

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.130.191** Parcel number(s):
2. Temporary resource no.: **N/A** **2211313427007**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **Falcon Condominiums, High Street Condominiums**
6. Current building name: **The Falcon, High Street Condominiums**
7. Building address: **302 / 304 S. High Street**
8. Owner name and address: **See attached list - twelve units total, six in building N (north) and six in building S (south), each unit individually owned.**



National Register eligibility assessment: **Not Individually 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**
E ½ of SE ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (NAD83)
Zone **13: 410543 mE 4370530 mN**
11. USGS quad name: **Breckenridge, Colorado**
Year: **1987** Map scale: **7.5**
12. Legal Description: **Units 1-6, Building N, and Units 1-6, Building S, Falcon Condominiums**
Addition: **Falcon Condo** Year of Addition: **Circa 1968**
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 Shaped Plans**
15. Dimensions in feet: **16,200 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Concrete / Concrete Block**
18. Roof configuration: **Gabled Roof / Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porches**
21. General architectural description:

The Falcon Condominiums consist of two adjacent buildings, each of the same dimensions, and with the same exterior wall material, roof shape and material, and door and window openings and trim. Each building is two stories in height, and divided into six condo units. Each condo unit comprises 1350 square feet of interior space on two floors. The buildings are supported by poured concrete foundations. The exterior walls are made of painted grey concrete blocks, except for the east-facing (rear) wall which is painted grey board-and-batten. Each building is covered by a low-pitched side-gabled roof, with metal roofing material and widely-overhanging eaves. Each condo unit is two stories in height. A painted blue glass-in-wood-frame door enters each unit from a first story porch, separated from the adjacent porch by an extension of the concrete block wall between the two condo units. Each unit also has a second story porch, with the second story porch floor also serving as the roof of the first story porch below. The second story porches are supported by steel I-beams that extend across the front of each building and intersect with steel I-beams adjacent to the end walls and the walls between each condo unit. The second story porches are enclosed by metal railings. The façade (west-facing) wall of each condo unit contains single-light fixed-pane and awning or hopper type windows in white metal frames. The north-facing and south-facing (end) walls of each building contain narrow vertically-oriented fixed-pane windows in white metal frames. The east-facing (rear) walls contain one-beside-one horizontal sliding windows in white metal frames.

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

22. Landscaping or special setting features:

The two buildings that comprise the Falcon Condominiums are located southeast of the intersection of High Street and Adams Avenue. There are two dedicated parking spaces for each unit in an asphalt-paved parking lot adjacent to High Street in front of the buildings. A planted grass lawn, nicely landscaped with spruce and aspen trees and native plants, slopes upward from a concrete block retaining wall adjacent to the parking lot. Three metal stairways lead from the parking lot to the buildings – one at the north end, one between the buildings, and one at the south end. The area immediately behind (east of) the buildings is flat, and then slopes gently upward and is covered with native vegetation and coniferous trees.

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:

Unknown

Source of information:

N/A

27. Builder/Contractor:

Ronke Construction Inc.

Source of information:

Town of Breckenridge Community Development Department property files

28. Original owner:

Unknown

Source of information:

N/A

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

Town of Breckenridge Community Development Department property files and Summit County Assessor records provide information that the Falcon Condominiums were built in 1968. A permit for the construction of the two buildings was issued to Ronke Construction Incorporated on June 3, 1968. The permit included the following notations: "Type of construction: block – wood – concrete, 1350 sq. ft. each unit, 2 rooms 2 bathrooms each unit, two units – two-story, \$39,500 est. cost."

Several other permits for the property are on file with the Breckenridge Community Development Department. In October 1977 an "exterior alteration permit" was issued to: "repaint the doors of the building white or brown to match those on the second floor." In March 2001 a permit was issued to: "construct dumpster enclosure" (still extant at the northwest corner of the property). In September 2004, Turner Morris Incorporated of Arvada was issued a permit to re-roof both buildings. In September 2009 Valdez Architects of Frisco and Base Building Solutions of Breckenridge obtained a permit for

exterior work described as follows: “Exterior remodel of Falcon Condos to consist of replacing decks & guardrails, replace lower patios with at grade Trex decking & repair concrete entryways, painting of building, repair rear soffit, replace all doors, replace all windows (optional per unit), create & correct drainage in rear of building, create walkway to dumpsters.” In October 2017, the Falcon Condo Association, and its contractor One Stop Roofing, Siding & Windows, obtained a permit for the “removal of existing roof, repair defective decking, replace defective gypsum recovery board, replace roof.” This permit includes the following notation: “This is a like kind and quality roof swap.”

The Falcon Condominiums have not been previously surveyed; however, they were listed and mapped at this location under the heading “Modern Structures Compatible with the Integrity of the District” in the National Register of Historic Places Inventory – Nomination Form for the Breckenridge Historic District, prepared in 1980. The nomination form provides this brief description of the building in 1980: “Two, two story rectangular buildings, concrete masonry unit party walls in stacked bond, low pitch gable built up gravel roof, deck on second level.”

