

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

- 1. Resource number: **5ST130.65**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Breckenridge Lands Building**
- 6. Current building name: **Angel's Hollow Restaurant**
- 7. Building address: **113 S. Ridge Street**
- 8. Owner name: **Lee M. and Deborah K. Walker**
 Owner address: **P.O. Box 4298**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NW¹/₄ of NW¹/₄ of SE¹/₄ of SW¹/₄ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410194**
 Northing: **4370527**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **3, 4** Block: **12**
 Addition: **Abbott 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:

**Other Style / Vernacular
 Wood Frame, Front Gabled
 Building**

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):
Rectangular Plan
- 15. Dimensions in feet: **1232 square feet**
- 16. Number of stories: **One**
- 17. Primary external wall material
Wood / Vertical Siding
- 18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
- 19. Primary external roof material (enter one):
Wood Roof / Shake Roof
- 20. Special features (enter all that apply):
Porch

21. General Architectural Description

This building is located on the west side of Ridge Street in the block between Lincoln and Washington Avenues. Presently serving as a restaurant, the building features a simple rectangular plan, measuring 28' N-S (across) by 44' E-W (deep). The building is supported by a low concrete foundation, and its exterior walls are clad with painted pale grey board-and-batten. The roof is a moderately-pitched front gable, covered with wood shake shingles. The roof has widely-overhanging eaves, with exposed, oversized rafter ends. Decorative squared post purlins and ridge pole, with knee braces, appear in the upper gable ends on the east and west elevations. Two sets of paired 12x12 horizontal sliding windows are located toward the north end of the facade. Two sets of paired casement windows are located on the south elevation. A stained natural brown wood-paneled door, with nine upper sash lights, is located at the south end of the facade, on the east elevation. This door opens from a small enclosed vestibule, onto an outdoor dining area. A painted grey solid wood door is located at the west end of the north elevation.

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

This building was constructed in 1961, and originally housed the offices of Breckenridge Lands Inc. There have been no additions to the structure following its original construction in 1961. Sanborn Insurance maps, dated between 1883 and 1914, all depict this property as undeveloped during those early years.

23. Landscape or setting special features:

This building is located on the west side of Ridge Street in the block between Lincoln and Washington Avenues, one-half block east of Main Street near downtown Breckenridge. This area 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 **1961**

Source of information:

Summit County Assessor, Commercial Property Appraisal Record.

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

Breckenridge Lands Inc.

Source of information:

Summit County Assessor, Commercial Property Appraisal Record.

30. Original location: **yes**

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): **Commerce and Trade / Business**
- 32. Intermediate use(s): **Government / Post Office**
- 33. Current use(s): **Commerce and Trade / Restaurant**
- 34. Site type(s): **Restaurant**

35. Historical Background

Constructed in 1961, this building first housed the offices of Breckenridge Lands, Incorporated, followed by the Breckenridge Post Office, until 1973 when it became the Racer's Edge ski shop. In 1975, the Happy Valley Amusement Company moved into the building. The next year, Alpine Surveyors added the storm lock entry to the front of the structure, and moved its offices into the building. Breckenridge Chiropractic Associates opened in the space in 1989. The Manager's, Inc., took over the building in 1995, along with Manager's Lodging, Team Managers, and a ski and bicycle retail shop. The Angel's Hollow Restaurant opened in the building in 2002. The property is currently owned by Lee M. Walker.

36. Sources of Information

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

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; Community Planning and Development

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

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Constructed in 1961, this building is less than fifty years of age, and as such, it is presently ineligible to be considered for individual listing in the National Register of Historic Places, or for local landmark designation by the Town of Breckenridge. The building should also be considered as a non-contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

There have been no additions to this building subsequent to its original construction in 1961.

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-17**

Frame(s): **35-37**

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**