Example of How Those Thresholds will Impact Additions Under the Proposed Amendment:

- An existing home is 3,500 square feet. The Proposed Addition is 1,500 square feet. The new square footage would be 5,000 square feet. This would not be greater than the 5,000 square foot threshold and a Fire Sprinkler system **WOULD NOT BE REQUIRED**.

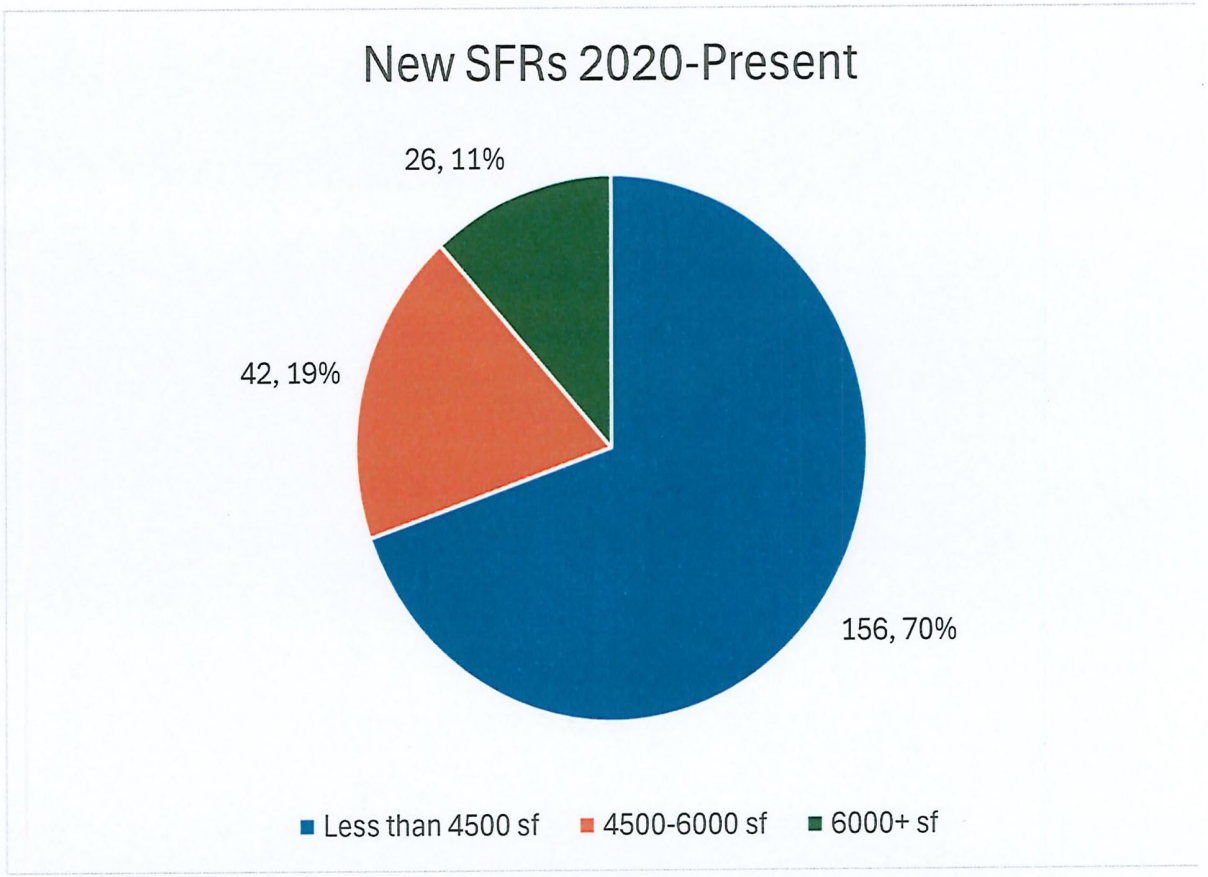
- An existing home is 3,500 square feet. The Proposed Addition is 1,501 square feet (or more). The new square footage would be 5,001 square feet (or more). This would be greater than the 5,000 square foot threshold and a Fire Sprinkler System **WOULD BE REQUIRED IN THE ADDITION ONLY**.

- An existing home is 3,500 square feet. The Proposed Addition is **Greater Than 4,500** square feet. This would be greater than the 4,500 square foot threshold **For Additions Alone** and a Fire Sprinkler System **WOULD BE REQUIRED IN THE ADDITION AND EXISTING HOME**.

These Next Few Slides Provide Data for Permitted Single Family Residential (SFR) Homes and Additions including their Square Footage in Breckenridge from 2020 to Present

New SFRs in Breckenridge
2020-Present

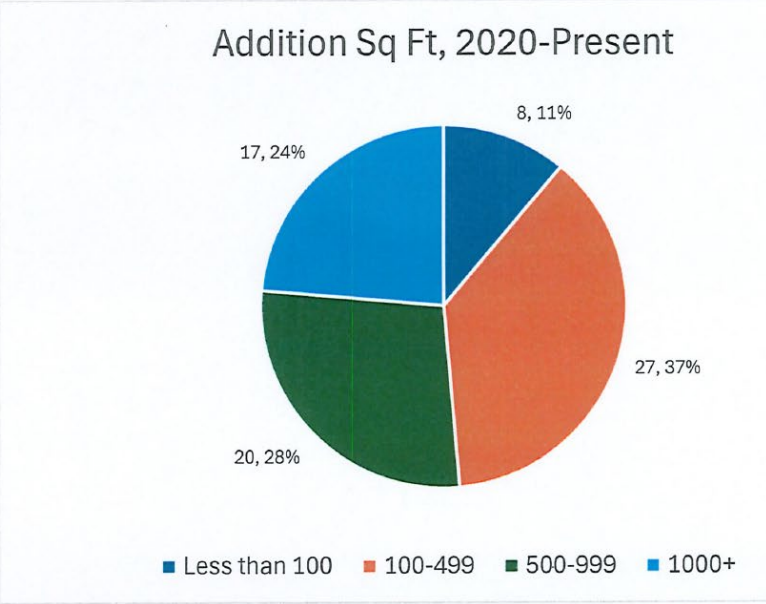
Less than 4500 sf	156
4500-6000 sf	42
6000+ sf	26
Total	**224**
Average size of ALL	3769
Median size of ALL	3658

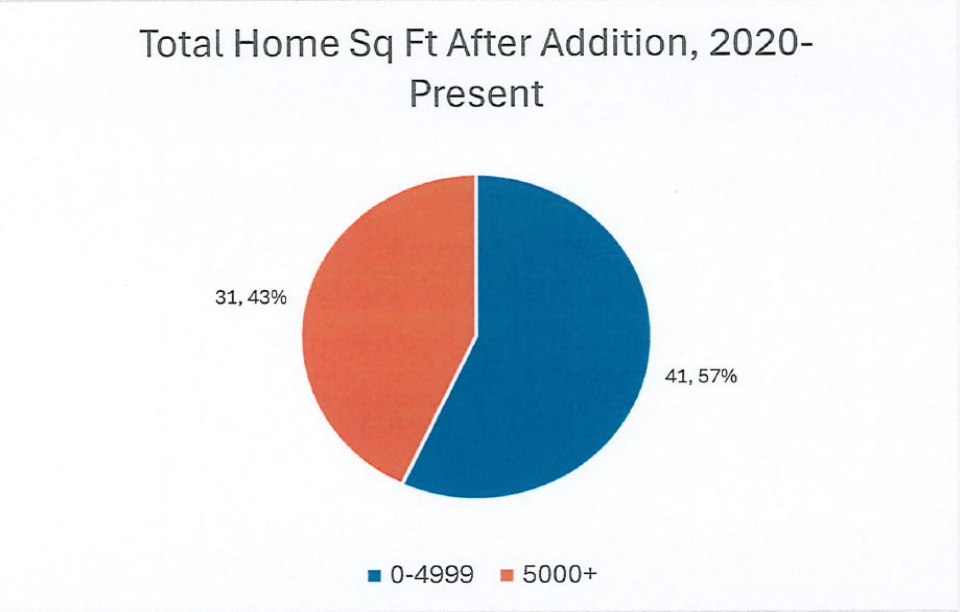


Additions in Breckenridge from 2020 to Present

Additions to SFRs in Breckenridge
2020-Present

Addition Sq Ft	
Less than 100	8
100-499	27
500-999	20
1000+	17
Total	**72**
Total Sq Ft After Addition	
0-4999	41
5000+	31
	72
Average size of additions	661
Median size of additions	536
Average size of home (after addition)	4617
Median size of home (after addition)	4786

