

National Register eligibility assessment:	<b>Not Eligible / Noncontributing to NR District</b>
State Register eligibility assessment:	<b>Not Eligible</b>
Local Landmark eligibility assessment:	<b>Not Eligible</b>

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**II. GEOGRAPHIC INFORMATION**

9. P.M. **6th** Township **6S** Range **77W**  
**NE ¼ of SE ¼ of NW ¼ of SW ¼ of section 31**
10. UTM reference (**NAD83**)  
Zone **13: 410101 mE 4370958 mN**
11. USGS quad name: **Breckenridge, Colorado**  
Year: **1987** Map scale: **7.5**
12. Legal Description: **Lots 55, 56**  
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): **Irregular Plan**
15. Dimensions in feet: **6083 square feet**
16. Number of stories: **2½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porches, Dormers, Chimneys, Decorative Shingles**
21. General architectural description:  
**This large 2½-story mixed-use building is currently occupied by Weber's Restaurant in the main level, The Mine, a pizza restaurant and bar, in the basement level, and with residential units in the second story. The building is of wood frame construction, resting on a poured concrete foundation, with the foundation walls faced with stone above grade. Basement-level egress windows penetrate the foundation wall on the west (Main Street) side of the building. A painted beige 1x board separates the foundation wall from the main wall surface above. The exterior walls are clad with painted purple horizontal wood siding, with painted cream color 1" by 4" corner boards. Painted green fish scale shingles appear in the upper gable ends on the building's east, south, and west sides. The central core of the building is covered by a steeply-pitched side-gabled roof. Other building components and roof forms include a large intersecting gable above the main entry on the south-facing side, a 2½-story gabled extension at the north end of the east-facing side, a one-story extension on the north-facing side, and a one-story, low-pitched, truncated, hipped-roof extension that wraps around the southeast corner of the main 2½-story section. The roof forms are covered with brown asphalt composition shingles, and the eaves are closed. There are two stone chimneys – one on the south-facing slope of the main side gabled roof, and the other on the east-facing slope of the intersecting gable above the main entry.**

A set of paired, stained brown, wood-paneled doors, with leaded glass upper sash lights, and with a transom light, enters the south-facing side of the building (façade) from a 5-step concrete porch flanked by a black wrought iron railing. This is the main entry into Weber's Restaurant, and the name "Webers" is etched in the transom light above the entry door. East of the main entry, on the south-facing side, a set of paired, stained brown, 15-light glass-in-wood frame doors open onto an outdoor dining patio / deck. This dining patio has a wood plank floor and is enclosed by a black metal railing. A set of nine wood steps at the west end of the north-facing side of the building leads to a shed-roof covered wood porch and a wood service door that enters the main level. Below this porch, five concrete steps descend to a wood-paneled door with leaded glass upper sash lights. This is the main entry into The Mine pizza restaurant and bar in the basement level. A one-story, five-sided, conical-roofed bay is at the building's northwest corner. Each of this bay's five sides contains a 1/1 double-hung sash window. Another one-story, five-sided bay is at the building's southwest corner. This bay has a flat roof that serves as a second story porch enclosed by an open wood railing. A stained brown glass-in-wood-frame door opens from the second story onto the porch. Another, small, second story porch, with an open wood railing, is located on the south side of the 2½-story gabled extension on the east-facing side, and north of the roof over the one-story section that wraps around the building's southeast corner. A set of stained brown glass-in-wood-frame doors open from the second story onto this small porch.

