

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.62**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **n/a**
- 6. Current building name: **Breck Telemark Building**
- 7. Building address: **118 S. Ridge Street**
- 8. Owner name: **Breck Telemark Condos**  
 Owner address: **P.O. Box 2074**  
**Breckenridge, CO 80424**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**NW<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of section 31**
- 10. UTM reference  
 Zone **13**  
 Easting: **410245**  
 Northing: **4370492**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **22, 23** Block: **11**  
 Addition: **Abbett Addition** 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.**

- 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):  
**U-Shaped Plan**
- 15. Dimensions in feet: **10,199 square feet**
- 16. Number of stories: **Three**
- 17. Primary external wall material  
**Wood / Horizontal Siding**
- 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):  
**Porch**  
**Balcony**

**21. General Architectural Description**

This building is located on the east side of Ridge Street, near the south end of the block between Lincoln and Washington Avenues. By far the largest structure on the block, the building is three stories in height, and is divided into multiple commercial and residential units. The building features a U-shaped plan, fronting toward Ridge Street, with projecting wings at either end wrapping around a center courtyard and a second story balcony.

The building is of wood frame construction, with painted cream white horizontal wood siding exterior walls, with painted dark green trim. The center courtyard, with balcony above, faces toward Ridge Street on the west elevation. Multiple, dark green color, glass-in-wood-frame entry doors, lead from the courtyard, and from the balcony, into a variety of retail businesses which occupy the building's first and second stories. Windows on the building are predominantly 1/1 sash type windows, with painted dark green wood frames; there are several single-light fixed-pane windows on the facade, however. Entrances for the building's residential units are located on the east (rear) elevation.

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

This large three-story structure was constructed in 1981. It was designed by the firm of Johnson and Pinder, and erected by Chilton and Associates, a partnership.

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

This building is located on the east side of South Ridge Street, in the block between Lincoln and Washington Avenues. This area, one block east of Main Street, is home to a variety of commercial businesses, including several restaurants, and a few private dwellings.

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

**n/a**

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

Estimate

Actual **1981-1982**

Source of information:

**Summit County Assessor. Commercial Property Appraisal Record.**

**26. Architect:**

**Johnson and Pinder**

Source of information:

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

**27. Builder/ Contractor:**

**Chilton and Associates**

Source of information:

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

**28. Original owner:**

**Chilton and Associates**

Source of information:

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

**30. Original location: yes**

Moved **no**

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

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Commerce and Trade / Specialty Stores; Domestic / Multiple Dwelling**
32. Intermediate use(s): **Commerce and Trade / Specialty Stores; Domestic / Multiple Dwelling**
33. Current use(s): **Commerce and Trade / Specialty Stores; Domestic / Multiple Dwelling**
34. Site type(s): **Commercial / Apartment Building**

**35. Historical Background**

This "boxy", 10,119 square-foot building was constructed in 1981-1982, before the Town of Breckenridge's Design Standards were adopted. Its builder, Chilton & Associates, constructed it in a partnership that included Archie Chilton, Gary Chilton, Ted Coons, and Dave Coons. The Firm of Johnson & Pinder designed the building. The many businesses which have occupied the building since its construction include: Ridge Street Liquors; Pioneer Cleaners; The Balance Sheet Office Supply; Chilton-Coons Association, Ltd.; Arrow Insurance; Mountain Java; Daytona Investment Group; Last Horizon Video; Breckenridge Chiropractic; Mystic Mountain Video; New Age; Autumn in Breckenridge; Gourmet to Go; Yum Yum Tree; Shirt Stop Warehouse; Pioneer Sports; The Chopping Block; Ebert Appraisals; Paws and Claws; and Bookkeeping and Beyond.

**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:

**n/a**

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

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

Built in 1981-1982, this building is presently well under fifty years of age, and as such, it is ineligible to be considered for National Register or local landmark designation. The building is also a non-contributing resource located within the Breckenridge Historic District. From a historical perspective, in our opinion, the structure was poorly designed and executed. Architecturally, its scale, massing, details, and style, are all badly incompatible with that of the area's historic buildings.

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

The exterior of this building has not been notably altered subsequent to its original construction in 1981-1982.

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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-18**

Frame(s): **6-10**

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

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

49. Date: **June 18, 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**