

**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.130.146** Parcel number(s):
2. Temporary resource number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic Building Name: **Ecklund House**
6. Current Building Name: **Gore-Perrin House**
7. Building Address: **407 S. Ridge Street**
8. Owner Name: **Jan-Jacob Bosgraaf; Shannon M. Bosgraaf**
- Owner Organization:
- Owner Address: **P.O. Box 1118  
Breckenridge, CO 80424**



- |   |                     |
|---|---------------------|
| 44. National Register eligibility field assessment: | <b>Not Eligible</b> |
| Local landmark eligibility field assessment:        | <b>Not Eligible</b> |

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7S** Range: **77W**  
**NW ¼ of NW ¼ of NE ¼ of NW ¼ of Section 6**
10. UTM reference  
 Zone: **13** **410193 mE** **4370321 mN**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **8-9 Block 15**  
 Addition: **Abbett Addition** 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: **36' N-S by 75' E-W overall dimensions**
16. Number of stories: **2½**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Front Gabled Roof**
19. Primary external roof material: **Metal Roof**  
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:  
**The building at 407 S. Ridge Street consists of a historic 2½-story front gabled dwelling, with a shed-roofed extension along the south (side) elevation, and a large, modern, side gabled rear addition joined to the original building by a low gabled connector. The original front gabled section measures approximately 21' N-S (across) by 33' E-W (deep). The building's exterior walls are clad with painted red horizontal wood siding, with painted teal 1" by 4" corner boards. The front gabled roof is moderately-pitched, and is covered with metal roofing material. The eaves are boxed with painted teal wood trim. The windows are predominantly 1/1 double-hung sash, with painted chocolate brown wood frames and painted teal wood surrounds. A stained natural brown wood-paneled door, with one upper sash light, and with carved scrollwork in the locking rail, is covered by a wood screen door on the east elevation (façade). This door leads into the symmetrical façade from a tongue-in-groove wood porch, covered by a hipped roof supported by turned columns. Two painted brown and teal wood-paneled doors, with wood screen doors, enter into the building on the south elevation.**
22. Architectural style: **Late Victorian**  
 Building type: **N/A**

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23. Landscape or special setting features: **This well-maintained property is located on the west side of S. Ridge Street, in the block south of Jefferson Avenue. A public parking lot is located to the south.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1882** Actual:  
 Source of information: **Summit County Clerk and Recorder. Warranty Deed Record book 1, page 190.**

26. Architect: **Unknown**  
 Source of information: **N/A**

27. Builder: **Unknown**  
 Source of information: **N/A**

28. Original owner: **W.M. Holowell**  
 Source of information: **County Clerk and Recorder. Warranty Deed Record book 1, page 190**

29. Construction history:  
**The original 2½-story front gabled section of this building was constructed circa 1882. The shed-roofed addition to the south elevation dates to 1917. The large modern side-gabled rear addition and connector element were built in 1997.**

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/ Hotel**  
 34. Site type(s): **Former residence; presently a bed & breakfast**

35. Historical background:

**Of the several "bed and breakfasts" in town today, this two-story, rectangular-frame building with clapboard siding, simple trim, and wide-shed side porch is one of the most prominent. William M. Hallowell likely built the house around 1882. However, the dwelling was best known as the home of Charles and Mary Ecklund, who purchased the property in 1886 and kept it until 1915. C. Ecklund was one of the proprietors of the Arlington Hotel on Main Street.**

**The Robert and Stella Gore family purchased the residence in 1915. Robert Gore was a dredge master on the Reliance gold dredge. An addition was added to the south façade of the house around 1917. Fred and Gertrude Phillips also owned and resided in the house before it was**

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**repurchased by one of the Gore's daughters, Zoe Gore Perrin, and her husband Charles, in 1947. In 1948, the couple added an addition to the west side of the house known as the "Peak 8 Room."**

**More recent owners of the property include Bancroft and Nancy Tapp, Brian and Germaine Moran and Jan-Jacob Bosgraaf.**

36. Sources of information:

**Sanborn Fire Insurance Maps dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.**

**Summit County Clerk and Recorder. Warranty Deed Record book 1, page 190.**

**Summit County Clerk and Recorder. Warranty Deed Record book 1, page 442.**

**Summit County Clerk and Recorder. Warranty Deed Record book 101, page 186.**

**Summit County Clerk and Recorder. Miscellaneous Record book 138, pages 61, 62.**

**Summit County Treasurer. Tax Sale Certificate book 2, page 43.**

**Summit County Assessor Residential Property Appraisal Record.**

**Town of Breckenridge. Department of Community Development files.**

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### 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:

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42. Statement of significance:

**The original portion of this building is historically significant for its association with Breckenridge's development during the "Town Phase" and "Stabilization Phase" periods of the town's growth. The property's level of significance, though, is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Places. Due to a loss of integrity, it also probably does not qualify for individual local landmark designation by the Town of Breckenridge. However, it may be considered a contributing resource located within the boundaries of the Breckenridge Historic District.**

43. Assessment of historic physical integrity related to significance:

**This property exhibits a below average 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. The building's physical integrity has been diminished by a large 1997 addition.**

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 **Yes**

### VII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-1; Images 84-89** 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 14, 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**

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## Sketch Map

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## Location Map