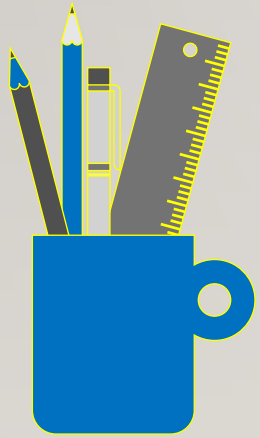




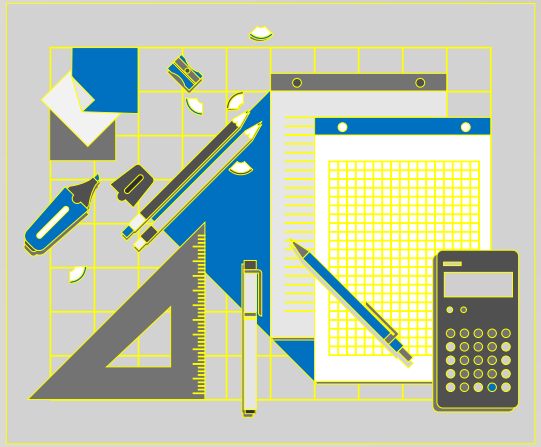
<u>We would like thank Council for your Consideration of the Proposed Amendments.</u>

We realize that the code adoption process can be somewhat technical and lengthy at times.

We appreciate all the feedback that you have provided and staff is available if you have any additional questions.



TOWN OF
BRECKENRIDGE



Planning Commission Staff Report – Work Session

Subject:	Stouffer House Rehabilitation and Landmarking Work Session (PL-2025-0342)
Proposal:	A proposed historic rehabilitation and redevelopment at 110 S. Harris Street. The applicant intends to restore and locally landmark the historic house (including structural stabilization and a new basement foundation beneath it), remove existing non-historic additions, and construct a new addition and garage at the rear of the house. The addition is proposed to contain an additional upper bedroom, an accessory dwelling unit (ADU) in the basement, and a one-car garage with bonus room/office above. The historic barn (shed) at the rear of the property is proposed to remain in its existing historic location and be stabilized and preserved.
Date:	November 26, 2025 (For meeting of December 2, 2025)
Project Manager:	Sarah Crump, AICP, Senior Planner Clif Cross, Planner II
Architect:	Janet Sutterley, Architect
Applicant:	Larry Crispell
Owners:	Nancy Hamilton
Address:	110 South Harris Street
Legal Description:	Lot 6 Block 7 Yingling and Mickles Addition Subdivision
Lot size:	0.1435 (6,249 sq. ft.)
Land Use District:	17, Residential: 11 UPA
Historic District:	East End Residential Character Area, 9 UPA above ground, 11 UPA maximum density
Site Conditions:	The lot has an existing historic home constructed in 1898. A non-compliant addition was added in 1977 creating 1,681 sq. ft. of existing total density. A historic barn totaling 332 sq. ft. is also on the lot. The property is accessed from 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 features a Restricted Parcel Solar Easement to the benefit of the neighboring lot to the north, 108 South Harris Street, on the northern side of the residence.
Adjacent Uses:	East: Single-family residential West: Public Library and Community Center North: Single-family residential South: Single-family residential
Total Density:	Existing: 1,681 sq. ft. total Max. recommended per LUGs: 2,525 sq. ft. total (11 UPA)

Above Ground Density:	Existing:	1,681 sq. ft.
	Max. allowed per Character Area:	2,066 sq. ft. (9 UPA)
Height:	Recommended:	23 ft. (mid-point of gable)
Setbacks:	Existing setbacks:	
	Front (west):	47.4 ft.
	Side:	7.5 ft. (south), 9.9’ (north)
	Rear:	30.4 ft.

Site

Item History

The Stouffer House, also historically known as the Davenport House, was constructed in the summer of 1898 for Edith Stouffer, as reported by the Summit County Journal on August 27, 1898, which noted: “A neat cottage is being erected by Mrs. Stouffer on the lot adjoining the Joe Bernatchie Residence.” The original dwelling was built as a modest front-gabled cottage, situated immediately south of the Bernatchie house (built circa 1894).

The house exhibits an L-shaped plan with Late Victorian architectural characteristics, including turned porch columns with decorative brackets and vergeboard in the west gable end. A large, older saltbox-roofed rear addition, along with two historic small shed-roofed additions, predate the 1980s and appear to have been modest early expansions to the original 1898 structure. 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.

The applicant proposes to remove the existing non-historic addition on the rear of the structure and build a compliant addition in a similar location that is connected to the historic massing. The project intends on rehabilitating the existing primary and secondary structures on the site with foundation work and preservation of historic materials. The primary structure will include the construction of a basement floor which includes a bedroom, bathroom, and flex space for the property owners and a deed restricted ADU accessed from a separate entrance. The project also includes one new bedroom, two new bathrooms, and a detached 2-car garage with an office above. Due to the complexity of the project, the applicant has identified the following key issues for Planning Commission feedback in this work session to assess feasibility:

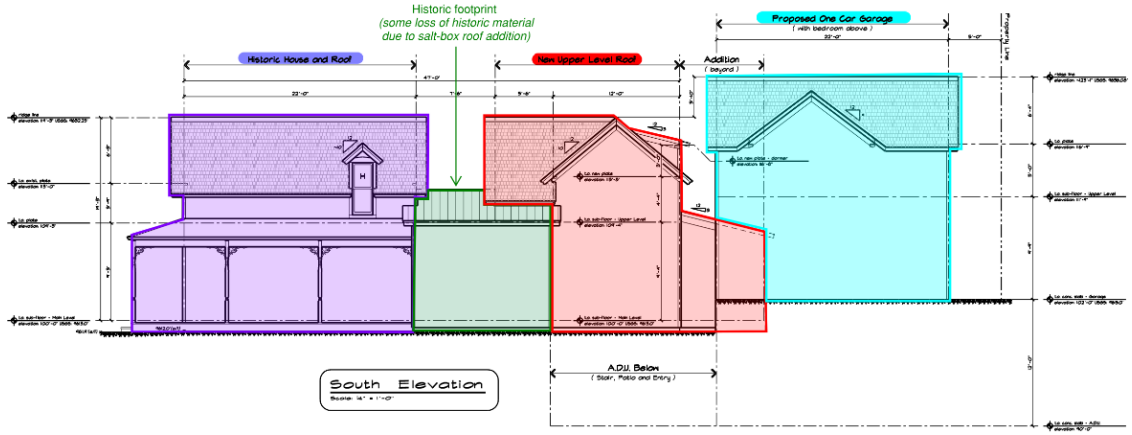
1. The proposed roof form over the historic footprint and new portions of the house;
2. Does the bonus room over the garage constitute a bedroom? If this room qualifies as a bedroom the required parking (four spaces) does not fit on the site given the requirements to retain the historic barn and move all parking from the front of the parcel to the rear alley access.

Staff Comments

Staff wants to preface the discussion that the drawings and plans included within the packet are preliminary with many details yet to be refined. Staff and applicant will be focused on the items identified above.

1. Roof Form and Historic Precedent

The applicant proposes to remove the existing non-historic non-compliant rear addition, which includes a two-story massing and introduced a new roof sequence at the back of the historic house. There is evidence that a previous historic addition was removed to accommodate the 1977 rear addition and that the historic footprint of the residence was larger than the remaining historic portion of the structure. It should be noted that in the existing condition, no portion of the rear historic façade remains intact and this wall plane was removed when the non-compliant addition was added in the 1970s.



The current design proposes a lower-pitched “transition” roof within the historic footprint between the historic gable roof and the new two-story addition with a cross gabled roof. The applicant’s intent is to visually separate the original front-gabled module from the new work, while still providing usable upper-level space at the rear. The architect’s goal is to correct the current non-compliant ridge condition by restoring a more legible historic front mass and then stepping down before rising again to the new massing of the two-story addition. While we know there was a previous historic addition behind the existing historic portion that was removed, we can only discern the footprint of this historic addition. We have no information regarding the historic roof form which once existed behind the existing historic gable.

The Handbook of Design Standards and East Side Residential Character Area guidelines encourage simple, historically derived roof forms for both historic structures and new construction. Historic primary buildings in this area are predominantly front- or side-gabled forms, often with secondary shed or lower gabled elements to the rear. Complex or highly articulated roof forms that break from this design standard are discouraged.

