

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.130.143** Parcel number(s):
- 2. Temporary resource number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic Building Name: **Trollhagen Condominiums**
- 6. Current Building Name: **Trollhagen Condominiums**
- 7. Building Address: **308/310 S. Ridge Street**
- 8. Owner Name: **Snow Family Partnership (Unit 2) et. al.** **Each unit owned separately**
- Owner Organization:
- Owner Address: **57 Deerwood Drive
Littleton, CO 80127**



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**
SW ¼ of SW ¼ of SE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410215 mE** **4370420 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **20-22, Block 9**
 Addition: **Abbett** 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.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **64' N-S by 48' E-W**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/ Vertical Siding**
18. Roof configuration: **Gabled Roof/ Front Gabled Roof**
19. Primary external roof material: **Wood Roof/ Shake Roof**
 Other roof materials:
20. Special features: **Porch**
Balcony
Chimney
21. General architectural description:
Featuring a rustic appearance, the Trollhagen Condominium building features a basic rectangular plan, measuring 64' N-S (across) by 48' E-W (deep). Supported by a low concrete foundation, its first story walls are clad with stained brown vertical wood siding, while its upper half-story walls are clad with stained brown horizontal wood siding. The building is covered by a broadly-pitched front-gabled roof, covered with wood shake shingles. The rafter ends are exposed beneath widely-overhanging eaves, while a painted dark green scalloped bargeboard and heavy purlins are located on the façade (west) elevation. Faux brick chimneys are located on the north and south roof slopes. An open, elevated, wood deck/porch extends along the full length of the façade. Four painted green wood-paneled entry doors, each with nine upper sash lights, and each covered by a painted green wood storm door, enter into the building from the deck/porch. A staircase leads to a small balcony where another similar door leads into the upper half-story. The four doors entering the main level are separated by sets of paired single-hung sash windows, with decorative painted green wood shutters with cut out pine tree motifs. The porch rail also features decorative cut out pine tree motifs. On the east (rear) elevation, there are six first story 1/1 double-hung sash windows, and two 1/1 double-hung sash windows in the upper gable end. These windows also feature painted green decorative wood shutters with cut out pine tree motifs.

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22. Architectural style: **Modern Movements**
 Building type: **N/A**
23. Landscape or special setting features: **This property is located on the east side of S. Ridge Street, in the block between Adams and Jefferson Avenues, near the south end of the Breckenridge Historic District.**
24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1966**
 Source of information: **Town of Breckenridge, Department of Community Development files.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Unknown**
 Source of information: **N/A**
29. Construction history:
The Trollhagen Condominiums building was constructed in 1966. There have been no additions, and it is little altered from its original construction.
30. Original location: **Yes** Moved: **No** 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): **Condominium**
35. Historical background:
The Trollhagen Condominiums were built in 1966. Presently (in 2006) each unit is individually owned. Owners/occupants through the years have included Sandra and Thomas Sexton, John W. Snow, Harold and Dorothy Rice, Ridge Retreat LTD, Paul Dean, and Anna Mae Ryon
36. Sources of information:
Summit County Assessor Commercial Property Appraisal Record
Town of Breckenridge, Department of Community Development files.

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VI. 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:
42. Statement of significance:
 Built in 1966, this building is of too recent construction to be considered for listing in the National Register of Historic Places, or in the State Register of Historic Properties. In time, though, it may become architecturally significant for its Modern Movements architectural characteristics. Presently, though, the building also does not qualify for individual local landmark designation by the Town of Breckenridge, and it is a non-contributing resource located within the boundaries of the Breckenridge Historic District.
43. Assessment of historic physical integrity related to significance:
 This property exhibits a high level of integrity, 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. It appears minimally altered from its original construction.
44. National Register eligibility field assessment **:Not Eligible**
 Local landmark eligibility field assessment **: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 **No**

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VII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-1; Images 65-69** 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): **June 12, 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**

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Sketch Map

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Location Map