

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____ Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____ Contributes to eligible National Register District

- 1. Resource number: **5ST130.86**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Bank of Breckenridge Building**
- 6. Current building name: **Bank of Breckenridge Building**
- 7. Building address: **301 S. Main Street**
- 8. Owner name: **Remco LLP**
 Owner address: **471 Kalamath Street**
Denver, CO

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NE3 of **SE3** of **SW3** of **SW3** of section **31**
- 10. UTM reference
 Zone **13**
 Easting: **410041**
 Northing: **4370480**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970** (**Photorevised 1987**) **7.5'**
- 12. Lot(s): **1-4** Block: **6**
 Addition: **Edmund G. Stiles Addition** 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.**

- 22. Architectural style / building type:

Modern Movements

Official Eligibility Determination

(OAHP use only)

____ Determined Not Eligible - National Register

(Page 1 of 6) ____ Determined Eligible - State Register

____ Determined Not Eligible - State Register

____ Needs Data

____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Rectangular Plan
- 15. Dimensions in feet: **~3120 square feet**
- 16. Number of stories: **2.5**
- 17. Primary external wall material
Wood / Vertical Siding
- 18. Roof configuration (enter one):
Flat Roof
- 19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
- 20. Special features (enter all that apply):
n/a

21. General Architectural Description

This large commercial building is located at the southwest corner of South Main Street and Adams Avenue. It is of wood frame construction, and features a modified rectangular plan, with overall measurements of 46' across (N-S) by 78' deep (E-W). The building is supported by a painted pale green concrete foundation, while the exterior walls are clad with painted pale green horizontal wood siding, with painted red 1" by 4" corner boards. The roof is flat, with parapet walls extending above the roof line on all four sides. Windows on the facade (fronting toward Main Street on the east elevation) include: eight 1/1 double-hung sash windows in the second story; two 1/1 double-hung sash windows in the first story; and three 1x1 horizontal sliding garden level windows, which are partially hidden behind a black wrought iron railing at the south end of the facade. North elevation windows include: a set of seven 2-light awning first-story windows, topped by a band of nine large vertically-oriented single-light fixed-pane windows; a band of nine 2-light awning second-story windows; and six single 1/1 double-hung sash windows. Windows on the west (rear) elevation include: four first-story 1/1 double-hung sash windows, and eight second-story 1/1 double-hung sash windows. The windows throughout all feature painted wood frames and surrounds. A set of paired, stained natural brown, glass-in-wood-frame doors, flanked by leaded glass sidelights, lead into the building from a recessed 5-step wood porch near the center of the facade. This doorway is the main entrance into "Kenosha Steakhouse." Another set of paired, stained natural brown, glass-in-wood-frame doors enter the building at the north end of the facade. This doorway is the main entrance into "Rita's Specialty Marg's. & Taco Bar." On the west elevation, one other set of paired, stained natural brown, glass-in-wood-frame doors open onto a rear porch, covered by a gabled roof. A large outdoor dining area is also located adjacent to the west elevation. A 10' by 18' shed-roofed wood frame building, located just to the southwest of the main building, encloses a walk-in refrigerator.



22. **Architectural style / building type:** **Modern Movements**

23. **Landscape or setting special features:**

This building is located in downtown Breckenridge - on the west side of South Main Street, at the southwest corner of Adams Avenue and South Main Street. The river walk and the Blue River lie to the west.

24. **Associated buildings, features, or objects**

n/a

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:**

Estimate

Actual **1975**

Source of information: **Town of Breckenridge, Department of Community Development Files**

26. **Architect:** **Architects Design Group - Merwyn Steinacher Architect, Boulder**

Source of information: **Town of Breckenridge, Department of Community Development Files**

27. **Builder/ Contractor:** **unknown**

Source of information: **n/a**

28. **Original owner:** **John P. Olson and Bank of Breckenridge**

Source of information: **Town of Breckenridge, Department of Community Development Files**

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

This building was constructed in 1975. Designed by the Architects Design Group - Merwyn Steinacher Architect, of Boulder, the building was fashioned to represent a modern expression of a historic clapboard-faced firehouse with a bell tower. The building was constructed to house the Bank of Breckenridge, and additional offices.

30. **Original location:** **yes**

Moved **no**

Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Business; Commerce and Trade Professional**
32. Intermediate use(s): **Commerce and Trade / Business; Commerce and Trade Professional**
33. Current use(s): **Commerce and Trade / Restaurant; Commerce and Trade Professional**
34. Site type(s): **Commercial Building**

35. Historical Background

Built to house the Bank of Breckenridge, this two-story bank and office building was designed to represent a reproduction of a clapboard-faced firehouse, with bell tower. The Architects Design Group-Merwyn Steinacher, Architect, of Boulder designed the building. The building became the headquarters for Bunchman-Masaitis Real Estate in 1981. Wendy's Colorado Associates purchased the building in 1985 and opened Wendy's at Breckenridge and a Baskin Robbins ice cream store here. REMCO, LLP, has owned the building since 1995. Under their ownership, the building has housed Breckenridge BBQ, Udder Delights, Hot Diggity Dog hot dog cart, Kenosha Steakhouse, and Rita's.

36. Sources of Information

Ostrye--MacDonald, Ann. National Register of Historic Places Inventory - Nomination Form. "Breckenridge Historic District." USDI, NPS, May 31, 1978.

Summit County Assessor, Commercial Property Appraisal Records.

Town of Breckenridge, Department of Community Development Files.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **XX**

Date of Designation: **n/a**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns 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;

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

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:

n/a

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Constructed in 1975, this building is presently just nineteen years of age, and thus falls well short of the fifty year threshold to be considered for listing in the National Register of Historic Places. The building does not appear to meet the requirements of Criteria Consideration G. relating to properties which have achieved significance within the past fifty years. Although, it has been a part of Breckenridge's progression of development during the last quarter of the twentieth century, at the present time, the building also does not appear to qualify for individual listing in the State Register of Historic Places, or for local landmark designation by the Town of Breckenridge. Presently, it should also be considered a non-contributing resource within the Breckenridge Historic District. In time (when it reaches the fifty year mark), the building may become architecturally significant relative to National Register Criterion C.

43. Assessment of historic physical integrity related to significance:

This building appears to have retained much of its original integrity, relating to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. There have been no noticeable additions to the original design, and few notable exterior alterations.

Resource Number: **5ST130.86**

Temporary Resource Number: **N/A**

Architectural Inventory Form

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **XX**

Need Data:

45. Is there National Register district potential?

Yes: **XX**

No:

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 National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing:

Noncontributing: **XX**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **BREC-21**

Frame(s): **16-18**

Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **May 8, 2004**

50. Recorders: **Carl McWilliams** **Rebecca Waugh**

51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**

52. Addresses: **1607 Dogwood Court** **150 Ski Hill Road**
Fort Collins, Colorado 80525 **Breckenridge, Colorado 80424**

53. Phone numbers: **970/493-5270** **303/629-6966 ext. 142**