Priority Design Standard 121, East Side Residential Character Area Guidelines:

> *Use roof forms that reflect the angle, scale, and proportion of historic buildings in the East Side residential character area.*
>
> - *Roof shapes have a significant impact on the character of this area because they can be seen from higher elevations of mountain slopes.*
> - *Those styles which were popular in the 19th century and are still in use today, such as high gable, high hip, shed and gambrel, are appropriate.*
> - *Roofs should have a slope similar to those used historically.*
> - *Note that although many gable roofs were accented with dormers, these were used in limited numbers on an individual building.*

Staff finds that on this midblock lot, the addition will be mostly hidden behind the historic house when viewed from Harris Street right-of-way. It should be considered there will be angled views where the addition is partially visible beyond the side of the historic house. The proposed "transition" roof will cover a portion of the historic footprint and extend to the east outside of the historic footprint.

Staff is looking for high-level feedback on whether the overall roof massing and profile are consistent with the historic roof patterns described in the Handbook and East Side Residential Character Area standards.

1. Does the proposed low-pitched "transition" roof read as a form historically used in Breckenridge or does it introduce a form that is not compliant with the Character Area Standards, specifically Priority Design Standard 121?

2. Determination of Space above Garage

The applicant is proposing a new garage structure that contains an office/bonus room space on the upper level with a half bath to be used as a home office. There is not any proposed internal connection from the historic residence to the room above the garage. If this space is interpreted as a bedroom an additional parking space would be required.

The Town Development Code does not have a definition of "bedroom" but instead relies on the Building Code definition for "potential sleeping room." Staff does not find that the space above the garage would be an ADU and the applicant is willing to sign a covenant that the space would not be used or rented as a short-term rental.

Additionally, staff does not find the space above the garage would meet the definition of "potential sleeping room" as the definition identifies a room or space within a 'dwelling unit'. Relying on the Development Code Definition as well as the 2018 International Building Code, staff does not find the space above the garage meets the definitions. Staff finds the space above the garage is not a potential sleeping room.

POTENTIAL SLEEPING ROOM:

a. *A room or space within a dwelling unit having a floor area of at least 70 square feet and a ceiling height of at least 5 feet, will be considered a sleeping room as follows:*
b. *In a building defined as a dwelling or lodging house, any space or room having two of the following factors shall be considered a sleeping room. In a building defined as an apartment house or hotel, any room or space having one of the following factors shall be considered a sleeping room:*
    i. *Has walls and doors to separate it from other habitable spaces.*
    ii. *Meets the definition of a loft.*
    iii. *Has a closet or similar provision for clothes storage.*
    iv. *Has a full or partial bathroom connected to the space or room, or has a path of travel to a full or partial bathroom which does not first pass through a habitable space.*
c. *Rooms or spaces determined by these criteria to be sleeping rooms, regardless of any names, labels, or intended uses proposed by the building designer or owner, shall have emergency escape and rescue openings per the 2018 IBC Section 1030, smoke detectors per IBC Section 907, and carbon monoxide detectors per IBC Section 915.*
d. *Any alteration to the room or space previously mentioned will be required to be made permanent in nature. The elimination of doors or closets will be made in such a manner that the construction cannot be readily reinstalled.*

Town's Development Code – Definitions

DWELLING UNIT: Any structure or part thereof, designed to be occupied as living quarters for any period of time. A dwelling unit may be a primary unit and/or an accessory dwelling unit.

2018 International Building Code – Definitions

(A) DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Off Street Parking Requirement:

e. *In connection with the development of all property outside the service area there shall be provided the following amount of off street parking:*

Land Use Category	*Minimum Required*	*Maximum Allowed*
Single Family	*2.0 per dwelling unit**	*No maximum*
Accessory Apartment		*No maximum*
**Two (2) parking spaces are required for the first three (3) bedrooms of a single-family residence. For each additional bedroom beyond the first three (3) bedrooms, one (1) additional parking space shall be required.*		

Staff is requesting input from the Commission regarding the interpretation of the definition above and the correlation with the proposed space above the garage.

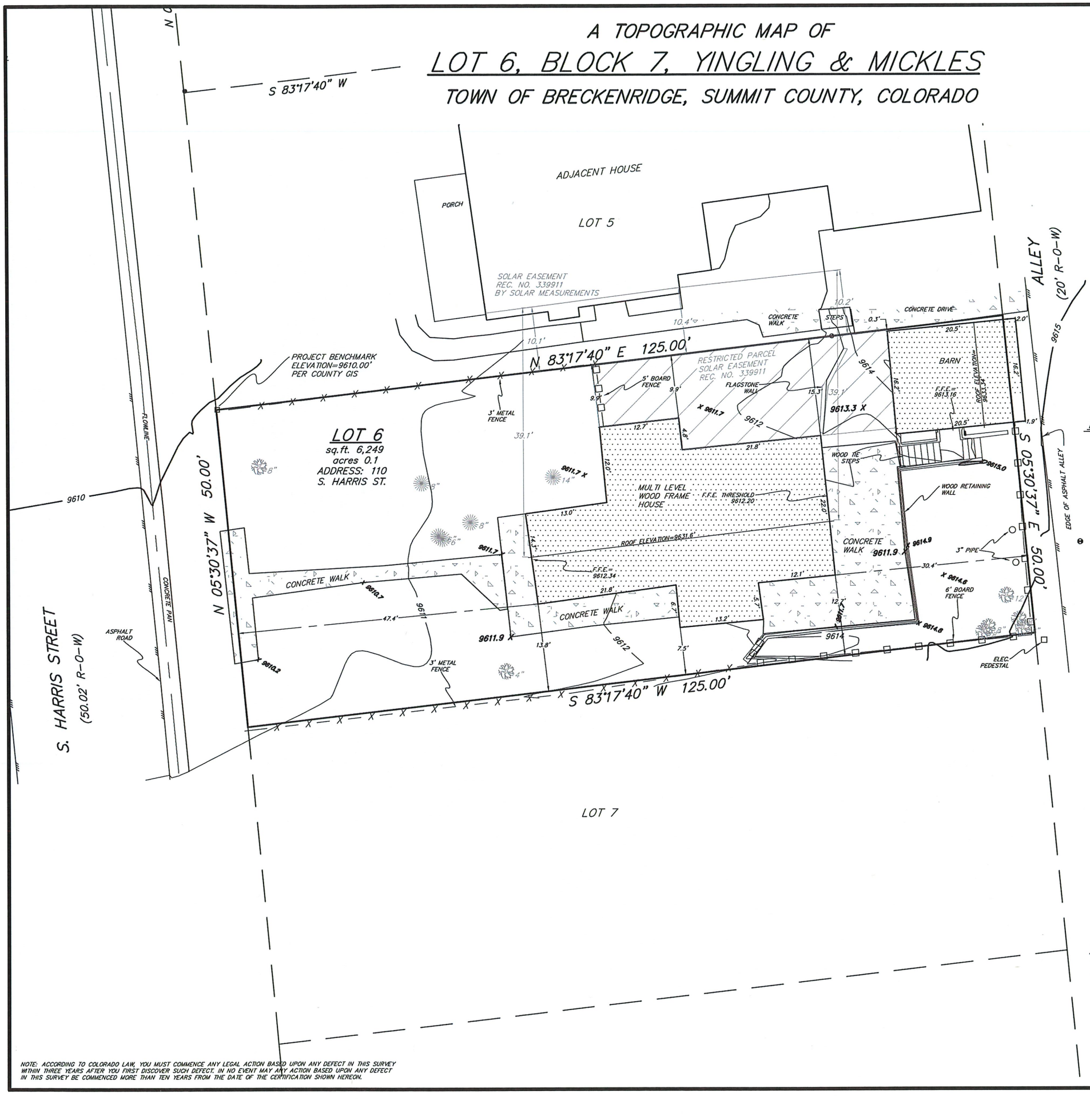
2. Does the Commission find the space above the garage to be a "bedroom" under the development code which would require a fourth parking space?

Questions for the Commission

The applicant requested this work session with the Planning Commission to receive clarity on the below questions to move forward with the project.

1. Does the proposed low-pitched "transition" roof read as a form historically used in Breckenridge or does it introduce a form that is not compliant with the Character Area Standards, specifically Priority Design Standard 121?
2. Does the Commission find the space above the garage to be a "bedroom" under the development code which would require a fourth parking space?

