

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5ST130.102**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Cottonwood Court**
- 6. Current building name: **Cottonwood Court**
- 7. Building address: **324 S. Main Street**
- 8. Owner name: **Tricor Resources Ltd.**
 Owner address: **P.O. Box 628**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**

SE3 of **SE3** of **SW3** of **SW3** of section **31**

- 10. UTM reference

Zone **13**
 Easting: **410105**
 Northing: **4370407**

- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970** (**Photorevised 1987**) **7.5'**

- 12. Lot(s): **12-13** Block: **3**

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: **6560 square feet**

- 16. Number of stories: **1.5**

- 17. Primary external wall material

Wood / Horizontal Siding

Wood / Shingles

- 18. Roof configuration (enter one):

Gabled Roof / Front Gabled 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

Constructed in 1993, Cottonwood Court is a 1.5-story wood frame building. Comprising over 6000 square feet of commercial space, the building overall measures approximately 50' N-S (across) by 99' E-W (deep). There is a 15' by 17' gabled section at the south end of the west elevation (facade); however the main section of the building measures 50' N-S by 82' E-W, and is covered by a flat roof hidden behind two intersecting gables on the facade. The facade's exterior walls are clad with painted turquoise color horizontal wood siding, with painted teal 1" by 4" corner boards. Painted turquoise patterned wood fishscale shingles appear in the upper gable end on the facade which fronts toward Main Street on the west elevation. The gable roofs are covered with wood shingles, and the eaves are boxed with painted teal color wood trim.

There are three primary entry doors located on the facade. The southern-most of these is a stained natural brown wood-paneled door, with six upper sash lights, which leads into "Designs For Time." The other two entry doors are set back farther from the sidewalk, and respectively enter "Tom Girl" and "Main Street Outlet." Both of these are 10-light glass-in-wood-frame doors, which are set within a common recessed entryway, and are covered by a common gable roof supported by large square posts. A large, two-story, canted bay is located adjacent this entryway, near the north end of the facade. Elsewhere, on the facade, there are several storefront display windows, and a large rounded-arch fixed-pane window in the upper gable end. One other 10-light glass-in-wood-frame entry door, which faces north, enters into the "Designs For Time." A rear service entry door enters the building on the east (rear) elevation. The east and north elevation walls are clad with horizontal wood siding. The building's south elevation abuts 326 S. Main Street.



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

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

This building is located near the south end of downtown Breckenridge - on the east side of South Main Street near the south end of the block between Adams and Jefferson Avenues.

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

n/a

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:**

Estimate

Actual **1993**

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

26. **Architect:** **Baker + Hogan + Houx, and Associates**

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

27. **Builder/ Contractor:** **Tricor Resources Ltd.**

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

28. **Original owner:** **Deux Vin Interests**

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 erected at this site in 1993. It was designed by the architectural firm of Baker + Hogan + Houx and Associates. Tricor Resources, a development company, was the original owner. There have been no additions to the original 1993 construction.

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

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Business; Specialty Stores**

32. Intermediate use(s): **Commerce and Trade / Specialty Stores**

33. Current use(s): **Commerce and Trade / Specialty Stores**

34. Site type(s): **Commercial building**

35. Historical Background

Tricor Resources, Ltd, developed this 6,560 square foot retail complex in 1993. Jon Gunson, Architect (A.I.A.), designed the building which boasts three retail units. Some of the businesses that have occupied these spaces are: ore Cart Rock Shop, Bennetton; Breckenridge Gear; Ellis Young, Inc.; Summit Bagel; Popcorn Wagon; Crepe Wagon; Design for Time; Tom Girl; and Main Street Outlet. The building continues to be owned by Tricor Resources, Ltd.

36. Sources of Information

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

Completed in 1993, Cottonwood Court is presently just eleven 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 does contribute to the progression of downtown Breckenridge's architectural development during the last decade 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. It should also be considered a non-contributing resource within the Breckenridge Historic District. In time, the building may become architecturally significant relative to 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 few, if any, notable exterior additions or alterations following the original construction.

Resource Number: **5ST130.102**

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-20**

Frame(s): **27-30**

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
Fort Collins, Colorado 80525** **150 Ski Hill Road
Breckenridge, Colorado 80424**

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