

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____ Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____ Contributes to eligible National Register District

1. Resource number: **5ST130.85**
2. Temporary number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **Adams Street Cafe**
6. Current building name: **Adams Street Cafe**
7. Building address: **10 Adams Avenue**
8. Owner name: **Bubba Gump Shrimp Company**
 Owner address: **940 Calle Nagocio, Ste. 250
 San Clemente, CA**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**
NE3 of SE3 of SW3 of SW3 of section 31
10. UTM reference
 Zone **13**
 Easting: **410034**
 Northing: **4370526**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
12. Lot(s): **14-16** Block: **7**
 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: **5436 square feet**
16. Number of stories: **1.5**
17. Primary external wall material
Wood / Horizontal 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

21. General Architectural Description

The large rectangular-shaped building at 10 Adams Avenue measures just 32-feet across (N-S) at its widest point, while it measures approximately 130 feet deep (E-W). The building's east end elevation fronts toward Main Street, where there is an outdoor dining area, while the long south side elevation fronts directly onto the concrete sidewalk paralleling Adams Avenue. The building is of wood frame construction, and its exterior walls are clad with painted grey horizontal wood siding, with 1" by 4" corner boards. The roof features multiple intersecting gables, covered with wood shingles, and the eaves are boxed with painted white wood trim. Two large red brick chimneys are located on the exterior of the south elevation. Fenestration along the long south elevation includes: a band of four small 6/6 double-hung sash windows, with painted white wood frames and surrounds; a single 6/6 double-hung sash window; two large, two-story, canted bays with multiple single-light casement windows; a 1/1 double-hung sash window in an upper gable end, over a projecting entry flanked by sets of four single-light casements; a set of paired 12-light glass-in-wood-frame doors, set within a recessed entryway, topped by a set of paired 15-light glass-in-wood-frame doors which open onto a balcony with a painted white wood railing, covered by a gable roof; another set of paired 12-light glass-in-wood-frame doors, set beneath a large pentagon-shaped clerestory window, which is the main entry into "Bubba Gump Shrimp Company Restaurant and Market." A set of paired 15-light glass-in-wood-frame doors, topped by a large pentagon-shaped clerestory window, are located on the east elevation. These doors open onto the outdoor dining area which extends toward South Main Street to the east. At the rear (west end) of the building there is a 32' by 30' outdoor dining area which is located on the roof of the single-story rear portion of the building. This outdoor dining area is accessed out of the rear of the upper half-story, as well as by a flight of metal steps with a painted white wood railing.



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

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

This building is located in downtown Breckenridge - at the northwest corner of Adams Avenue and South Main Street. 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 **1975**

Source of information: **Town of Breckenridge; Department of Community Development Files**

26. **Architect: Jon Gunson**

Source of information: **Town of Breckenridge; Department of Community Development Files**

27. **Builder/ Contractor: unknown**

Source of information: **n/a**

28. **Original owner: John P. and Juanita Breckenridge; Vincent T. and Rosalino Krivanek**

Source of information: **Town of Breckenridge; Department of Community Development Files**

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

The front (east) portion of this building was constructed as the Adams Street Cafe in 1975. In 1990, a large, nearly 3000 square feet addition was built onto the rear of the original building.

30. **Original location: yes**

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

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

35. Historical Background

Owners John P. and Juanita Breckenridge, and Vincent T. and Rosalino Krivanek, had this building erected as the Adams Street Cafe in 1975. The restaurant became the Adams Street Country Club in 1986. In 1990, Reggie Gray of Silver Heels Inn, Inc., hired John Gunson, Architect, AIA (American Institute of Architects), to design a 2,989 square-foot addition for the building, increasing its size to 5,436 square feet. Under the ownership of Silver Heels Inn, Inc., the restaurant was known as the Adam's Street Grill. Bubba Gump Shrimp Company Restaurants, Inc. purchased the building in 1999. The San Clemente, California-based company has operated a restaurant at this location from that time to the present (2004).

36. Sources of Information

Ostrye--MacDonald, Ann. National Register of Historic Places Inventory - Nomination Form. "Breckenridge Historic District." USDI, NPS, May 31, 1978.

Summit County Assessor, Commercial Property Appraisal Records.

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 1975, and with a major addition in 1990, this building is presently just twenty-nine 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 last quarter 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's original (1975) integrity was compromised by a large addition built in 1990. The building appears to have retained much of its integrity, following that date.

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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-21**

Frame(s): **19-22**

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**