

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.31**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Stuard Building**
- 6. Current building name: **Steak and Rib Restaurant**
- 7. Building address: **208 North Main Street**
- 8. Owner name: **Island Enterprises Inc.**
 Owner address: **P.O. Box 503**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
SE¹/₄ of **NE**¹/₄ of **NW**¹/₄ of **SW**¹/₄ of section **31**
- 10. UTM reference
 Zone **13**
 Easting: **410100**
 Northing: **4370800**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **58** Block: **n/a**
 Addition: **Bartlett and Shock** Year of Addition **pre-1900**
- 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:

Other Style / Pioneer Log

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ___ Determined Eligible - National Register
 - ___ Determined Not Eligible - National Register
 - ___ Determined Eligible - State Register
 - ___ Determined Not Eligible - State Register
 - ___ Needs Data
 - ___ Contributes to eligible National Register District
 - ___ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Irregular Plan
- 15. Dimensions in feet: **~2830 square feet**
- 16. Number of stories: **two**
- 17. Primary external wall material
Wood / Log
Wood / Weatherboard
- 18. Roof configuration (enter one):
Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof
- 20. Special features (enter all that apply):
Porch

21. General Architectural Description

Currently used as a restaurant, this large building consists of an original 1½-story or two-story log structure, with several gabled and shed-roofed wood frame additions (see the sketch map). The original log building, located near the center of the present structure, measures 20' square, and features hand-hewn squared whole log walls with square-notched corners and with concrete chinking. The original building is covered by a front-gabled roof with brown asphalt shingles and boxed eaves. A painted turquoise vergeboard appears in the upper gable end of the original building on its west elevation, and a weathervane appears at the west end of the roof peak. The additions are as follows: a 16' by 38' two-story, gabled addition to the north end of the original west elevation (facade); a 21' by 9' shed-roofed addition to the south end of the west elevation; a 22' by 30' (relatively old) log addition with a gabled roof, to the east (rear) elevation of the original building; a 9' by 57' shed-roofed addition to the south elevation; a 10' by 18' gabled addition to the north elevation; and a small 6' by 3' gabled addition, also to the north elevation. In addition, there is an elevation outdoor dining area addition on the second story's east elevation. Most of the additions are of wood frame construction, with horizontal weatherboard walls. Portions of the wall on the south elevation, however, are comprised of stacked 6" by 6" milled lumber. Windows are almost entirely non-historic, and appear in the following patterns: single-light fixed-panes; tripled single-light fixed panes; 2-light awnings; paired single-light casements; and 1x1 horizontal sliding. There is also a non-historic canted hipped-roof bay window on the south elevation. The windows primarily feature painted red wood frames and painted turquoise wood surrounds. The primary entry into the restaurant is located at the south end of the west elevation. Here, two wood-paneled doors, each with nine upper sash lights, open onto a large wood deck and outdoor dining area. A painted grey solid wood door is recessed under the building's northwest corner, and opens onto a 5-step wood porch. A turned porch column here features decorative bracketing with a cut-out skier motif. A single steel service door is located near the east end of the building's south elevation. A set of 19 steel stairs leads to a plywood door, and to the second-story outdoor dining area, on the east elevation.

29. Construction History (include description and dates of major additions, alterations, or demolitions:

The original portion of this building is comprised of a 20-foot square log structure, built prior to the turn of the twentieth century. Numerous additions (described above) have been built onto the original structure.

23. Landscape or setting special features:

This property is located on the east side of Main Street, near the north end of downtown Breckenridge.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY**25. Date of Construction:**

Estimate **ca. 1890**

Actual

Source of information:

field estimate

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

unknown

Source of information:

n/a

30. Original location: **yes**

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Unknown Use**
32. Intermediate use(s): **Unknown Use**
33. Current use(s): **Commerce and Trade / Restaurant**
34. Site type(s): **Restaurant**

35. Historical Background

The original portion of this building was constructed before the turn of the twentieth century. It was historically associated with the Edward T. Stuard family,

36. Sources of Information

Sanborn Fire Insurance Maps, dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

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 history or prehistory;

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:

Architecture; Commerce; Community Planning and Development

40. Period of Significance: **ca.1890-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The original portion of this building was historically significant for its association with downtown Breckenridge's historical development. Built of pioneer log construction, the structure was probably architecturally significant as well. In recent years, however, the building's physical integrity has been seriously compromised by several incompatible additions. As a result, the building is no longer able to convey a sense of its historic and architectural significance. This property, thus, should be considered ineligible for individual listing in the National Register of Historic Places, and as a non-contributing resource located within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This building's original physical integrity has been effectively obliterated by the construction of several gabled and shed-roofed wood frame additions. On the whole, the additions are badly incompatible with the original building's materials, size, scale, and massing. This building no longer conveys any sense of its historic past.

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-3**

Frame(s): **11-16, 23**

Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **October 7, 2000**

50. Recorders: **Carl McWilliams** **Rebecca Waugh**

51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**

52. Addresses: **1607 Dogwood Court** **150 Ski Hill Road**
Fort Collins, Colorado 80525 **Breckenridge, Colorado 80424**

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