



Breckenridge Historic Outbuildings Grant Program

Program overview: The historic outbuildings grant program seeks to offset the costs of stabilizing secondary structures located in the Breckenridge Historic District. Eligible structures include sheds, barns, garages, outhouses and other secondary buildings that were built prior to 1943, and are therefore considered historic. The grant program is administered by Breckenridge History; funds are provided and distributed by the Town of Breckenridge. All permits, inspections, and plan review should be coordinated by the homeowner/homeowner representative with the Town of Breckenridge.

Eligible applicants: Current owners of properties with a contributing secondary structure. All properties with a historic secondary structure, as defined by the Town of Breckenridge, are eligible, with the exception of the following: a) Properties that have sold since the passing of the demolition by neglect ordinance, which went into effect on June 2, 2024; and, b) Properties with a short-term rental license.

Project requirements: The funded project must involve the physical stabilization of the structure's exterior and preserve its historic character. Specifically, stabilization requirements may include: a waterproof roof, shoring and/or bracing to ensure structural integrity and longevity, limited drainage work, and intact walls. As much existing historic fabric (i.e. siding) must be retained and integrated into the stabilized structure to the extent possible. A foundation is not required. Approved projects must be completed within one year's time (from date of permit or grant approval). In certain cases, an extension can be granted.

Contractor selection: Grant-funded projects must be completed by a pre-approved contractor listed below.

Cortright Enterprises Inc.	Ivan Stanley Fine Home Builders
DRC Company Inc.	Summit Construction Specialties
Finnerty Construction LLC	Rockridge Building Company
Hume Construction Inc.	Theobald Engineering and Construction Services
Iron Forest Building Company	Zobbe Ventures LLC

Contractor contact information can be provided upon request. Other contractors not listed here may be considered on a case by case basis, including property owners/applicants with relevant contractor experience. The selected contractor must provide a current certificate of insurance (with the property owner as the certificate holder) and carry a Breckenridge business license.

Grant amounts, matching requirements and fund distribution: The maximum grant amount for any project is \$5,000. There is a minimum 50% matching grant requirement. The applicant is expected to make up the match shortfall should total project costs exceed \$10,000. Grants are paid by way of reimbursement from the Town of Breckenridge once the project has been completed, inspected and approved. A certificate of occupancy or certificate of completion issued by the Town of Breckenridge Community Development Department and Building Department is required for Breck History to

recommend grant fund payment at the end of the project. Grant dollars will be considered taxable income in the year that the reimbursement occurs.

Project review and completion: A Class D minor permit, and potentially a building permit, must be obtained from the Town of Breckenridge Community Development Department before the project begins. The permit application should include a basic site plan – marked-up photos or graph paper drawings that show the proposed changes, a description of the work, and before photos. Any drainage improvements can be shown on the basic site plan. Formal drawings and plans are not required. Town staff may require a walk-through with the property owner and/or contractor before work begins. All questions related to scope of work and permitting should be directed to the Town of Breckenridge Community Development Department.

Grant application review process: Applications will be reviewed by Breckenridge History staff. If any additional information is required, staff will contact the applicant. Breckenridge History will make funding recommendations to the Town of Breckenridge for final approval. Depending on the demand for grants, the selection process could be competitive and not all projects will necessarily receive funding. In certain instances, funded projects may receive less than the amount requested.

Application checklist

- Completed and signed application form
- Completed W-9 form
- Supporting information, including project description and project bid(s)

Grant Application Form

Owner/applicant information – Name, mailing address, telephone, email address

Property info

Address:

Length of Ownership or Purchase Date:

Amount requested:

Contractor's name:

Contact information:

Project description – Brief description of proposed scope of work

Project bid(s), if one has been made for your project (include as attachment)

Grant application questions can be directed to:

Larissa O'Neil, Executive Director, 970-453-9767, larissa@breckhistory.org

The owner hereby agrees and acknowledges that:

- 1) Grant recipients will be required to provide copies of: 1) invoices and/or receipts documenting the costs of the work; 2) a completed W-9 form; 3) photographs of the completed work. These items must be submitted to Breckenridge History once the work is completed in order to process release of grant funds.
- 2) Grant recipients agree to supply at least an equal match to the grant amount.
- 3) Funds received as a result of this application will be expended solely on the approved project.
- 4) All work must comply with Town of Breckenridge design standards.
- 5) Grant recipients must submit a basic site plan and permit application to the Town of Breckenridge and receive approval before construction work is started.
- 6) Town of Breckenridge building department staff will complete a physical inspection of the work at completion and prior to disbursement of funds.
- 7) The owner agrees to maintain the structure in "as good" condition after the project is completed.
- 8) Grant funds will be considered taxable income in the year that the reimbursement occurs. Owner should expect to receive a 1099 from the Town of Breckenridge.

Signature of owner _____

Date _____

Email completed applications with attachments to Larissa O'Neil at larissa@breckhistory.org.