Historic photos in the Community Development Department files show that the second story porches were originally enclosed by closed wood railings, whereas they currently have open metal railings. This change presumably occurred in 2009 per the building permit cited above.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Multiple Dwelling**

32. Intermediate use(s): **Domestic / Multiple Dwelling**

33. Current use(s): **Domestic / Multiple Dwelling**

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

35. Historical background:

The Falcon Condominiums (aka “The Falcon,” the “Falcon Condos,” and the “High Street Condominiums”) were constructed in 1968. Consisting of twelve condo units in two buildings, each unit has been individually owned from that time to the present. The complex is professionally managed under the direction of the Falcon Condominium Association.

36. Sources of information:

**Summit County Assessor. Residential Property Appraisal Record
Town of Breckenridge. Department of Community Development Files.**

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: **1968**

41. Level of significance: **Local**

42. Statement of significance:

The Falcon Condominium buildings are primarily significant for their 1960s architectural characteristics and appearance, categorized under the broad heading of “Modern Movement” in the architectural lexicon of History Colorado, Office of Archaeology and Historic Preservation. Notable features include the concrete block walls, low-pitched side-gabled roofs, widely-overhanging eaves, and distinctive first and second story porches. The buildings are also historically significant for their association with residential development in Breckenridge dating from the time of their construction in 1968. They are representative of multi-family residential buildings constructed in the 1960s during Breckenridge’s early years as a ski resort town. The 1980 National Register of Historic Places Inventory – Nomination Form for the Breckenridge Historic District lists the two buildings under the heading “Modern Structures Compatible with the Integrity of the District.” Considered for eligibility in 2018, the Falcon Condo buildings are now fifty years old, and thus are potentially eligible for inclusion in the National

and State Registers, and for local landmark designation. However, due to a loss of integrity (discussed below), the buildings are evaluated as a noncontributing property within the Breckenridge Historic District, and ineligible for local landmark designation by the Town of Breckenridge. The property's level of significance is not to the extent that it qualifies for individual listing in the National or State Registers.

43. Assessment of historic physical integrity related to significance:

The Falcon Condominiums displays a less than ideal 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 additions to the original construction; however, the buildings lost some measure of integrity under an exterior remodel project in 2009. The most visually noticeable work at that time included replacing the original closed wood second story porch railings with open metal railings. The permit for the 2009 work also indicates that all doors and some window were replaced. It appears probable that these were in-kind replacements, with the door and window openings remaining the same, and the type of window also remaining the same. As a result, a sense of time and place relative to how the buildings appeared when originally constructed remains only partially intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Individually 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 #2, Images 28-42**

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): **January 15, 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**

Owner Names and Addresses

Unit Number	Owner	Owner Address
Unit 1, Building N	Tina Scooros	P. O. Box 920014, Snowbird, Utah 84092
Unit 2, Building N	Alison Caron, Bruce Caron	P. O. Box 2061, Burlingame, CA 94011
Unit 3, Building N	William N. Busch, Janet M. Busch	6678 Condor Run, Littleton, CO 80125
Unit 4, Building N	Cary Piccoup, Yves Piccoup	P. O. Box 6544, Breckenridge, CO 80424
Unit 5, Building N	David B. Karlin, Rhea K. Zukerman	P. O. Box 3113, Breckenridge, CO 80424
Unit 6, Building N	Stephen H. O'Hearne, Christina L. O'Hearne	P. O. Box 2593, Breckenridge, CO 80424
Unit 1, Building S	Timothy C. Barlow, Kimberly A. Kissman	P. O. Box 5457, Breckenridge, CO 80424
Unit 2, Building S	Patrick Fagan	66 Weant Blvd., Carbondale, CO 81623
Unit 3, Building S	Fern Margaret Miller	2020 Monroe Street, Apt. 425, Denver, CO 80210
Unit 4, Building S	Lee Roger Hollenbeck, Sheila G. Hollenbeck	P. O. Box 4982, Breckenridge, CO 80424
Unit 5, Building S	Timothy J. Hunter, Christine S. Hunter	2102 Broadleaf Blvd., Manchester, CT 06042
Unit 6, Building S	David M. Modern	4351 Mount Vernon Drive, Los Angeles, CA 90043

