

COLORADO CULTURAL RESOURCE SURVEY

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

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

**Architectural Inventory Form**

**I. IDENTIFICATION**

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

- 1. Resource number: **5ST130.100**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Prudential Court**
- 6. Current building name: **Prudential Court**
- 7. Building address: **320 S. Main Street**
- 8. Owner name: **Deux Vin Interests**  
 Owner address: **P.O. Box 608**  
**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: **410100**  
 Northing: **4370437**

- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970** (**Photorevised 1987**) **7.5'**
- 12. Lot(s): **9-10** Block: **3**  
 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: **~1584 square feet**

- 16. Number of stories: **2.5**

- 17. Primary external wall material

**Wood / Horizontal Siding**

**Wood / Shingles**

- 18. Roof configuration (enter one):

**Gabled Roof / Front Gabled Roof**

- 19. Primary external roof material (enter one):

**Asphalt Roof / Composition Roof**

- 20. Special features (enter all that apply):

**dormers**

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**21. General Architectural Description**

Constructed in 1993, the Prudential Court Building is a 2.5-story wood frame building, comprising nearly 1600 square feet of commercial space. Designed to appear as a residence, the building features a modified rectangular plan. The exterior walls are clad with painted beige horizontal wood siding, with painted buff red 1" by 6" corner boards. Patterned wood fishscale shingles appear in the upper gable ends on the west elevation (facade) and on the east (rear) elevation. The building is covered by a front gabled roof, with a projecting gabled section to the front. The roof is covered with black asphalt shingles, and features boxed eaves with painted buff red wood trim. Gabled wall dormers, each with two 1/1 double-hung sash windows, are located on the north and south (side) elevations. Four other smaller dormers appear on these elevations as well. There are no chimneys. A rectangular, hipped-roof bay, with three single-light fixed-pane windows, and topped by a row of transom lights, is located near the north end of the facade. A large single-light fixed-pane storefront display window is located near the south end of the facade. Windows elsewhere are primarily 1/1 double-hung sash, with painted green wood frames and painted buff red wood surrounds. Fixed-pane diamond-shaped windows appear in the upper gable ends on the east and west elevations. There are two entry doors on the facade. Entering the north end of the building, one is a painted buff red with white trim, wood-paneled door with one upper sash light and with a transom light. This is the entry door into the "Shirt Mine." The other door enters into "Art Full of Energy and Fun" in the south end of the facade. This is a painted red wood-paneled door, with a large upper sash light, and with a transom light. A flight of brick stairs descends along the building's south side to a basement-level entry door which presently leads into "Sherpa & Yeti's." A metal-paneled door on the east (rear) elevation accesses "Breignezer's hair and Nail Studio." One other service entry door is located on the east elevation as well.



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

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

This building is located near the south end of downtown Breckenridge - on the east side of South Main Street near the center of the block south of Adams Avenue.

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

n/a

**IV. ARCHITECTURAL HISTORY**

25. **Date of Construction:**

Estimate

Actual **1993**

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

26. **Architect:** **Baker + Hogan + Houx, and Associates**

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

27. **Builder/ Contractor:** **Deux Vin Interests**

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

28. **Original owner:** **Deux Vin Interests**

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

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

This building was erected at this site in 1993. It was designed by the architectural firm of Baker + Hogan + Houx and Associates. Deux Vin Interests, a development company, was the builder and original owner. There have been no additions to the original 1993 construction.

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

Moved **no**

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

**V. HISTORICAL ASSOCIATIONS**

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

**35. Historical Background**

This residential-style commercial building was completed in 1993 by Deux Vin Interests (Development). The building, which was designed by Baker + Hogan + Houx, Associates, has jointly housed a number of retail establishments and a real estate office, with the May Nicholson House (318 S. Main Street) next door. Some of these businesses include: Prudential Timberhill Real Estate, Alligator Lounge Inc.; The Right Angle; Kinkopf Studio and Gallery; Cascades of the Rockies; The Shirt Mine; September Body + Home; The North Face Breckenridge; and Hot Diggity Dog Hot Dog Cart. Deux Vin Interests (Development) has owned the building since it was completed in 1993.

**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 1993, the Prudential Court Building is presently just eleven 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 does contribute to the progression of downtown Breckenridge's architectural development during the last decade 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 Prudential Court 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, if any, notable exterior additions or alterations.

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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-20**

Frame(s): **17-20**

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**