A TOPOGRAPHIC MAP OF
LOT 6, BLOCK 7, YINGLING & MICKLES
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY: 010/29/2025
CONTOUR INTERVAL=2 FEET

LEGEND

▫	FOUND REBAR & PLASTIC CAP (PLS 9939)
•	FOUND #4 REBAR
⊖	WATER VALVE
□	UTILITY PEDESTAL
⊘	SEWER SERVICE STUB
8"	ASPEN TREE WITH TRUNK DIAMETER
8"	SPRUCE TREE WITH TRUNK DIAMETER
X 9600.0	SPOT ELEVATION

COLORADO REGISTERED
JESSICA J. KOETTERITZ
38855
PROFESSIONAL LAND SURVEYOR
11/5/25

Jessica Koetteritz

Jessica Koetteritz
Digitally signed by Jessica Koetteritz
Date: 2025.11.05 11:08:11 -07'00'

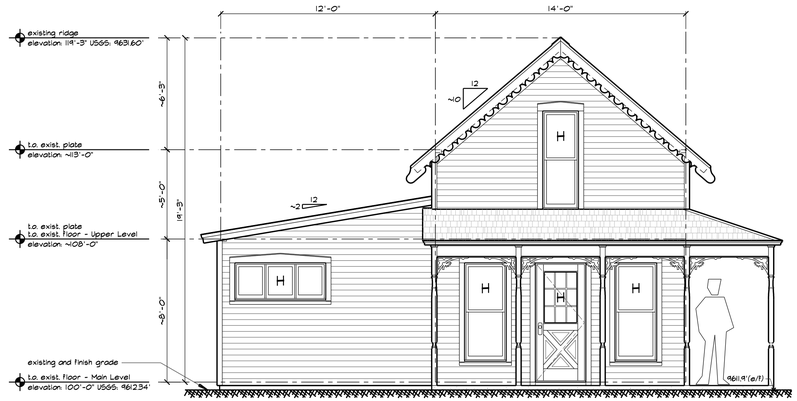
Drawn TCB/ESH	Dwg 23130ILC	Project 23130
Checked JJK	Date 11/04/2025	Sheet 1 of 1

RANGE WEST INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

STOUFFER HOUSE

RESTORATION / ADDITION

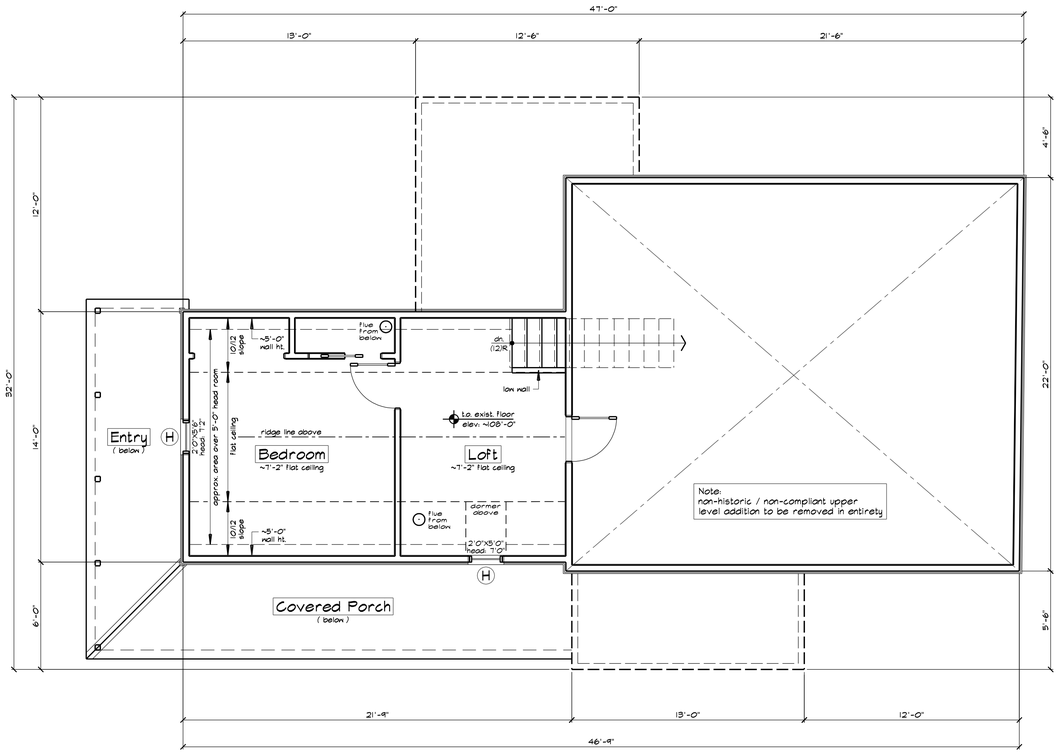
LOT 6, BLOCK 7, YINGLING & MICKLES ADDITION
TOWN OF BRECKENRIDGE, COLORADO



As-Built Conditions

West Elevation

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

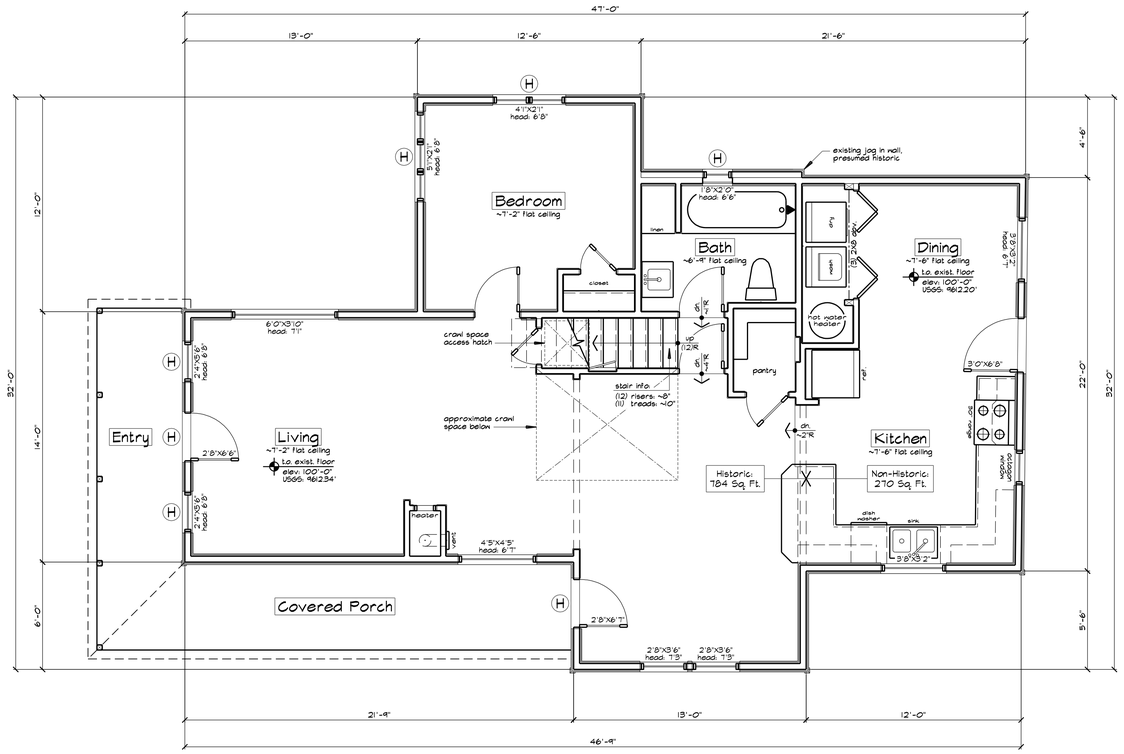


As-Built Conditions

Upper Level Floor Plan

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

Non-Historic Upper Level Sq. Ft. = 559
Historic Upper Level Sq. Ft. = 261
(to be removed with new proposal)



As-Built Conditions

Main Level Floor Plan

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

Main Sq. Ft. Summary:
Historic = 784 Sq. Ft.
Non-Historic = 270 Sq. Ft.
Total = 1,054 Sq. Ft.

