

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.130.192 | Parcel number(s): |
| 2. | Temporary resource no.: | N/A | 2211313119004 |
| 3. | County: | Summit | |
| 4. | City: | Breckenridge | |
| 5. | Historic building name: | Norway Haus Building | |
| 6. | Current building name: | Salt Creek Restaurant & Saloon | |
| 7. | Building address: | 110 E. Lincoln Avenue | |
| 8. | Owner name and address: | PDD LLC
14 Chuck Court
Port Jefferson, NY 11772 | |

National Register eligibility assessment: **Not Eligible / Noncontributing to NR District**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not Eligible**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**
SE ¼ of SE ¼ of NW ¼ of SW ¼ of section 31
10. UTM reference (**NAD83**)
Zone **13: 410136 mE 4370830 mN**
11. USGS quad name: **Breckenridge, Colorado**
Year: **1987** Map scale: **7.5**
12. Legal Description: **Lots 42-45**
Addition: **Bartlett & Shock** 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): **Rectangular Plan**
15. Dimensions in feet: **6889 square feet**
16. Number of stories: **Two**
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: **False Front, Segmental Arch, Attached Garage**
21. General architectural description:
This building consists of: a main, two-story, front section (built in 1968); a flat-roofed, one-story, rear addition (built in 1984); and 1½-story garage / residence, built onto the north wall of the one-story addition (also built in 1984).

Two-Story Section

The main two-story section features a rectangular-shaped plan, and is supported by a poured concrete foundation. The exterior walls are clad with painted yellow horizontal wood siding, with painted green wood trim. The roof is a low-pitched front gable, hidden behind a tall, symmetrical, false-front, parapet on the façade (south), and two smaller symmetrical gabled parapets on the west side. The parapet on the façade has a raised gabled center section, and from there, the parapet is stepped down symmetrically to the east and west. The top of the parapet is finished with a painted green bracketed wood cornice. A painted brown wood-paneled door, with one upper sash light, and with flanking sidelights, enters Napper Tandy's Irish Pub from within a recessed entryway at the west end of the façade. East of this entryway, the façade's first story wall contains a set of three single-light fixed-pane windows, and a set of paired single-light fixed-pane windows, with painted red wood frames and painted green wood surrounds. The façade's second story wall contains eight 1/1 double-hung sash

windows, with painted red wood frames, painted green wood surrounds, and segmental wood arches. Three wood-paneled service entry doors, each with one upper sash light, enter the first story through the west-facing wall on the alley side of the building. The west-facing second story wall contains a wood-paneled door, with one upper sash light, four 1/1 double-hung sash windows, and a display window, all with painted red wood frames, painted green wood surrounds, and segmental arches. This second story door and adjacent windows in the west-facing wall overlook a second-story porch / outdoor dining area with an open railing supported by square wood posts. The second-story porch / outdoor dining area wraps around to the north (rear) side of the two-story section above the roof of the one story section. There are no door or window openings on the east-facing side of the two-story section.

One-Story Section and Garage / Residence

Built in 1984, these sections of the building are supported by poured concrete foundations, and have painted yellow horizontal wood siding with painted green wood trim. The one-story section has a flat roof, and serves as a connecting element between the main two-story building and the garage / residence. The garage / residence is 1½-stories in height, and is covered by a saltbox roof with grey asphalt composition shingles. The west-facing wall contains a rollaway garage door and a single-entry door. A wood staircase on the west side, between the garage / residence and the one-story section, leads to the outdoor dining area on the second story.

Architectural style/building type: **Modern Movement**

22. Landscaping or special setting features:

This building is located on the north side of Lincoln Avenue, immediately east of the north-south trending paved alley between Main Street and Ridge Street. The building's façade fronts directly onto the concrete sidewalk paralleling Lincoln Avenue. An asphalt-paved parking lot is behind the building to the north. The terrain slopes upward from west to east.

23. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

- | | |
|-------------------------------------|---|
| 24. Date of Construction: Estimate: | Actual: 1968 |
| Source of information: | Town of Breckenridge Community Development Department property files |
| 26. Architect: | Trygve Berge |
| Source of information: | "Summit Old-Timer: Trygve Berge." <i>Summit Daily</i>, January 24, 2006, https://www.summitdaily.com/news/summit-old-timer-trygve-berge |
| 27. Builder/Contractor: | Trygve Berge |

