

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____ Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____ Contributes to eligible National Register District

- 1. Resource number: **5ST130.93**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Reliance Place**
- 6. Current building name: **Reliance Place**
- 7. Building address: **224 S. Main Street**
- 8. Owner name: **Nicholls and Nicholls Partnership**
 Owner address: **P.O. Box 566**
Breckenridge, CO 80424

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: **410073**
 Northing: **4370562**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **9-10** 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):
L-Shaped Plan
- 15. Dimensions in feet: **unknown**
- 16. Number of stories: **Two**
- 17. Primary external wall material
Brick
- 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

Reliance Place is a very large, L-shaped, two-story, commercial building located on the east side of South Main Street in downtown Breckenridge. Situated near the south end of the 200 block, the building is flanked on its north elevation by 222 S. Main Street, and on its south elevation by 232 S. Main Street. Another retail building, at 226 S. Main Street, is situated within the space formed by the "L" of this building. Reliance Place is presently occupied by six retail tenants, with several office suites in the second story. Current retail tenants include: "Highlands Gallery"; "The Right Side - Fine Art and Innovative Craft"; "Gallery Two Fine Art & Innovative Craft"; "Java Jungle Coffee Company & Gift Store"; "Autencio Mexican Restaurant"; and "Bievenidos A Real Mexican Restaurant." The building's exterior walls feature a brown brick veneer, with corbelled brickwork below a projecting cornice line, and with decorative brick columns at the corners. Hidden behind the cornice line, the building is covered by a flat roof. The entrances into the various retail spaces typically feature single or paired stained natural brown wood-paneled doors, with large rounded upper sash lights, and with transom lights. There are also numerous large single-light fixed-pane storefront display windows, with distinctive rounded tops. The building's east (rear) elevation is penetrated by multiple casement-style windows. A solid white service door leads to the basement level on the east elevation. Another service entry door, of brown metal construction, leads into the first story on the east elevation. A set of paired, stained natural brown, wood-paneled doors, with rounded upper sash lights, and topped by a transom light, leads into a rear foyer on the east elevation.



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. Reliance Place is flanked on its north elevation by 222 S. Main Street, and on its south elevation by 232 S. Main Street. Another retail building, at 226 S. Main Street, is situated within the space formed by the "L" of this building.

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

n/a

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:**

Estimate

Actual **1986**

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

26. **Architect:** **James A. Nicholls**

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

27. **Builder/ Contractor:** **James A. Nicholls and Nicholls Partnership**

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

28. **Original owner:** **James A. Nicholls and Nicholls Partnership**

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

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

Reliance Place was erected in 1986. Comprising several thousand square feet of retail and office space, the distinctive L-shaped brick edifice was designed and built by James Nicholls. There have been no additions or notable exterior alterations to the building's original construction.

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

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

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

35. Historical Background

Reliance Place was designed and built by James Nicholls. Completed in 1986, the distinctive two-story, L-shaped commercial building has jointly housed a number of retail establishments with the BIC Building (226 South Main Street) next door. Some of these businesses include Holly Tree Christmas Shop, Against the Grain, Sweater Gallery, Silver Shadows Galleries, Mountain Espresso, La Pizzeria, Sox Appeal, BMC Printers Memorabilia, Italian Ice vendor cart, Caroline's Attic, Wilcox Collection and Gallery, First Tracks, Rainbow West, Paint Horse Gallery, Vic's Corn Popper, A Friend to Lean On, Poirrier's Cajun Cafe, The Right Side, Fiesta Jalisco, Soap & Water, Great Things West Gallery, Cross Country Crafts, Bead Gallery, Highlands Gallery, Gallery Two, and Java jungle. Nicholls and Nicholls Partnership currently own the retail complex.

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

Constructed in 1986, Reliance Place is presently just eighteen years old, 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. With the passage of time, the distinctive building may eventually come to be considered architecturally significant, and it may one day represent the progression of architecture in downtown Breckenridge during the last fourteen years of the twentieth century, and into the twenty-first century. At the present time, the building also does not 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:

The Reliance Place 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 to the original 1986 construction.

Resource Number: **5ST130.93**

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-19**

Frame(s): **15-18, 30-31**

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** **150 Ski Hill Road**
Fort Collins, Colorado 80525 **Breckenridge, Colorado 80424**

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