

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403

Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
 - Determined Not Eligible – National Register
 - Determined Eligible – State Register
 - Determine Not Eligible – State Register
 - Need Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible National Register District

I. IDENTIFICATION

- | | | |
|-------------------------------|---|-------------------|
| 1. Resource number: | 5ST.130.153 | Parcel number(s): |
| 2. Temporary resource number: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic Building Name: | Daniels Excavation Building | |
| 6. Current Building Name: | Gondola Square | |
| 7. Building Address: | 209/211 N. Main Street | |
| 8. Owner Name: | Main Street Townhomes LLC | |
| Owner Organization: | | |
| Owner Address: | 8480 E. Orchard Rd. Suite 1100
Greenwood Village, CO 80111 | |



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**
SE ¼ of NE ¼ of NW ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410806** **4371466N**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **67, 68**
 Addition: **Bartlett and 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.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **25' N-S by 44½' E-W**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
 Other roof materials:
20. Special features: **N/A**
21. General architectural description:
Reportedly built in 1970, the Daniels Excavating Building at 211 N. Main Street is a single-story, rectangular-shaped, wood frame building which measures 25' N-S (across) by 44½' E-W (deep). The building's façade fronts directly onto the sidewalk which parallels Main Street on the east elevation. The building is supported by a painted pale blue concrete foundation, and its exterior walls are clad with wide horizontal masonite type siding. The walls are finished at the corners with painted dark blue 1" by 6" corner boards. The front-gabled roof is low-pitched, and is covered with corrugated metal roofing material laid over widely-spaced 2x wood decking and 2x wood rafters. Painted pale blue rafter ends are exposed beneath the eaves, but are covered by a fascia board. Fenestration on the façade includes two horizontally-oriented fixed-pane display windows, and a large centered bay window, with painted white wood frames and painted dark blue wood surrounds. A painted pale blue and dark blue wood-paneled door, with one upper sash light, comprises the main entry door at the east end of the south elevation. A service entry door, and four 1/1 double-hung sash windows, with painted dark blue wood frames and surrounds, are also located on the south elevation. The north elevation wall is penetrated by four 1/1 double-hung sash windows, with painted cream white wood frames and surrounds. The west (rear) elevation wall is penetrated by two large, painted dark blue, roll-away garage doors.

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22. Architectural style: **No Style**
 Building type: **N/A**
23. Landscape or special setting features: **This property is located on the west side of South Main Street within the Breckenridge Historic District. It is composed of two buildings – a large wood-frame commercial building which fronts directly onto the concrete sidewalk which parallels Main Street to the east, and a historic barn located approximately fifty-two feet behind (west of) the commercial building. Reportedly built in 1973-1974, the commercial building has an address of 203 S. Main Street; reportedly built in 1914, the historic barn has an address of 201 S. Main Street. An asphalt parking lot is located between the two buildings, while an asphalt alley and the Blue River are located to the west. A Town of Breckenridge parking lot is located to the south of this property, while other commercial buildings are to the north.**
24. Associated buildings, features or objects:
Blue River Anglers Fishing/ Ski Rentals Shop Building
Another commercial building (with the address of 209 S. Main Street) is located directly south of the Daniels Excavation Building, and is under the same ownership. The Blue River Anglers Building is a rectangular-shaped, single story, wood frame, building which fronts directly onto the sidewalk paralleling Main Street on the east elevation. The building is covered by a moderately-pitched front-gable roof, which was historically hidden behind a false front.

ARCHITECTURAL HISTORY

25. Date of construction: **209 N. Main Street: ca. 1883; moved ca. 1970**
211 N. Main Street: 1970
 Source of information: **Barney Brewer: oral interview with Rebecca Waugh; Town of Breckenridge, Department of Community Development files.**
26. Architect: **209 N. Main Street:N/A**
211 N/ Main Street:N/A
 Source of information: **N/A**
27. Builder: **209 N. Main Street:Unknown**
211 N. Main Street:Unknown
 Source of information **N/A**
28. Original owner: **209 N. Main Street:Unknown**
211 N. Main Street:S. Wayne Daniels/ Daniels Excavating
 Source of information: **Town of Breckenridge, Department of Community Development files; Summit County Assessor records.**

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29. Construction history:

According to oral tradition, the small historic building at 209 N. Main Street was built originally, circa 1883, at the foot of Washington Avenue (at the northwest corner of Washington Avenue and Main Street). Sanborn Insurance maps and a historic photo confirm that a building of approximately the same dimensions and general appearance was located at that location as early as 1883. In 1970, S. Wayne Daniels, a local excavator, relocated the building to its present location where he converted it into a garage. It then later served as retail space. The building reportedly had a false front when it was at its original location at Main Street and Washington Avenue.

The building at 211 N. Main Street was constructed in 1970 as a “warehousing and automotive overhaul shop” for Daniels Excavating, owned by S. Wayne Daniels. The building was converted into retail space in 1981. The large bow-style window was added to the façade at that time.