Architectural style/building type: **Modern Movement / Neo-Victorian**

22. Landscaping or special setting features:

**This property is located at the northeast corner of Main and Wellington Streets in downtown Breckenridge. Concrete sidewalks parallel the two streets. A small planted grass yard with aspen trees and native plants is on the Wellington Street side of the building. Asphalt-paved parking lots are east and north of the building. The terrain slopes gently upward from north to south.**

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

**IV. ARCHITECTURAL HISTORY**

- |                                     |   |
|-------------------------------------|---|
| 24. Date of Construction: Estimate: | Actual: <b>1980</b>   |
| Source of information:              | <b>Town of Breckenridge Community Development Department property files</b>   |
| 26. Architect:                      | <b>Eugene Baker</b>   |
| Source of information:              | <b>Town of Breckenridge Community Development Department files</b>  |
| 27. Builder/Contractor:             | <b>John Tanner, Structural Engineer; Sturm &amp; Associates, Mechanical Engineers; Cox &amp; Associates, Electrical Engineers</b> |
| Source of information:              | <b>Town of Breckenridge Community Development Department</b>  |

**property files**

28. Original owner: **Richard Weber**  
Source of information: **Town of Breckenridge Community Development Department property files**

29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**This building was erected in 1980. Richard Weber, of Wheatridge, Colorado, was the original owner, and Eugene Baker, of Breckenridge, was the architect. Contractors who worked on the building's construction included John Tanner, structural engineer, Strum & Associates, mechanical engineers, and Cox & Associates, electrical engineers. A building permit application for the building's construction was submitted on June 14, 1979, and the project was approved by the Breckenridge Planning Commission in March of 1980. As originally built, the building housed a 2400 seat restaurant in the main level, a manager's residence in the second story, and three residential units for employees in the basement or garden level.**

**Sanborn Insurance maps reveal that in much earlier years, a blacksmith shop was erected at this location between 1886 and 1892, and was in existence through at least 1914. At some point in time, the blacksmith shop was replaced by (or perhaps converted into) a dwelling. In 1972, the B. D. F. Construction Company obtained a demolition permit to raze the dwelling. The site then apparently stood vacant until the Weber Building was completed in 1980.**

**Alterations to the building's original 1980 construction occurred in 1990 and in 1993. The patio / deck outdoor dining area at the east end of the south-facing side was added in 1990. At that time, windows in the south-facing wall were replaced with the extant glass-in-wood-frame doors to provide access to the outdoor dining area. In 1993, the manager's residence in the second story was retrofitted into four short-term lodging rooms as the owners envisioned that the building would have a combined use of a restaurant / inn.**

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

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Commerce/Trade / Restaurant**  
32. Intermediate use(s): **Commerce/Trade / Restaurant**  
**Domestic / Multiple Dwelling**  
33. Current use(s): **Commerce/Trade / Restaurant**  
34. Site type(s): **Building**

## 35. Historical background:

**This building was erected in 1980 and was originally owned by Richard Weber who opened Weber's Restaurant in the main ground floor space. As of 2018, Weber's Restaurant continues to occupy the ground floor space, while The Mine, a pizza restaurant and bar, is in the basement level. Circa 1993, the building was sold to Bill and Holly Van der Hoeven, and its current (2018) owner is Van der Hoeven Inc. The building has served as a restaurant throughout its history, with residential space for the managers and employees.**

## 36. Sources of information:

**Sanborn Insurance maps for Breckenridge, dated September 1883, August 1886, October 1890, January 1896, November 1902, August 1914.**

**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: **N/A**

41. Level of significance: **Local**

42. Statement of significance:

**This building was constructed in 1979-1980. Because it is less than fifty years old and does not meet the requirements for Criteria Consideration G, it is ineligible for inclusion in the National Register of Historic Places and in the Colorado State Register of Historic Properties. It is also ineligible for local landmark designation, and it is a noncontributing resource within the Breckenridge Historic District.**

43. Assessment of historic physical integrity related to significance:

**This property displays an overall high 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. An outdoor dining area was added to the east end of the south-facing side in 1993, and at that time windows in the south-facing wall were replaced by a set of paired glass-in-wood-frame doors. Otherwise, the building's exterior appears much the same as when it was constructed in 1980.**