As-Built Conditions
Floor Plans,
West Elevation

Scale: 1/4" = 1'-0"
Date: 11-11-2025

architectural consultation

J.L. Sutterley Architect

p.o. box 3636 breckenridge, co. 80424 (970) 376-1718

AB-1

STOUFFER HOUSE

RESTORATION / ADDITION

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

Feasibility Study
Site Plan

Scale 1/8" = 1'-0"
Date 11-25-2025

architectural consultation

J.L. SUTTERLEY ARCHITECT

p.o. box 3636 breckenridge, co. 80424 (970) 376-1718

A-1

LOT 4

LOT 13

Adjacent Residence

N83°17'40"E 125.00'

water valves

LOT 5

LOT 12

N05°30'37"W 50.00'

S05°30'37"E 50.00'

gravel, parking and driveways

floor el: 9602.96'

covered porch

Adjacent Residence

Adjacent Garage

ridge el: 9631.55'

trees and landscaping to be negotiated between Lots 5 & 6

9612.0'

conc. patio

9611.9'

9614.9'

9611.8'

9611.7'

conc. walk

hot tub

wall

upper deck

9611.1'

9611.2'

9611.3'

step

stone walk

9611.2'

9611.5'

9611.6'

9611.6'

9611.7'

9611.7'

conc. curb

exist. 5' to 6' tall board fence to be removed

concrete drive

9' metal fence

edge of asphalt alley

property line

9614.1'

9614.1'

9615.0'

3' metal fence

property line

edge of asphalt road

concrete pan

flowline

9610

S. Harris Street
(50' ROW)

project benchmark USGS 9610' per County GIS

5'-0" side yard set-back

S83°17'40"W 125.00'

9611.3'

5' tall wood fence to be removed

LOT 6
6,249 Sq. Ft. / 0.1 Acres
Address: 110 S. Harris Street

Restricted Parcel Rec. No. 339491 (as hatched)

flagstone wall (e)

9611.5'

9613.3'

~4/12

~9/12

~9/12

~4/12

barn entry (n) el: 9614.0'

9614.8'

existing trees to be removed

25/12

10/12

10/12

3/12

9612.5' (e)

9615.0' (e/f)

existing concrete walkway to be removed

9611.7'

9610.7'

Floor (n) el: 9615.0'

~10/12

ridge (n) el: 9632.25'

low roof ridge below (n)

Historic Upper Level

Exist. Non-Historic Upper Level to be removed

9614.5' (f)

ridge (n) el: 9637.0'

15'-0" front yard set-back

existing historic roof

low roof (e)

covered porch (e) (new deck)

9611.9'x

9610.2'

5'-0" alley set-back

dn.

dn.

deck at upper level

9' X 18' parking space below

exist. 6' board fence, to be removed

existing trees to be removed

9611.7'

9614

9614.8'

A.D.U. patio below at lower level

parking set-back

9615

elect. pedestal

5'-0" side yard set-back

3' metal fence (e)

existing wood structures to be removed, refer to survey for existing conditions

stairs from parking to A.D.U. below at lower level

6' board fence (e)

edge of asphalt alley

property line

S83°17'40"W 125.00'

Historic 1½ Story Residence
1,058 Sq. Ft. Main Level

LOT 7

Adjacent Residence

floor el: 9604.22'

LOT 11

Historic Barn
332 Sq. Ft.
ridge (n) el: 9634.34'

Addition
67 Sq. Ft.

New Garage
247 Sq. Ft.

Stouffer House

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

Main Level floor elevations:

Historic House: ARCH 100'-0" = USGS 9613.0' (USGS 9612.34' - existing)
Historic Barn: ARCH 101'-0" = USGS 9614.0' (USGS 9613.16' - existing)
Proposed Addition: ARCH 101'-9" = USGS 9614.75'
Proposed Garage: ARCH 102'-0" = USGS 9615.0'

Ridge elevations:

Historic House: ARCH 119'-3" = USGS 9632.25' (USGS 9631.6' - existing)
Historic Barn: ARCH 121'-4" = USGS 9634.34' (USGS 9633.34' - existing)
Proposed Garage: ARCH 124'-0" = USGS 9637.0'

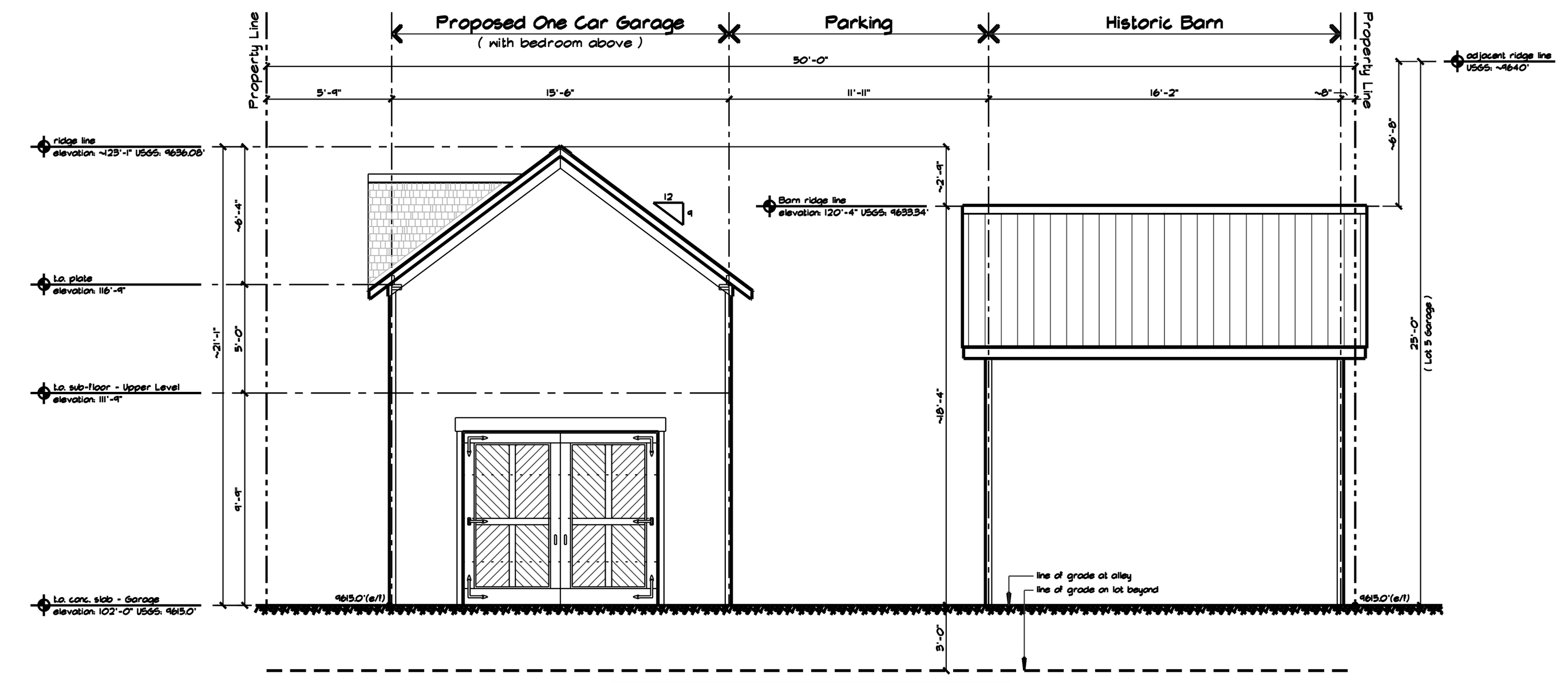
Graphic Scale
(In Feet) 1 inch = 8 Ft.

