

COLORADO CULTURAL RESOURCE SURVEY

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_ Determined Eligible - National Register

**Architectural Inventory Form**

**I. IDENTIFICATION**

\_\_\_\_ Contributes to eligible National Register District

- 1. Resource number: **5ST130.80**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Struve / Taylor Building**
- 6. Current building name: **Wine and Cheese Shop**
- 7. Building address: **203 S. Main Street**
- 8. Owner name: **Town of Breckenridge**  
 Owner address: **P.O. Box 168**  
**Breckenridge, CO 80424**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**SW3** of **NE3** of **SW3** of **SW3** of section **31**
- 10. UTM reference  
 Zone **13**  
 Easting: **410005**  
 Northing: **4370628**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970** (**Photorevised 1987**) **7.5'**
- 12. Lot(s): **7** Block: **4**  
 Addition: **Edmund G. Stiles 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)

\_\_\_\_ Determined Not Eligible - National Register

(Page 1 of 6) \_\_\_\_ Determined Eligible - State Register

\_\_\_\_ Determined Not Eligible - State Register

\_\_\_\_ Needs Data

\_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

- 14. Building plan (footprint, shape):  
**Rectangular Plan**
- 15. Dimensions in feet: **~2050 square feet**
- 16. Number of stories: **three**
- 17. Primary external wall material  
**Wood / Vertical Siding**
- 18. Roof configuration (enter one):  
**Gabled Roof**
- 19. Primary external roof material (enter one):  
**Wood Roof / Shingle Roof**
- 20. Special features (enter all that apply):  
**n/a**

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**21. General Architectural Description**

The long narrow building at 203 Main Street measures just 19' across (generally N-S), but is 108' deep (generally E-W). The eastern-most portion of the building (measuring 19' by 28') is 2.2-stories in height, and features multiple gabled roof forms; the center section of the building (measuring 19' by 30'), is two stories tall; the rear, western-most, section of the building measures 19' by 30' is three stories tall, and is covered by a saltbox roof. This building abuts 211 S. Main Street along most of its south elevation, while a large plaza lies to the north. The river walk, and the Blue River are to the west. The building is of wood frame construction, and its exterior walls are clad with vertical wood siding. The roof is covered with wood shingles, and the roof eaves are closed. A set of paired, painted green, glass-in-wood-frame entry doors lead into the facade from the wide concrete sidewalk which parallels Main Street on the east elevation. The entry doors are topped by two tall clerestory windows, while to the south of the doors the facade wall is angled where there is a band of three tall fixed-pane windows. Along the long north side elevation, there are three service entry doors, and a total of seven single-light fixed-pane or casement windows. The tall west elevation overlooks the river walk, as well as the Ten Mile Range. A 19' by 8' wood plank porch here features a painted black wood railing, and from this porch, two 1x1 horizontal glass bypass doors enter into the rear of the building. Two 6" by 6" wood posts support a second story balcony which is located directly above the rear porch. The balcony is accessed by a long wooden staircase at the west end of the north elevation. Two more 1x1 horizontal sliding glass bypass doors enter into the second story from the balcony. A smaller, third story, balcony is located at the upper north end of the west elevation.





22. **Architectural style / building type:** **Modern Movements**

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

This building is located in downtown Breckenridge - on the west side of South Main Street, at the south end of the 200 block. The building abuts 211 S. Main Street along most of its south elevation, while a large plaza lies to the north. The river walk and the Blue River lie to the west.

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

n/a

#### **IV. ARCHITECTURAL HISTORY**

25. **Date of Construction:**

Estimate

Actual **1971, 1972**

Source of information: **Wally Taylor**

26. **Architect:** **Jon Gunson**

Source of information: **Wally Taylor**

27. **Builder/ Contractor:** **unknown**

Source of information: **n/a**

28. **Original owner:** **Wally, Janey, Jeff and Chuck Taylor, and Sandy Struve**

Source of information: **Wally Taylor**

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

This building was constructed in two phases, in 1971, and 1972. A circa 1900 log house which had previously existed on the property was incorporated into the design. Jon Gunson, a local attorney and architect, designed the building to resemble the mine tipple structures located in the surrounding Breckenridge mining district.

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

Moved **no**

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

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Commerce and Trade / Specialty Store**
32. Intermediate use(s): **Commerce and Trade / Specialty Store; Commerce and Trade / Restaurant**
33. Current use(s): **Vacant / Not In Use**
34. Site type(s): **Commercial Building**

**35. Historical Background**

In the spring of 1971, Wally and Janey Taylor, their two sons Jim and Jeff, and Chuck, and Sandy Struve purchased this property from a Mr. Hentshel. The six of them lived in a turn of the twentieth century log house that existed on the property while they began adding onto the front of it. With the help of their attorney and architect Jon Gunson, the wine and cheese shop building was designed to resemble the mine tipple structures located in the surrounding Breckenridge mining district. In 1971, the Struves and Taylors excavated the wine cellar while Jon Gunson designed a loft for the cheese shop that overlooked the cellar. Because the street-level landing at the entrance had two separate doors, one to the wine cellar and one to the cheese shop, they were able to lock the liquor store on Sundays and holidays and, ultimately, secure the approval of the State Liquor Board. Originally known as De Vines Wine and Cheese Building, the shop was completed in time for the 1971-72 ski season and dubbed one of the first wine and cheese shops in the Colorado.

Business was so good that the Struves and Taylors added two living units onto the rear of the building the next year. The Taylors' unit incorporated the historic log house, while the Struves' unit was completely new. The rear (west) wall of the new unit was all glass and took advantage of the mountain views.

In 1982, Mountain Vinters, Ltd., opened Bailey's Wine and Cheese Shop in the store front. The owners and operators, Leonard, Patricia, Kim, and Leigh Bailey, also lived on site. It became A La Carte/Wine Cellar in 1987 and Stage Door Cafe in 1993.

The building is currently owned by the Town of Breckenridge, which is in the process of renovating it for use as an activity and information center.

**36. Sources of Information**

Summit County Assessor, Commercial Property Appraisal Records.

Taylor, Wally. Letter to Rebecca Waugh.

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 prehistory or history;

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**

Constructed in 1971 and 1972, this building is presently just thirty-two years of age, and thus falls well short of the fifty year threshold to be considered for listing in the National Register of Historic Places. The building does not appear to meet the requirements of Criteria Consideration G, relating to properties which have achieved significance within the past fifty years. Although, it has been a part of Breckenridge's progression of development during the latter half of the twentieth century, at the present time, the building also does not appear to qualify for individual listing in the State Register of Historic Places, or for local landmark designation by the Town of Breckenridge. It should also be considered a non-contributing resource within the Breckenridge Historic District.

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

This building appears to have retained much of its original integrity, relating to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. There have been few notable exterior alterations.

Resource Number: **5ST130.80**

Temporary Resource Number: **N/A**

**Architectural Inventory Form**

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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-22**

Frame(s): **7-9**

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 8, 2004**

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

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

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

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