Sketch Map



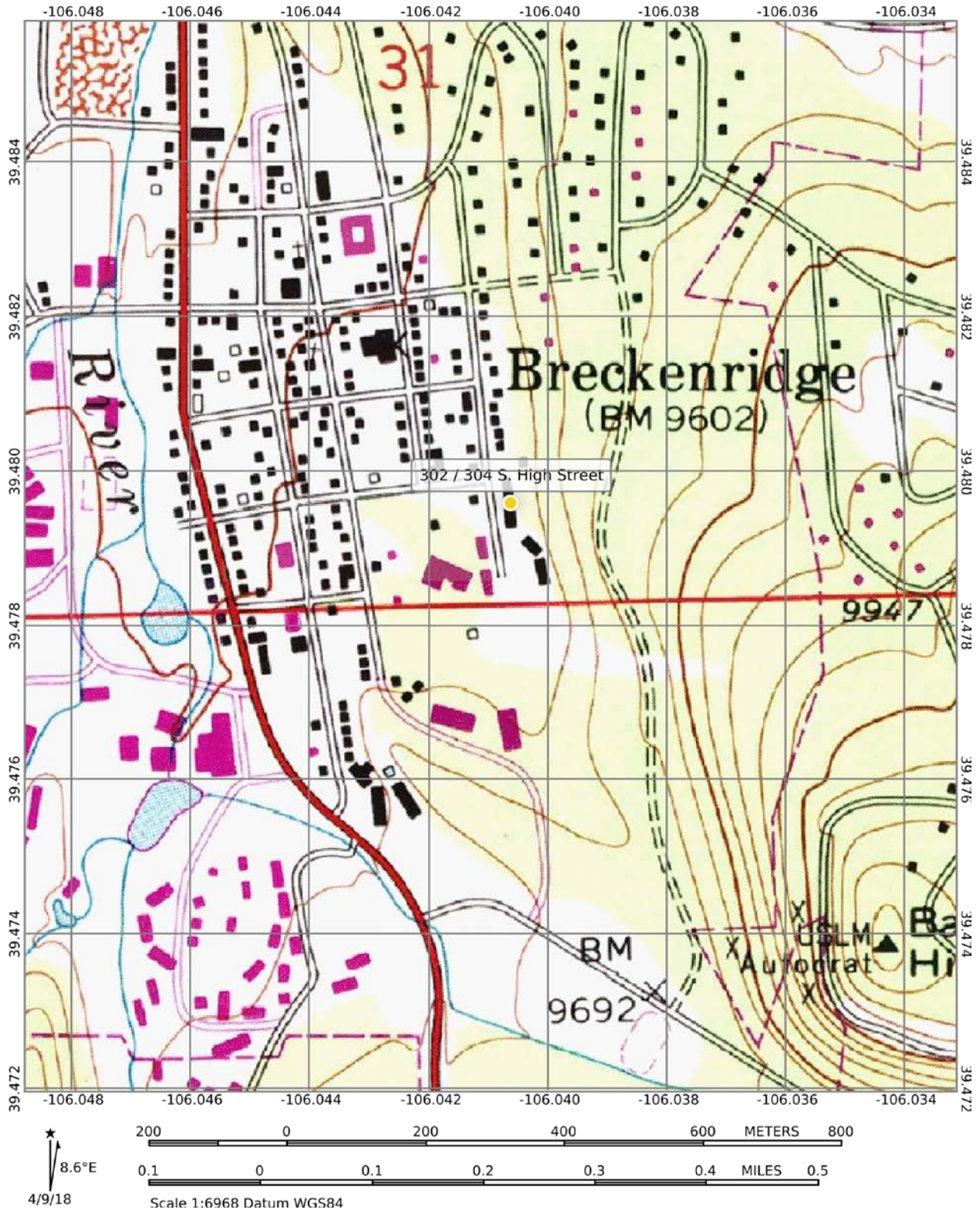
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302-304 S. High St.

printed 5/23/2018



Location Map



Historic Images



View to East, 1975



View to Southeast, 1978

Current Images



CD 1, Image 26, View to Southeast, of west-facing wall of north building.



CD 1, Image 27, View to East, of west-facing wall of north building.



CD 1, Image 28, View to Northeast, of west-facing and south-facing walls of the north building.



CD 1, Image 29, View to Northeast, of south-facing wall of the north building.



CD 1, Image 30, View to Southeast, of north-facing wall of the south building.



CD 1, Image 31, View to Southeast, of west-facing and north-facing walls of the south building.



CD 1, Image 32, View to East, of the west-facing wall of the south building.



CD 1, Image 33, View to Northeast, of west-facing and south-facing walls of the south building.



CD 1, Image 34, View to Northeast, of south-facing wall of the south building.



CD 1, Image 35, View to Northwest, of south-facing wall, and south end of the east-facing wall of the south building.



CD 1, Image 36, View to Northwest, of the east end of the south-facing wall and the east-facing wall of the south building.



CD 1, Image 37, View to Southwest, of the east end of the north-facing wall and the east-facing wall of the south building.



CD 1, Image 38, View to Northwest of the east end of the south-facing wall and the east-facing wall of the north building.



CD 1, Image 39, View to Southwest, of the east-facing and north-facing walls, and the roof of the north building.



CD 1, Image 40, View to Southwest, of the east-facing walls of both buildings.