8 0 4 8 16

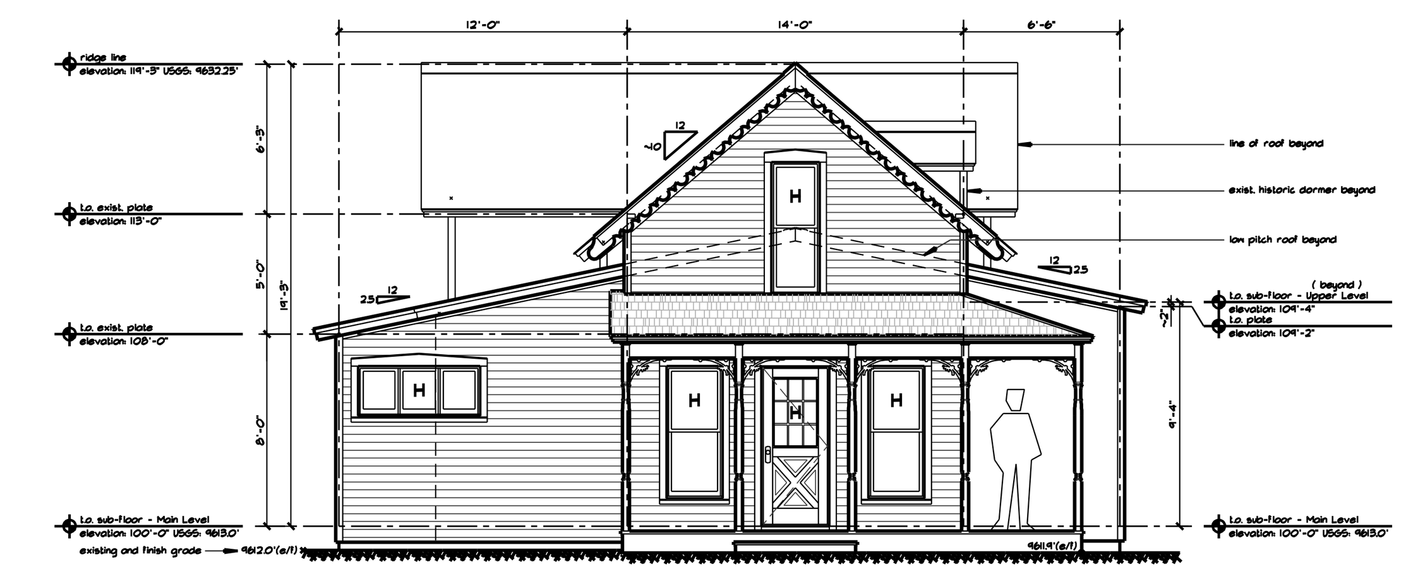
True North / Grid North

Site Plan, Roof Plan

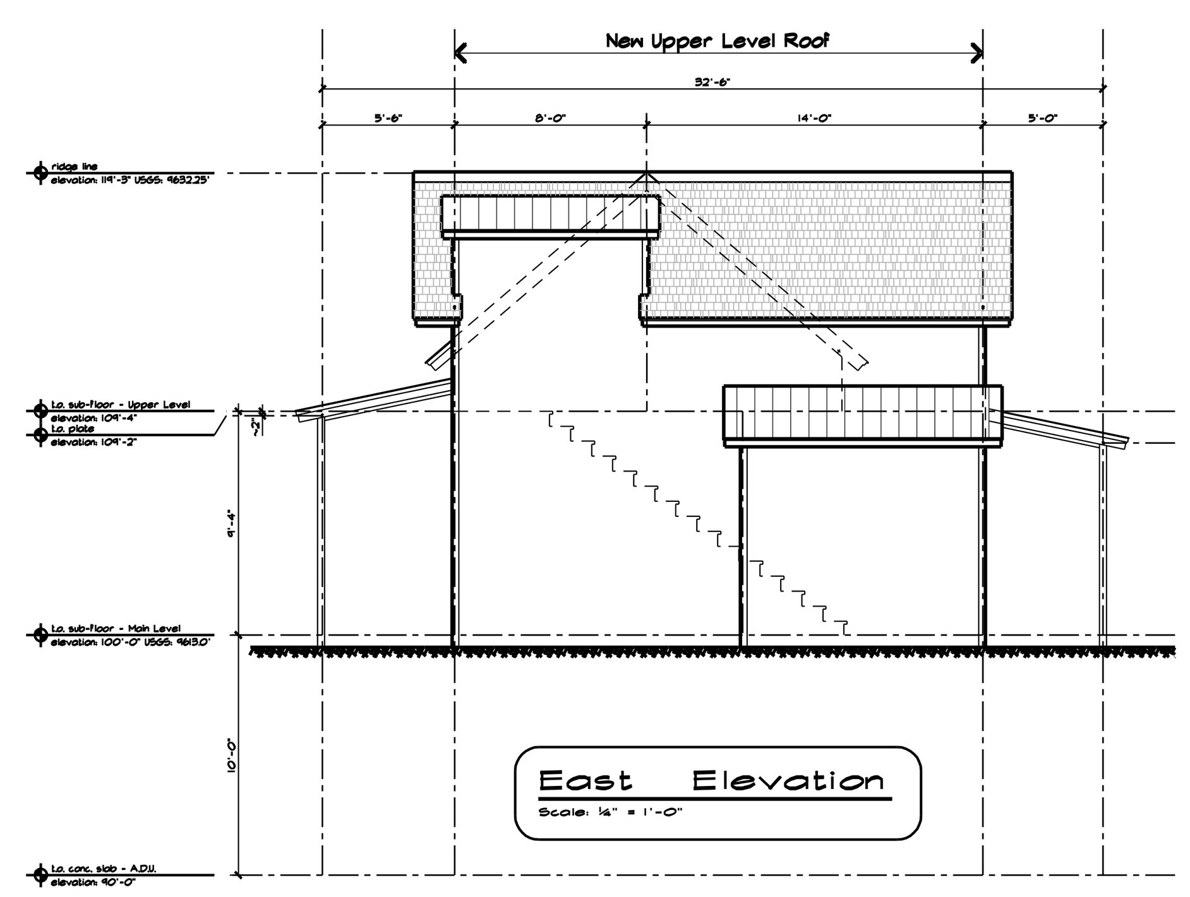
Scale 1/8" = 1'-0"



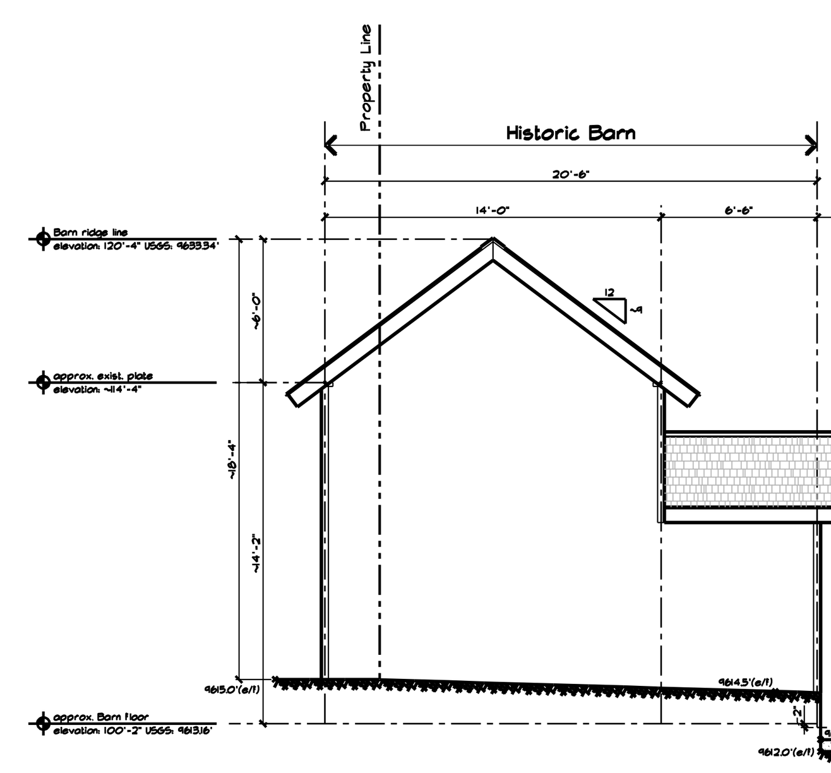
Alley East Elevation
Scale: 1/8" = 1'-0"



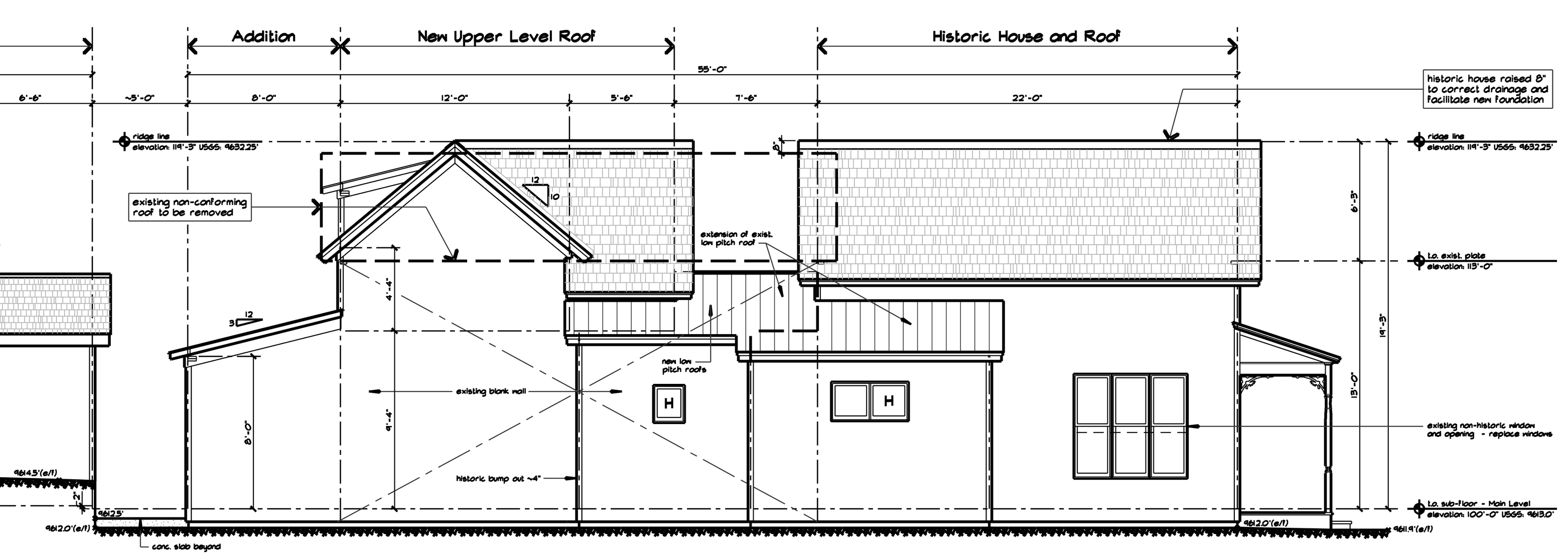
West Elevation
Scale: 1/8" = 1'-0"



