

Architectural Inventory Form

**Official Eligibility Determination
(OAHP use only)**

OAHP1403

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.130.144 | Parcel number(s): |
| 2. Temporary resource number: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic Building Name: | Hallen House | |
| 6. Current Building Name: | Small Grace House | |
| 7. Building Address: | 314 S. Ridge Street | |
| 8. Owner Name: | Brian Alden Kahan; Mindy L. Kahan | |
| Owner Organization: | | |
| Owner Address: | 20975 Pinar Trail
Boca Raton, FL 33433 | |



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	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** **410225 mE** **4370403 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **17-19, 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): **Irregular Plan**
15. Dimensions in feet: **42' N-S by 40' E-W (overall dimensions)**
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/ Shake Roof**
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:
The building at 314 S. Ridge Street consists of: an original front gabled dwelling, a historic shed-roofed extension on the north (side) elevation, and a formerly detached garage which has been converted to living space and connected to the dwelling by a small shed-roofed connector addition. The 1½-story wood frame building has painted light beige horizontal exterior wood siding, with 1" by 4" corner boards. The main, front gabled roof is steeply-pitched, and is covered with wood shake shingles. The eaves are boxed with painted white wood trim. A large canted bay, which forms the south half of the façade, is a notable architectural feature. The bay contains five 1/1 double-hung sash windows, with painted white wood frames and painted salmon color wood surrounds. A painted white glass-in-wood-frame entry door, covered by a painted salmon color wood storm door, enters the house from a wooden porch to the north of the bay window. Turned columns support a hipped porch roof which also covers the bay. A small oculus window penetrates the upper gable end on the façade. Windows on the secondary elevations are primarily 1/1 double-hung sash, with painted white wood frames and painted salmon color wood surrounds. A painted white solid wood door, covered by a wood storm door, enters the rear (east) elevation from a flagstone and concrete patio.

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The former detached garage (now connected to the house and utilized as living space) has painted beige horizontal wood plank walls, with painted red vertical wood planks in the upper gable ends.

22. Architectural style: **Late Victorian**
 Building type: **N/A**
23. Landscape or special setting features: **This property is situated on a small, steep, hill at the northeast corner of S. Ridge Street and Jefferson Avenue, near the south end of the Breckenridge Historic District. A stone retaining wall parallels the sidewalk along Jefferson Avenue**
24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1902** Actual:
 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: **L.L. and L.J. Squires**
 Source of information: **Town of Breckenridge, Department of Community Development files.**
29. Construction history:
Information from the Town of Breckenridge reveals that this cottage was originally built circa 1902 at the northwest corner of S. French Street and Jefferson Avenue – just to the east of its present location. It was moved a short distance to its present location in 1965 to make way for the construction of the Groll Condominiums building.
30. Original location: **No** Moved: **Yes** Date of move(s) :**1965**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/ Single Dwelling**
32. Intermediate use(s): **Domestic/ Single Dwelling**
33. Current use(s): **Domestic/ Multiple Dwelling**
34. Site type(s): **Residence**

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35. Historical background:

Dairyman L.L. Squires, and his wife, L.J. Squires, built this tiny wood-frame cottage circa 1902, at the northwest corner of S. French Street and Jefferson Avenue. Squires' Dairy Barn was located nearby on S. Ridge Street. Squires sold the property to Gus and Mary Hallen in 1907. Gus Hallen worked on the Toponah No. 1 dredge, while Mary served on the local school board, and held the office of County Superintendent of Schools for four terms.

After Mary's death in 1965, the property was sold to David and Nettie G. Groll of Pennsylvania. That year, Gunther Hofeditz and Jim Nicholls began the development of the Groll Condominium complex on the former Hallen property. Consequently, the historic Hallen House was moved a short distance to the front lots of the property facing S. Ridge Street.

Recent owners of this house include John C. and Sally Field, Tim Moller, Rene Naert, Suzanne F. Pederson, and Brian and Mindy Kahn.

36. Sources of information:

Summit County Clerk and Recorder. July 28, 1923.

Summit County Journal, July 2, 1965.

Summit County Journal, August 20, 1965.

Summit County Assessor Residential Property Appraisal Record.

Town of Breckenridge. Department of Community Development files.

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:

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42. Statement of significance:

Built circa 1902, this house is historically significant for its association with Breckenridge's socioeconomic development during the "Town Phase" and Stabilization Phase" period's of the town's growth. It is also architecturally notable for its Late Victorian architectural characteristics, including a prominent bay window, and turned porch columns. The property's level of significance is 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. Moreover, the building's significance is diminished because it has been moved a short distance from its original location. The building, though, likely does still qualify for individual local landmark designation by the Town of Breckenridge, and it is a contributing resource located within the boundaries of the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property exhibits a somewhat below-average 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. The building lost its integrity of location and setting in 1965 when it was moved here, a short distance from its original location. The building does not meet the requirements for Criteria Consideration B.

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

Local landmark eligibility field assessment **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 **Yes**

VII. RECORDING INFORMATION

47. Photograph number(s):	Breckenridge Phase IV Survey – CD-1; Images 70-76	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 13, 2006		
50. Recorder(s):	Carl McWilliams	Rebecca Waugh	
51. Organizations:	Cultural Resource Historians	Town of Breckenridge	
52. Address:	1607 Dogwood Court Fort Collins, CO 80525	150 Ski Hill Road 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