30. Original location?:

209 N. Main Street: No	Moved: Yes	Date of move(s) 1970
:211 N. Main Street: Yes	Moved: No	Date move(s) N/A

IV. HISTORICAL ASSOCIATIONS

- | | | |
|--------------------------|---------------------------|----------------------------------|
| 31. Original use(s): | 209 N. Main Street: | Commerce/Trade / Specialty Store |
| | 211 N. Main Street: | Commerce/Trade |
| 32. Intermediate use(s): | 209 N. Main Street: | Commerce/Trade / Specialty Store |
| | 211 N. Main Street: | Commerce/Trade / Specialty Store |
| 33. Current use(s): | 209 N. Main Street: | Commerce/Trade / Specialty Store |
| | 211 N. Main Street: | Commerce/Trade / Specialty Store |
| 34. Site type(s): | Two commercial buildings. | |

35. Historical background:

209 N. Main Street (Blue River Anglers Building)

This tiny historic building once supported a false front. Its original site was reputedly at the foot of Washington Avenue, on the northwest corner. Sanborn Insurance maps and a historic photo confirm that a building of approximately the same dimensions and general appearance was located at that Main Street location as early as 1883. The 1883 Sanborn map shows the building as “vacant” at that location. The 1886 Sanborn map then lists the building’s use as “oil” storage, then from 1890 to 1902, the building was used as an office. During these years, the building sported an assay business located in a one-story rear addition. In 1970, S. Wayne Daniels, a local excavator, reportedly relocated the false-fronted commercial building to its present site at 209 N. Main Street, where he converted it into a garage . It subsequently served as the Little Flower Shop, and in later years as office space for Stover/Wermanger Associates, Inc., a drafting and estimating firm. The building currently houses Blue River Anglers. Recent owners include James R. Stover.

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211 N. Main Street (Daniels Excavation Building)

This building was constructed in 1970 to serve as a “warehousing and automotive overhaul shop” by Daniels Excavating, which was owned by S. Wayne Daniels. The property was converted to retail space in 1981 with the installation of an eight-foot show window on the façade. The bow-style window was installed in place of a loading door which originally faced onto Main Street. Trim wall corners and fascia were also installed on the exterior of the building at that time. In 1981, the new retail business in the building was known as the Paper Place. B & C Carpet occupied the building starting in 1989. Under the ownership of James R. Stover, the building housed the Breckenridge Ski Shop/ Breckenridge Ski Rentals, beginning in 1992. One of the overhead doors on the west (rear) elevation was replaced in 2004.

36. Sources of information:

Sanborn Fire Insurance Maps dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor Commercial Property Appraisal Record.

Town of Breckenridge. Department of Community Development files.

Barney Brewer. Oral interview with Rebecca Waugh

V. SIGNIFICANCE

37. Local landmark designation: Yes 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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
 - 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.

39. Area(s) of significance: **N/A**

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

41. Level of significance: National: State: Local:

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42. Statement of significance:

209 N. Main Street (Blue River Anglers)

Although it was reportedly moved from its original location in 1970, this small wood frame commercial building remains historically and architecturally significant for its association with the "Town Phase" and "Stabilization Phase" periods of the Breckenridge's growth (circa 1882-1942). It is also architecturally notable for its representative vernacular wood frame construction, and its rectangular front-gabled plan. For these reasons, the building probably still retains sufficient integrity to be considered a contributing resource within the Breckenridge Historic District. If the building's original false front was replaced with in-kind construction, the building would likely be eligible for individual local landmark designation by the Town of Breckenridge. Currently, the building does not appear eligible for individual local landmark designation. Its levels of significance and integrity are also not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties.

211 N. Main Street (Daniels Excavation Building)

Built in 1970, the Daniels Excavation Building is of too recent construction to be considered for listing in the National or State Registers. It may also be considered ineligible for local landmark designation, and a non-contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property's physical integrity was evaluated relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association.

209 N. Main Street Blue River Anglers)

This building lost its integrity of location and setting when it was reportedly moved from its original location near the intersection of Main Street and Washington Avenue in 1970. The building's physical integrity was also diminished when its historic false front was removed, also apparently in 1970. The replacement of the false front would rehabilitate the building's physical integrity to a large extent. Overall, a sense of time and place of a small late nineteenth century commercial building is still somewhat in place.

211 N. Main Street (Daniels Excavation Building)

This building lost a large measure of its physical integrity (dating from its original construction in 1970) when it was converted into retail space in the early 1980s.

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44. National Register eligibility field assessment **Not Individually Eligible:**
 Local landmark eligibility field assessment **209 N. Main Street: Not Eligible**
211 N. Main Street: Not Eligible
45. Is there National Register district potential? Yes No **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 National Register district potential, is this building contributing? **N/A**
46. If the building is in existing National Register district, is it contributing **209 N. Main Street: Yes**
211 N. Main Street: No

VI. RECORDING INFORMATION

47. Photograph number(s): **CRH-5ST.130.152; Images 9-12** Images filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424**
48. Report title: **Town of Breckenridge Phase IV Cultural Resource Survey**
49. Date(s): **October 10, 2006**
50. Recorder(s): **Carl McWilliams** **Rebecca Waugh**
51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**
52. Address: **1607 Dogwood Court** **150 Ski Hill Road**
Fort Collins, CO 80525 **Breckenridge, CO 80424**
53. Phone number(s): **(970) 493-5270** **(303) 629-6966 ext. 142**