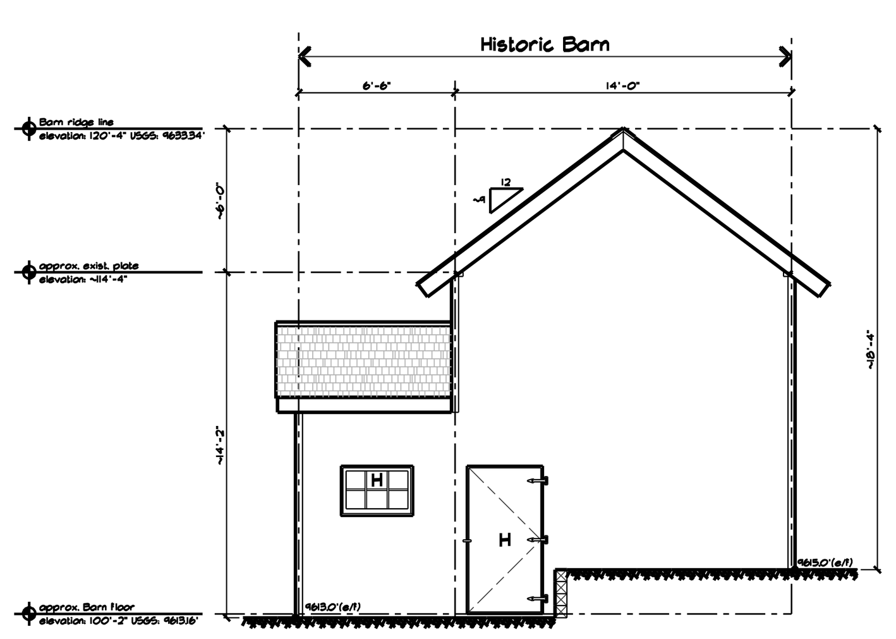
East Elevation
Scale: 1/8" = 1'-0"



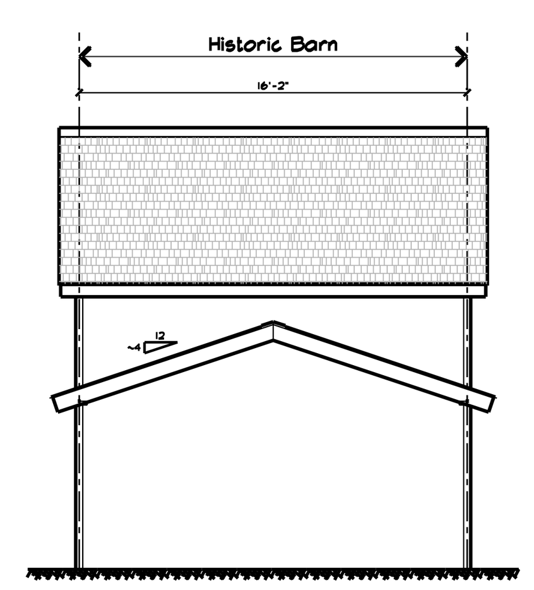
Barn North Elevation
Scale: 1/8" = 1'-0"



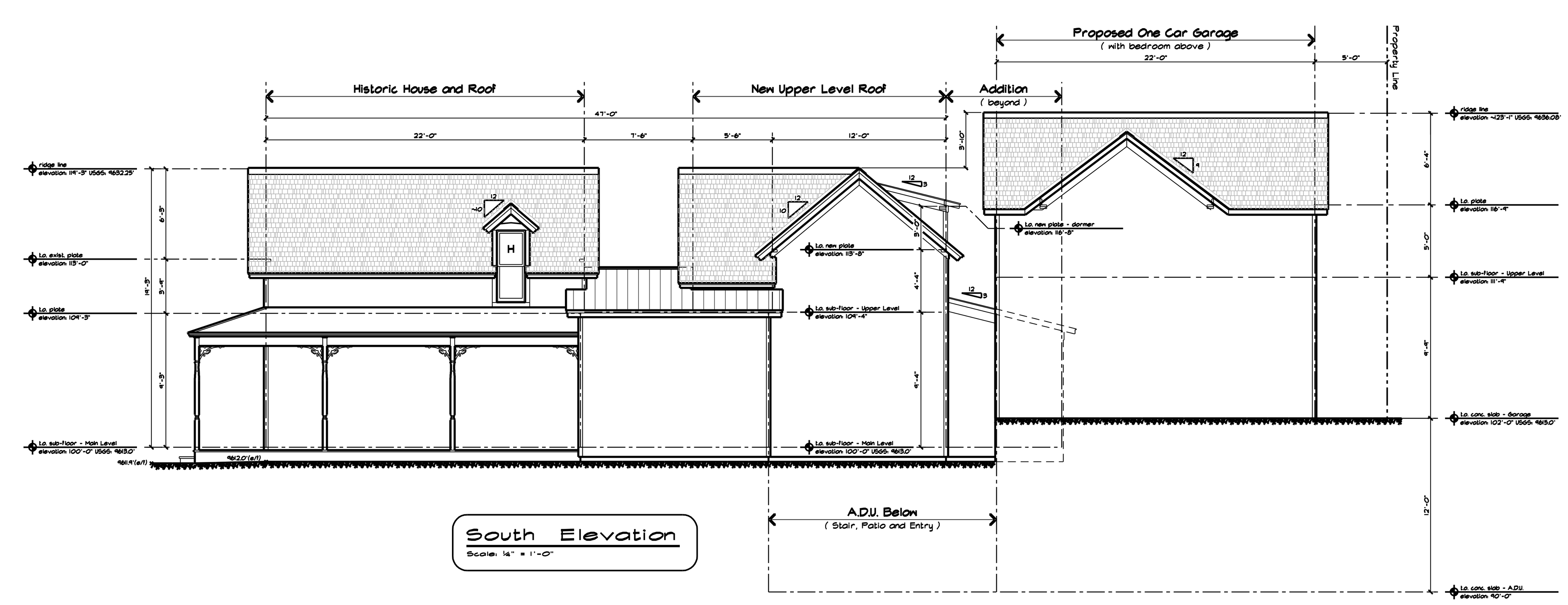
North Elevation
Scale: 1/8" = 1'-0"



Barn South Elevation
Scale: 1/8" = 1'-0"



Barn West Elevation
Scale: 1/8" = 1'-0"



South Elevation
Scale: 1/8" = 1'-0"

