

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.130.147 | Parcel number(s): |
| 2. | Temporary resource no.: | N/A | 2211313456001 |
| 3. | County: | Summit | |
| 4. | City: | Breckenridge | |
| 5. | Historic building name: | N/A | |
| 6. | Current building name: | Bradley House / YL Alliance LLC House | |
| 7. | Building address: | 201 S. French Street / 213 E. Washington Avenue | |
| 8. | Owner name and address: | YL Alliance LLC
P. O. Box 68
227 N. Chimney Park Drive
Windsor, CO 80550 | |



National Register eligibility assessment:	Not Eligible / Noncontributing to NR District
State Register eligibility assessment:	Not Eligible
Local Landmark eligibility assessment:	Listed

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**
SW ¼ of NW ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (NAD83)
Zone **13: 410276 mE 4370666 mN**
11. USGS quad name: **Breckenridge, Colorado**
Year: **1987** Map scale: **7.5**
12. Lot(s): **1A** Block: **10 Rittinger Sub.**
Addition: **Abbett's** Year of Addition: **1880**
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 Plan**
15. Dimensions in feet: **1326 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Wood Roof / Shingle Roof / Metal Roof**
20. Special features: **Porch**
21. General architectural description:
This 1½-story wood frame residence is supported by an unpainted poured concrete foundation, and its exterior walls are clad with painted purple horizontal wood siding with painted beige 1" by 4" corner boards. The roof form features a moderately-pitched front gable, with a shed-roofed extension from the south-facing roof slope. The shed-roofed extension then features an intersecting gable centered above an entry porch and door on the dwelling's south side. The roof is primarily covered with wood shingles, although the intersecting gable on the south side is covered with corrugated metal roofing material. The dwelling's façade faces toward French Street to the east. A stained brown wood-paneled door enters the façade from a 2-step wood porch. This porch features a wood floor, painted white and beige chamfered square wood posts on wood pedestals, and a shed porch roof. The roof eaves are boxed with painted beige color wood trim. The north and south sides of the porch are enclosed by painted white and beige wood balustrades with delicate turned balusters. The entry door and porch on the south side manifests as a wood-paneled door with four upper sash lights, that enters the house from an uncovered 2-step poured concrete porch. The home's windows are primarily single and paired 2-over-2 double-hung sash with painted white wood frames, painted beige wood surrounds, and exterior storm windows. Small 4-light fixed-pane windows, with painted white wood frames and painted beige wood surrounds, are located in the east-facing and south-facing upper gable ends.

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

22. Landscaping or special setting features:

This well-maintained property is located at the southwest corner of French Street and Washington Avenue. A small planted grass front yard is landscaped with aspen, spruce and pine trees. Small aspen and spruce trees are also along the north and west sides of the house. A small garage is located south of the house. The house and garage are sited above street level, behind retaining walls made of railroad ties along the property's east and north sides. A small asphalt-paved parking lot is between French Street and the front retaining wall.

23. Associated buildings, features, or objects: **Garage**

A small, non-historic (built in 2010) single-stall wood frame garage is located immediately south of the dwelling. The garage has a poured concrete slab foundation and floor, stained brown vertical wood exterior siding, and a moderately-pitched front gable roof. The roof is covered with wood shingles laid over 1x wood decking and 2x wood rafters. The garage's east wall contains a stained brown, vertical wood garage door, with diagonal bracing. An asphalt-paved alley provides vehicular access from French Street.

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate:

Actual: **2010**

Source of information:

Town of Breckenridge Community Development Department property files.

26. Architect:

Janet Sutterley

Source of information:

Town of Breckenridge Community Development Department property files.

27. Builder/Contractor:

Robert and Marilyn Bradley / YL Alliance LLC (property owners) acting as general contractor.

Source of information:

Town of Breckenridge Community Development Department property files.

28. Original owner:

Robert and Marilyn Bradley / YL Alliance LLC

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 residence was built in 2010, replacing an earlier dwelling that had occupied the same footprint. It was designed by Breckenridge architect Janet Sutterley. The earlier dwelling had been addressed as 213 Washington Avenue and was oriented toward Washington Avenue to the north. Town of Breckenridge Department of Community Development files reveal that the earlier dwelling was built at "Old Dillon" in 1928, and was moved to this location in 1961, prior to when "Old Dillon" was inundated by the creation of Dillon Reservoir in 1963. The earlier dwelling then existed at this location until the current residence was built in 2010.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Building**
35. Historical background:
This house and small detached garage were erected in 2010 for owners Robert and Marilyn Bradley / YL Alliance LLC. They remain the owners as of January 2018. An earlier dwelling which occupied the same footprint was built at "Old Dillon" in 1928 and was moved to this property in Breckenridge in 1961 prior to when "Old Dillon" was inundated by the creation of Dillon Reservoir in 1963. In 2006, the property was owned by Bette Rittinger. Previous owners of the building in Breckenridge included Edward and Margaret Ericson and the Guaranty Bank and Trust Company.
36. Sources of information:
McWilliams, Carl and Rebecca Waugh. "Colorado Cultural Resource Survey Architectural Inventory Form" for 213 E. Washington Avenue, June 15, 2006.
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 dwelling was constructed in 2010. Because it is well under fifty years old it is ineligible for inclusion in the National Register of Historic Places, in the State Register of Historic Properties, and it is a noncontributing property within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays a 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. It appears unaltered from when it was constructed in 2010. Although it is not a historic building, this residence is nicely compatible with historic dwellings within the Breckenridge Historic District, in terms of its size, scale, massing, materials and height.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Listed**