#### **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 # 2, Images 64-69**

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**

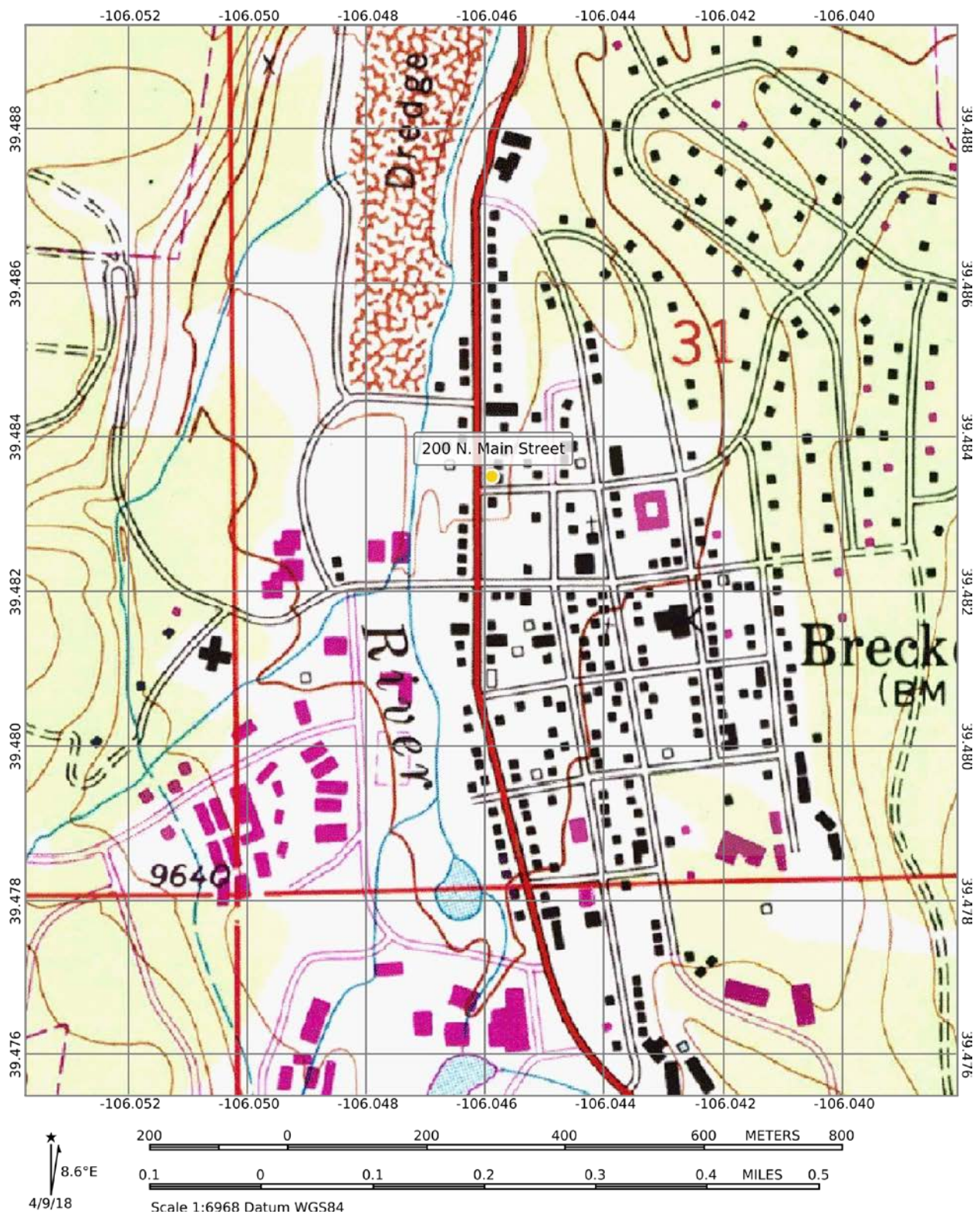
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

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

**Sketch Map**



## Location Map







*CD 2, Image 64, View to Northeast, of the west-facing and south-facing walls*



*CD 2, Image 65, View to East, of the west-facing wall*





*CD 2, Image 66, View to Southeast, of the north-facing and west-facing walls*



*CD 2, Image 67, View to North of the south-facing wall (façade)*





*CD 2, Image 68, View to Northwest, primarily of the east-facing wall*



*CD 2, Image 69, View to Southwest, primarily of the east-facing wall*