

Architectural Inventory Form

**Official Eligibility Determination
(OAHF use only)**

OAHF1403

Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
 - Determined Not Eligible – National Register
 - Determined Eligible – State Register
 - Determine Not Eligible – State Register
 - Need Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5ST.130.142** Parcel number(s):
- 2. Temporary resource number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **Interiors by Design**
- 7. Building Address: **306½ S. Ridge Street**
- 8. Owner Name: **Cynthia R. Gray, Brett L. Gray**
- Owner Organization:
- Owner Address: **P.O. Box 2234
Breckenridge, CO 80424**



- | | |
|---|---------------------|
| 44. National Register eligibility field assessment: | Not Eligible |
| Local landmark eligibility field assessment: | Not Eligible |

Architectural Inventory Form

Page 2 of 7

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**
SW ¼ of SW ¼ of SE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410210 mE** **4370435 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **Unit A Cottonwood Thicket Condo**
 Addition: **Abbett** Year of addition: **1880**
13. Boundary description and justification:
This legally defined parcel encompasses but does not exceed the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **42' N-S by 63' E-W overall dimensions**
16. Number of stories: **2½**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/ Composition Roof**
 Other roof materials:
20. Special features:
Porch
Balcony
Attached Garage

21. General architectural description:

The modern building at 306½ S. Ridge Street is supported by a low concrete foundation, and its exterior walls are clad with painted light blue horizontal wood siding with painted white 1" by 4" corner boards. The moderately-pitched cross gabled roof is covered with grey asphalt composition shingles and the eaves are boxed with painted white wood trim. Windows are primarily 1/1 double-hung sash, with painted white wood frames and painted purple wood surrounds. Two prominent second story windows on the façade (west elevation) have triangular transom lights. A white paneled door, with one upper sash light, enters the south end of the façade from a gabled porch. This is the main entry into "Interiors by Design." Another white metal paneled door, with one upper sash light, enters the building on the north elevation. A blue metal-paneled garage door at the north end of the façade provides vehicular access to an attached garage via an asphalt driveway from Ridge Street. A small balcony is located above the west end of the garage, where a painted white glass-in-wood-frame door leads from the balcony into the second story. Another balcony and second story door are located toward the center of the façade.

22. Architectural style: **Neo-Victorian**
 Building type: **N/A**

Architectural Inventory Form

Page 3 of 7

23. Landscape or special setting features: **This property is located on the east side of Ridge Street in the block between Adams and Jefferson Avenues, near the south end of the Breckenridge Historic District. It is very-well maintained with well-cared-for native landscape features.**

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1991**

Source of information: **Summit County Assessor**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

Summit County Assessor files indicate that this building was constructed in 1991.

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): **Domestic/ Single Dwelling and Commerce/ Trade / Professional**

34. Site type(s): **Residence and Interior Design professional office**

35. Historical background:

This property was developed in 1991. Its known owners are Denise Block, Kerry Feldman, Cynthia and Brett Gray, and Caralee and John Warner. Presently (in 2006), the building serves both as a private residence and as office/studio space for Interiors by Design,

36. Sources of information:

Summit County Assessor Residential Property Appraisal Record

Town of Breckenridge, Department of Community Development files.

Architectural Inventory Form

Page 4 of 7

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: **N/A**
 Designating authority: **N/A**
38. Applicable National Register criteria:
- A. Associated with events that have made a significant contribution to the broad pattern 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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).
- 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:
42. Statement of significance:
- Built in 1991, this building is of too recent construction to be considered eligible for listing in the National Register of Historic Places, or in the State Register of Historic Places. It also does not qualify for individual local landmark designation by the Town of Breckenridge, and it is a non-contributing resource located within the boundaries of the Breckenridge Historic District.**
43. Assessment of historic physical integrity related to significance:
- This property exhibits a high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association.**
44. National Register eligibility field assessment **Not Eligible:**
 Local landmark eligibility field assessment **:Not Eligible**
45. Is there National Register district potential? Yes No **N/A**
 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**
46. If the building is in existing National Register district, is it contributing **No**

Architectural Inventory Form

Page 5 of 7

VII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-1; Images 60-64** Images filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424**
48. Report title: **Town of Breckenridge Phase IV Cultural Resource Survey**
49. Date(s): **June 17, 2006**
50. Recorder(s): **Carl McWilliams** **Rebecca Waugh**
51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**
52. Address: **1607 Dogwood Court** **150 Ski Hill Road**
Fort Collins, CO 80525 **Breckenridge, CO 80424**
53. Phone number(s): **(970) 493-5270** **(303) 629-6966 ext. 142**

Architectural Inventory Form

Page 6 of 7

Sketch Map

Architectural Inventory Form

Page 7 of 7

Location Map