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 1-4**

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**

Sketch Map

Location Map

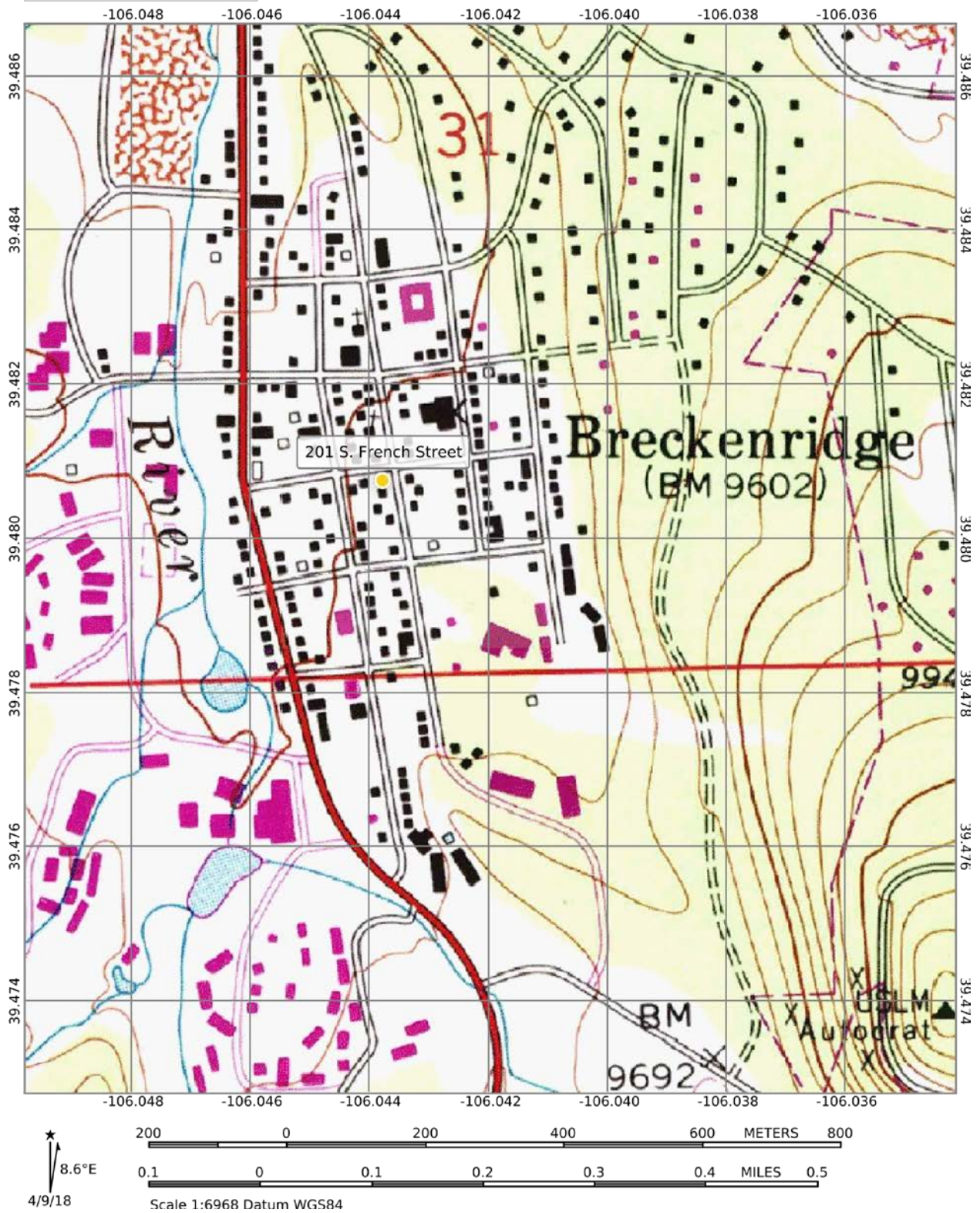




Image from Previous Survey in 2006. View to South.

Current Images



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



CD 1, Image 2, View to West, of east-facing (façade) wall.



CD 1, Image 3, View to South, of north-facing wall.



CD 1, Image 4, View to Southeast, of north-facing and west-facing walls.