

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5ST130.53**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **N/A**
- 6. Current building name: **Lincoln West Building**
- 7. Building address: **100 South Main Street**
- 8. Owner name: **Lincoln West**  
 Owner address: **7170 Woelfel Rd.  
 Franklin, WI 53132**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**SE¼ of SE¼ of NW¼ of SW¼ of section 31**
- 10. UTM reference  
 Zone **13**  
 Easting: **410107**  
 Northing: **4370573**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **N½ 16; 17-20** Block: **n/a**  
 Addition: **Bartlett and Shock 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)

- 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: **13277 square feet**
- 16. Number of stories: **Two**
- 17. Primary external wall material  
**Brick**
- 18. Roof configuration (enter one):  
**Flat Roof**
- 19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
- 20. Special features (enter all that apply):

**21. General Architectural Description**

Built in 1980, this large commercial building occupies a prominent retail space at the southeast corner of Main Street and Lincoln Avenue in the heart of downtown Breckenridge. The building's west and north elevations front directly onto the concrete sidewalks which parallel Main and Lincoln, and there is an elaborate corner entryway which opens toward the intersection at the building's northwest corner.

The building is two stories in height, and has a partial basement. The two stories each measure 13,277 square feet, and the basement has 1350 square feet. On the north, east and west elevations, the building's exterior walls are made of red brick, laid in running bond. On the south elevation, the exterior wall is made of painted brown concrete blocks. Brick parapet walls extend the roof line except at the rear northeast corner of the building. Windows on the west elevation's first story include three sets of paired and two single-light fixed-pane storefront display windows. On the west elevation's second story there are seven sets of paired 1/1 double-hung sash windows, and the center three sets have segmental brick arches. At the south end of the west elevation, there is a large, two-story canted bay window. On the north elevation's first story, there are five sets of paired single-light fixed-pane storefront display windows, and one 3-light window with a segmental brick arch. On the north elevation's second story six sets of paired 1/1 double-hung sash windows, covered with canvas awnings. On the east (rear) elevation, there is one single, and one set of paired 1/1 double-hung sash windows. There are no windows on the south elevation. The building features an elaborate corner entry on the northwest elevation, which fronts toward the corner of Main and Lincoln. This entrance, which opens onto a concrete and brick terrace, features a set of paired glass-in-wood-frame doors with leaded glass panes, and with flanking leaded glass sidelights and transom lights. To the north and west of this entry door, there are large corner storefront display windows. Also at the northwest corner, the building's second story overhangs the first, and is partially supported by brick columned colonnades. Other entry doors, into the businesses, are located along the north and west elevations. Service entrances are located on the east and southeast elevations, where there is a concrete loading dock.

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

This large commercial building was constructed in 1980, and has housed a variety of retail tenants from that time to the present. There have been no additions, and no notable exterior alterations to the building following its original construction.

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

This property is located at the southeast corner of Main Street and Lincoln Avenue in the heart of downtown Breckenridge.

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

**n/a**

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

Estimate

Actual **1980**

Source of information:

**Summit County Assessor records.**

**26. Architect:**

**unknown**

Source of information:

**n/a**

**27. Builder/ Contractor:**

**unknown**

Source of information:

**n/a**

**28. Original owner:**

**Lincoln West, Inc.**

Source of information:

**Town of Breckenridge. Department of Community Development files.**

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

Moved **no**

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

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **n/a**
32. Intermediate use(s): **Commerce and Trade / Specialty Store**
33. Current use(s): **Commerce and Trade / Specialty Store**
34. Site type(s): **Commercial Building**

**35. Historical Background**

This very large, two-story, red brick, 27,904 square-foot mall was constructed by Lincoln West Inc., in 1980. The original tenants of the mall were: The Sport Centre; Cajun Cookie Company; The Flying Carpet; Wood's World, Inc.; Twisted Pine Fur & Leather; The Pheasant Coffee & Tea; Alaskan, Limited; Trygve Sports; Happy Valley Toy Company; Mr. Yellowstone, Inc.; Gold Creek Stove, Ciao Spurs; and the Cobbler House. The Card Shop, and Callahan's Restaurant & Bakery joined these businesses in 1981 and 1982 respectively.

The Lincoln West, Inc., offices and the Szechwan-Fu restaurant had settled in the building by 1983. The year 1985 brought a record number of businesses in and out of the mall, as well as sustaining a few old ones. Among the new businesses were: Webers Books (Webers Books and Drawings); Old Time Photo; World Beat; Breckenridge Antiques; Andreano Real Estate; The Breckenridge Toy Company; Bahnhof Ski Shop; Jr. Alpine Sports; Century 21; the Claim Jumper Restaurant; and KB Ranch Restaurant. The next year the Breckenridge Cookie Company and the May Palace Restaurant opened for business in the building. The Dragon Palace Restaurant opened in the mall in 1889. Custom Vacations, Inc., leased a retail space in 1993. The year 1994 ushered in the 9600 Restaurant, Goods Tee Shirt shop, and the Three Peaks Cafe Outdoor Espresso Cart.

The business structure of the Lincoln West Mall changed dramatically when Lincoln West, Inc., filed a Condominium Declaration in 1997. As a result, the mall was condominiumized and members of the Lincoln West Mall Condominium Association, Inc., are the current owners of the individual retail spaces. New businesses which have moved into the Lincoln West Mall since 1997 include: Ponderosa Ghost Gallery; Green Gables of Breckenridge; Rocky Mountain Sports; Sara's of Breckenridge; Real Estate of the Rockies, Limited; Grand Timber Lodge Sales Center; Signature Collections; and Bamboo Garden. Some of the earlier merchants, such as Twisted Pine Fur & Leather, still remain.

**36. Sources of Information**

Summit County Assessor. Commercial Property Appraisal Record.

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 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 and Trade; Community Planning and Development**

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

Built in 1980, this large commercial structure is presently just twenty-two years of age. As such, it should be considered ineligible for individual listing in the National Register of Historic Places, and ineligible for local landmark designation by the Town of Breckenridge. The building should also be considered as a non-contributing property within the Breckenridge Historic District.

**43. Assessment of historic physical integrity related to significance:**

The exterior appearance of this building has not been appreciably altered subsequent to its original construction in 1980. The property is presently being well maintained.

**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-15**

Frame(s): **23-28**

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 7, 2002**

50. Recordors: **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**