

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5ST130.90**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Hirsch Retail Building**
- 6. Current building name: **Hirsch Retail Building**
- 7. Building address: **216 S. Main Street**
- 8. Owner name: **Eduardo F. Bello**
Owner address: **35 Hale Kuai, No. 201**
Kihei-Maui, HI

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**

SE3 of **NE3** of **SW3** of **SW3** of section **31**

10. UTM reference

Zone **13**
 Easting: **410058**
 Northing: **4370597**

- 11. USGS quad name: **Breckenridge, Colorado**
Year: **1970** (**Photorevised 1987**) **7.5'**

- 12. Lot(s): **6** Block: **2**
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: **3,273 square feet**

- 16. Number of stories: **Two**

- 17. Primary external wall material

Brick

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):

n/a

21. General Architectural Description

Completed in 1987, the Hirsch Retail Building is a relatively large, two-level, commercial building which presently (in 2004) houses three retail shops. Overall, it measures approximately 25' N-S (across) by 55' E-W (deep). The building's facade fronts toward South Main Street on the west elevation. The "Eyes of Breckenridge" retail shop is located at ground level, at the north end of the facade. "Milagros of Colorado" is located in the upper level, at the south end of the facade. This establishment is accessed by a set of brick and concrete stairs, flanked by distinctive wrought iron railings. Wrought iron railings also enclose a sunken centered courtyard, where another stairway descends to the "Sky Bleu Cafe." The building's eye-catching facade features multiple brick columns, with gabled roof forms over the entryways. The entrances into Milagros and the Eyes of Breckenridge both feature paired, glass-in-wood-frame entry doors, with triangular shaped lights, and with large clerestory windows and sidelights. A single glass-in-wood-frame door, also with a triangular-shaped light, leads into the Sky Bleu Cafe from the sunken courtyard. A solid wood rear service entry door is set below a gabled parapet on the east elevation. This door is flanked by two single-light fixed-pane windows. The building's long north (side) elevation wall is clad with a brick veneer at the west end, while the rear portion of the wall to the east is clad with painted grey horizontal wood siding. The east (rear) elevation wall is also clad with painted grey horizontal wood siding, while the south side elevation abuts 220 S. Main Street next door to the south. The roof is flat, covered with composition roofing material.



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

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

This building is located in downtown Breckenridge - on the east side of South Main Street, near the south end of the 200 block. The building abuts 220 S. Main Street along much of its south elevation.

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

n/a

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:**

Estimate

Actual **1987**

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: Michael J. Hirsch**

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

28. **Original owner: Michael J. Hirsch**

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 Hirsch Retail Building was erected in 1987, utilizing design plans prepared by architect Jon Gunson. There have been no additions to the building following its original construction in 1987.

30. **Original location: yes**

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

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

35. Historical Background

Jon Gunson, Architect, AIA (American Institute of Architects), designed this two-story, garden-level-style building. The three-tenant, 3,273 square-foot retail complex was completed in 1987 by developer Michael J. Hirsch. Known as the Hirsch Retail Building, it is currently owned by Eduardo F. Bello.

Since its completion, the building has boasted the following businesses: Caffe Bella; Aspen Leaf Trading Company; Breckenridge T-Shirt Company; Main Street Bistro; The Gourmet Station; Good Times Rafting; Vickers Gallery; Swan River Adventure Center; She Captains; Sports Fossils; Gold Point Lodging and Reality, Inc., and Discount Activities Outlet; Pastini's; Mambos; Extreme Sunglasses, Sports, and Resort Wear; Milagros of Colorado; Eyes on Breckenridge; and Sky Bleu Cafe.

36. Sources of Information

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

Completed in 1987, the Hirsch Retail Building is presently just seventeen 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 is architecturally distinctive, and does represent the progression of downtown Breckenridge's 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. In time, the building may become architecturally significant relative to Criterion C.

43. Assessment of historic physical integrity related to significance:

The Hirsch Retail 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 no additions, and few notable exterior alterations to the original 1987 construction.

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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-19**

Frame(s): **5-8, 34**

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**