

COLORADO CULTURAL RESOURCE SURVEY

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

\_\_\_\_Determined Eligible - National Register

**Architectural Inventory Form**

**I. IDENTIFICATION**

\_\_\_\_Contributes to eligible National Register District

1. Resource number: **5ST130.94**
2. Temporary number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **C.J. Enterlein House**
6. Current building name: **BIC Building**
7. Building address: **226 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: **410074**  
 Northing: **4370547**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987) 7.5'**
12. Lot(s): **12-13** 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:

**Late Victorian**

**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):  
**Irregular Plan**
15. Dimensions in feet: **~1902 square feet**
16. Number of stories: **1.5**
17. Primary external wall material  
**Wood / Horizontal Siding**
18. Roof configuration (enter one):  
**Gabled Roof / Cross Gabled Roof**
19. Primary external roof material (enter one):  
**Wood Roof / Shingle Roof**
20. Special features (enter all that apply):  
**Porch**  
**Balcony**

**21. General Architectural Description**

The building at 226 S. Main Street is composed of a historic 1898 dwelling, combined with a large 1980 addition on the east (rear) elevation. The building presently (in 2004) houses three retail establishments - "Paint Horse Gallery", "Breckenridge Bead Gallery", and "Cross Country Crafts." The original dwelling is supported by a low stone foundation, while the addition rests on a concrete foundation. The exterior walls are uniformly clad with painted bright yellow horizontal wood siding, with painted white 1" by 4" corner boards. The roof features steeply-pitched intersecting gables, covered with wood shingles. The roof eaves are boxed, with decorative brackets and painted brown and white wood trim. A canted bay window, with a large single-light fixed-pane window, flanked by single-light casement windows, is located on the facade (fronting toward Main Street on the west elevation). The bay is accented by a Mansard style roof topped by a wrought iron faux balcony railing. A set of paired 1/1 double-hung sash windows, with painted white wood frames and surrounds, overlook the balcony from the building's upper half story. Canted bay windows are also located on the north and east elevations, and a box bay display window is located on the south elevation. Windows elsewhere are primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds.

The entry into "Paint Horse Gallery" is located at the south end of the facade. Here, a non-historic wood-paneled door enters into the building from a red brick porch covered by a Mansard roof with another wrought iron faux balcony railing. Another entry into "Paint Horse Gallery" is located on the south elevation where a non-historic wood-paneled door, with stained glass upper sash lights, leads into the building from a concrete porch, covered by a Mansard Roof. The entry into "Breckenridge Bead Gallery" is located on the north elevation, where a non-historic stained natural brown wood-paneled door, with two stained glass upper sash lights, leads into the building. The entry into "Cross Country Crafts" is located at the north end of the west elevation, where a wood-paneled door, with two upper sash lights, leads into the building. A plaque, placed on the building's facade in 1980, is inscribed:

**BUILT AS A RESIDENCE IN 1898, SITE WAS ARGYLE DANCE HALL 1881  
AND LOST IN MAIN STREET FIRE OF 1896**



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22. **Architectural style / building type:** Late Victorian

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, a large L-shaped retail complex, is situated to the north and east of this building. The building at 232 S. Main Street (at the corner of S. Main Street and Adams Avenue) is to the south.

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

n/a

**IV. ARCHITECTURAL HISTORY**

25. **Date of Construction:**

Estimate

Actual **1898**

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 69, Page 204.**

26. **Architect: unknown**

Source of information: **n/a**

27. **Builder/ Contractor: unknown**

Source of information: **n/a**

28. **Original owner: C.J. and Elizabeth Enterlein**

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 69, Page 204.**

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

The original portion of this building was constructed as a T-shaped 1.5-story wood frame dwelling in 1898. The original dwelling stood until 1980 when a large addition was built onto the east (rear) elevation. At that time, and subsequently, the building was converted into retail space.

30. **Original location: yes**

Moved **no**

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

**V. HISTORICAL ASSOCIATIONS**

- 31. Original use(s): **Domestic / Single Dwelling**
- 32. Intermediate use(s): **Domestic / Single Dwelling**
- 33. Current use(s): **Commerce and Trade / Specialty Stores**
- 34. Site type(s): **Formerly a Residence; Presently a Commercial Building**

**35. Historical Background**

Main Street grocer, C. J. Enterlein and his wife, Elizabeth, constructed their modern, seven-room house for \$1,450 in 1898. That year, the Enterleins, Vogans, Cramers, and McKelvys all built pleasant homes in this neighborhood, where they intended to settle and raise families. Breckenridge was experiencing its third building boom, and this block had been conveniently cleared of commercial architecture by an 1896 fire. Construction began on the Enterlein's home in September and was just reaching completion as the famous Winter of 1898-99 began dumping trainloads of snow on Breckenridge.

In 1920, Elizabeth Enterlein sold the house to the M. C. and Marguerite C. Osborne family who lived in the two-story dwelling for forty years. Marguerite Osborne deeded the family home to their daughter Marguerite Vasilka in 1960. Owners of the property after 1970 include Andrew Mei Ling, Breckenridge Investment Company (BIC), Stanley Andreen, James Nicholls, Merle and Katherine Nicholls, and Nicholls & Nicholls Partnership.

**36. Sources of Information**

Sanborn Fire Insurance Maps, dated August 1882, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor, Residential and Commercial Property Appraisal Records.

Summit County Clerk and Recorder, Warranty Deed Record Book 69, Page 204.

Summit County Clerk and Recorder, Warranty Deed Record Book 101, Page 431.

Summit County Clerk and Recorder, Miscellaneous Deed Record Book 155, Pages 182-183.

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:

**Architecture; Community Planning and Development**

40. Period of Significance: **1898; 1898-1920**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

The former Enterlein House is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's progression as a successful Colorado mining town - from the time of its construction in 1898, until 1920 when it was sold by the Enterlein family. The original portion of the building is also architecturally significant, under Criterion C, for its representative style of architecture dating from the Late Victorian era. Due to a rather substantial loss of integrity, however, the building should be considered ineligible for individual listing in the National and State Registers of Historic Places. The building also probably does not qualify individually for local landmarking by the Town of Breckenridge. Conversely, the building should be considered a contributing resource within the Breckenridge Historic District.

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

As described above, this building's historic integrity was compromised in 1980 when a large addition was built onto the east elevation, and the former residence was converted into retail space.

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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): **20-24**

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**