STOUFFER HOUSE

RESTORATION / ADDITION

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

Feasibility Study

Exterior Elevations

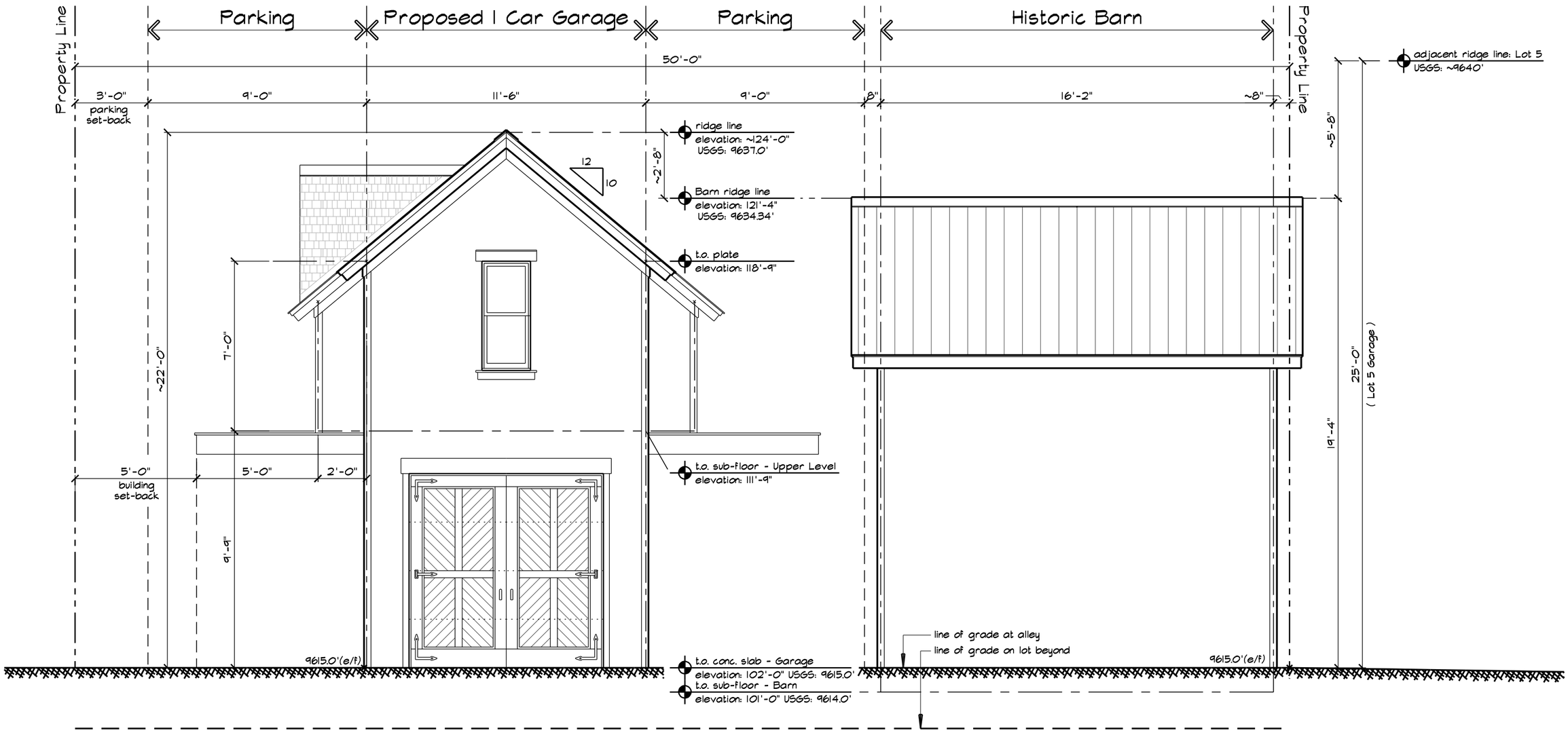
Scale: 1/8" = 1'-0"
Date: 11-17-2025

architectural consultation

J.L. Sutterley Architect

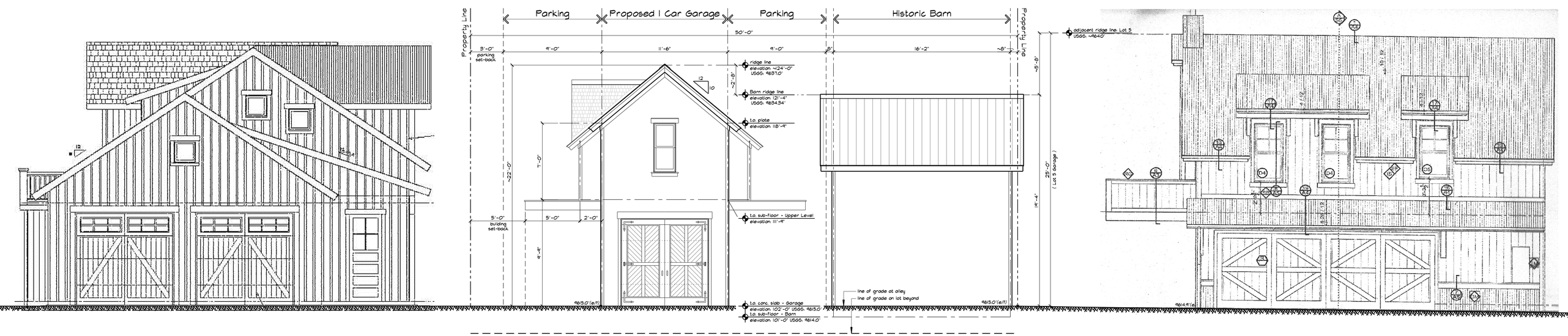
p.o. box 3636 breckenridge, co. 80424 (970) 376-1718

A-2



Alley East Elevation

Scale: ¼" = 1'-0"



Alley East Elevation

Scale: ¼" = 1'-0"

OAHP1403
Rev. 9/98

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**
2. Temporary resource no.: **N/A**
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

Parcel number(s):
2211-3134-03-005

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

Local Landmark Eligibility Assessment: **Eligible/Contributes to National Register district**

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**

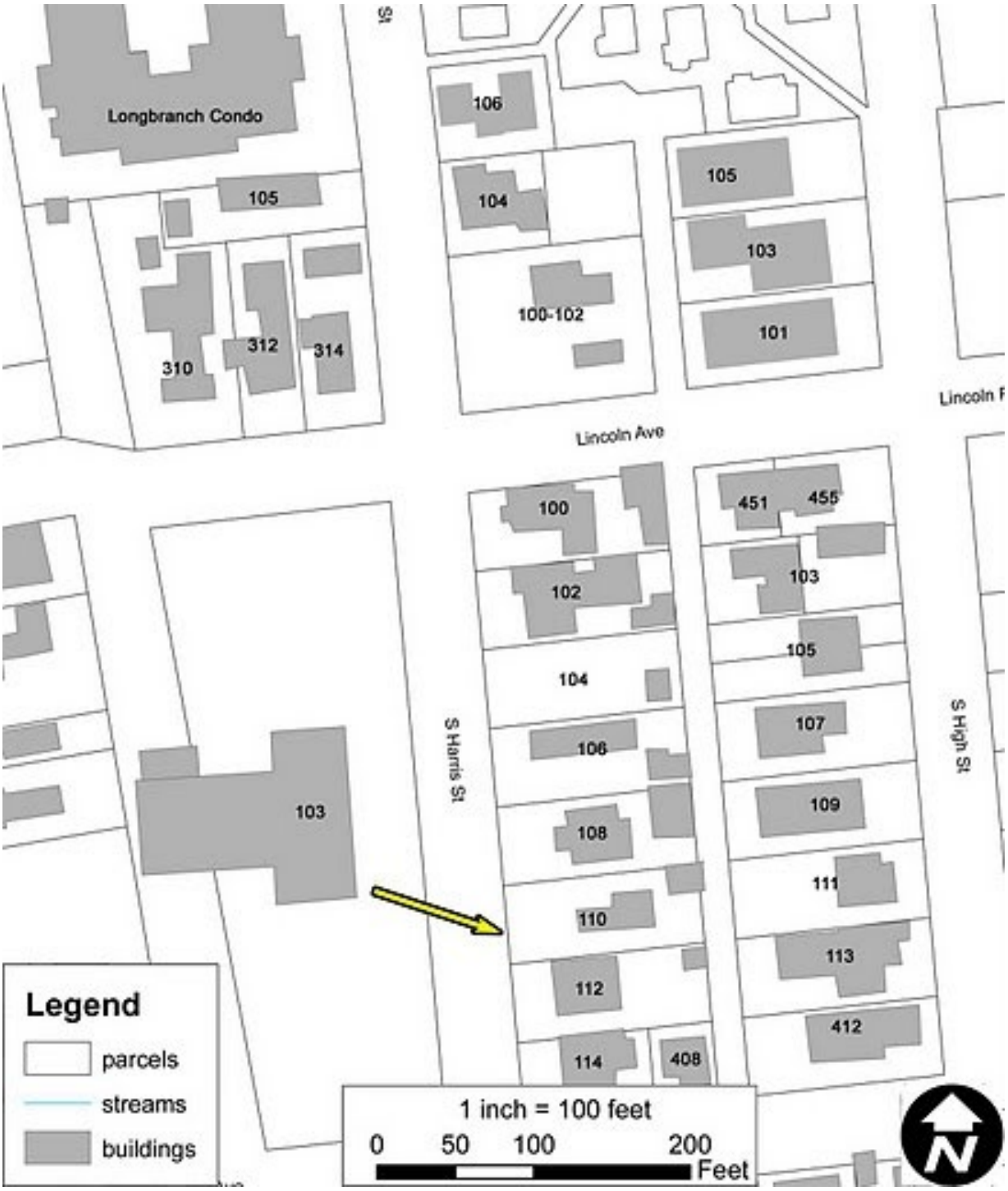
50. Recorder(s): **Carl McWilliams, Rebecca Waugh, Timothy Wilder**

51. Organization: **Cultural Resource Historians**

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

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

Sketch Map



Cultural Resource Historians
1607 Dogwood Court, Fort Collins, CO 80525
(970) 493-5270

Location Map