- Source of information: **"Summit Old-Timer: Trygve Berge." *Summit Daily*, January 24, 2006, <https://www.summitdaily.com/news/summit-old-timer-trygve-berge>**
28. Original owner: **Trygve Berge and Marilyn Berge**
Source of information: **Town of Breckenridge Community Development Department property files**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The main, original, two-story section of this building was built in 1968. As originally constructed, the building's appearance was described as exhibiting "Scandinavian" or "Bavarian" characteristics, with its exterior walls clad with cream color stucco with false half-timbering, or board-and-batten. The building's current appearance, however, dates principally from 1995 when it underwent a major remodel and its use was changed from a retail store into a restaurant. The Town of Breckenridge Community Development property file for the building provides the following description related to the 1995 remodel:
Remodel the 7138 sq. ft. retail commercial building into a 255 seat restaurant and bar. Exterior changes include: remove existing stucco and board-and-batten, replace with 4¼" Masonite lap siding on all four sides of building; construct new false front with cornice and pediment (existing roof overhangs to be removed on front and cut back on sides); install new wood fixed-pane & wood double hung windows; construct at grade and upper level decks on west elevation.
The Community Development property file also includes information regarding the one-story rear addition and the 1½-story garage / residence, both of which were constructed in 1984.
Sanborn Insurance maps and historic photographs reveal that this property was originally developed prior to 1883 with the construction of four adjacent wood frame commercial buildings. The date(s) when these buildings were removed is unknown. Per the Sanborn maps, however, they existed through at least 1914. Between 1883 and 1914, their uses were variously listed as "off." (office), "mill'y" (millinery), "drugs," "ins. off. (insurance office), "clo" (clothing), "meat," "cobbler," "hand print'g," and "vac." (vacant).
30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/Trade / Specialty Store**
32. Intermediate use(s): **Commerce/Trade / Specialty Store**
33. Current use(s): **Commerce/Trade / Restaurant**

34. Site type(s): **Building**

35. Historical background:

The Norway Haus building was constructed in 1968, primarily by Trygve Berge, its original owner. The son of Per and Borghild Berge, Trygve was born in Voss, Norway on April 19, 1932. He and three siblings grew up on a farm, during which time the Berge family, and other Norwegians, endured the occupation of Norway by Nazi Germany during World War II. As was common with Norwegian youth, Trygve began skiing at an early age. In the late 1940s, Trygve attended an architectural-based vocational school, and completed a four-year apprenticeship, learning the principles of stonemasonry, building with logs, and cabinetry. He then completed a mandatory one-year military service during which time he displayed exceptional talent in slalom and downhill skiing competitions. He became the Norwegian downhill champion in 1956, and represented Norway in the downhill event at the 1956 Winter Olympics in Cortina, Italy.

Trygve immigrated to the United States in 1958, joining fellow Norwegian skier Stein Eriksen in Colorado at Aspen Highlands. (Eriksen won the gold medal in the Giant Slalom in the 1952 Winter Olympics held in Oslo.) Trygve subsequently moved to Boyne Mountain, Michigan for a year, teaching at a ski school founded by Eriksen. In the summer of 1960, Trygve moved permanently to Breckenridge, where he was hired to build a lumberyard owned by Bill Rounds (the Breckenridge Building Center). Later that year, Trygve Berge, Bill Rounds, and Sigurd Rockne formed a partnership to establish the Breckenridge Ski Resort. With Rounds providing most of the financing, a forest service permit was obtained in early 1961. They designed and cut the resort's first trails that summer and fall, and Peak 8 of the resort opened for business in December of 1961. Trygve subsequently became a founding member of the Professional Ski Instructors of America (PSIA) and was the original director of the Breckenridge Ski School. He was inducted into the Colorado Ski Hall of Fame in 1999. Trygve was married to Marilyn Berge (maiden name unknown), and is the father of four children – Truls, Rondi, Jan and Trygve Jr.

Beginning in the late 1960s, Trygve diversified his interests to develop several properties in Summit County, including renovation of existing buildings as well as new construction. The Norway Haus was perhaps the most notable of these. The building's earliest retail businesses carried the Norway Haus name, including the Norway Haus Ski Shop and Norway Haus Sporting Goods. The building's use was converted from a retail store into a restaurant in 1995. It is currently home to the Salt Creek Restaurant and Saloon.

36. Sources of information:

Summit County Assessor. Residential Property Appraisal Record
Town of Breckenridge. Department of Community Development Files.
"Summit Old-Timer: Trygve Berge." *Summit Daily*, January 24, 2006,

<https://www.summitdaily.com/news/summit-old-timer-trygve-berge>

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)

✓ Does not meet any of the above National Register criteria

38A. Applicable State Register Criteria:

A. The association of the property with events that have made a significant contribution to history;

B. The connection of the property with persons significant in history;

C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;

D. The geographic importance of the property;

E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **N/A**

41. Level of significance: **Local**

42. Statement of significance:

The Norway House building was constructed in 1968, and is significant for its association with commercial development during that time period. It is also significant for its association with Trygve Berge, its builder and original owner, who made very significant contributions to broad patterns of Breckenridge's and Summit County's history, and to the history of the ski industry in Colorado. Because the building is now (just) fifty years old in 2018, it does qualify to be considered for listing in the National and State Registers, and for local landmark designation. Due to a substantial loss of integrity, however, the building is ineligible for individual listing in the National and State Registers. It is also ineligible for local landmark designation and is a noncontributing property within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays a less than adequate 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. The building's exterior appearance dates from a major 1995 remodel that substantially altered the building's historic and original appearance. The original building was also altered in 1984 with the construction of a rear addition and garage / residence.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not Eligible**

45. Is there National Register district potential? **Yes**

Discuss: This property is located within the boundaries of the Breckenridge Historic District (5ST.130), 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? **Noncontributing**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD # 1, Images 5-11**

CD filed at: **Breckenridge Heritage Alliance**

309 N. Main Street

Breckenridge, CO 80424

48. Report title: **Breckenridge Historic District Selective Cultural Resource Survey**

49. Date(s): **March 30, 2018**

50. Recorder(s): **Carl McWilliams**

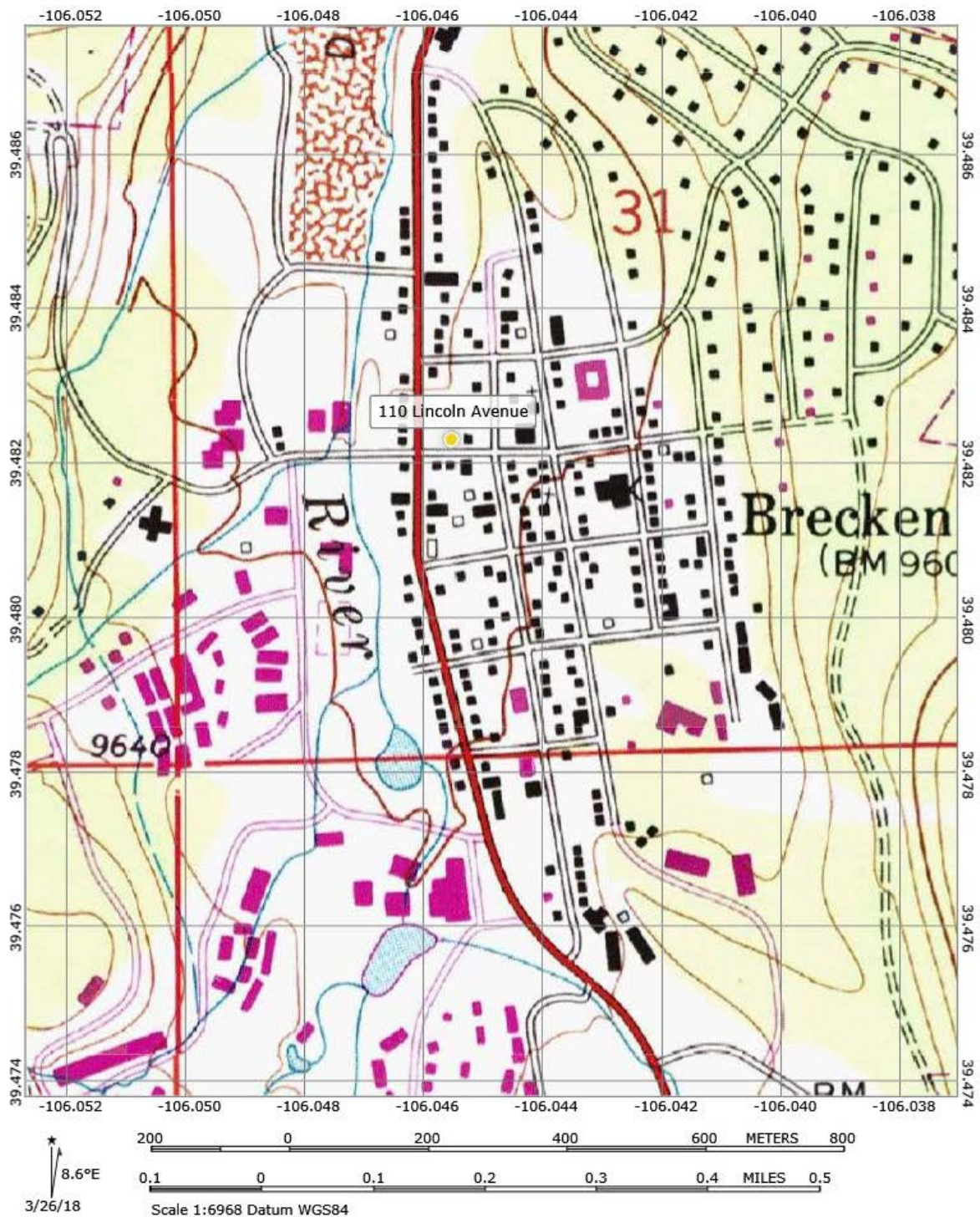
51. Organization: **Cultural Resource Historians**

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

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

Sketch Map

Location Map





CD 1, Image 5, View to Northwest, of the south facing and east facing walls.



CD 1, Image 6, View to North, of the south facing (façade) wall.



CD 1, Image 7, View to Northeast, of the west facing and south facing walls.



CD 1, Image 8, View to Southeast, of the west facing wall.



CD 1, Image 9, View to East, of the west wall of the garage addition.



CD 1, Image 10, View to Southwest, of the east-facing wall



CD 1, Image 11, View to South, of the adjacent excavated lot, and of the east-facing wall/