

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.71**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **N/A**
- 6. Current building name: **Briar Rose Restaurant**
- 7. Building address: **109 E. Lincoln Avenue**
- 8. Owner name: **Briar Rose Real Estate LLC.**
 Owner address: **P.O. Box 3006**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
SE¼ of SE¼ of NW¼ of SW¼ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410163**
 Northing: **4370568**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **21** Block: **n/a**

Addition: **Bartlett and Shock Placer 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 / Neo-Victorian

Official Eligibility Determination

(OAHP use only)

Date _____ Initials _____

- ___ Determined Eligible - National Register
- ___ Determined Not Eligible - National Register
- ___ Determined Eligible - State Register
- ___ Determined Not Eligible - State Register
- ___ Needs Data
- ___ Contributes to eligible National Register District
- ___ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Rectangular Plan
- 15. Dimensions in feet: **! square feet**
- 16. Number of stories: **One**
- 17. Primary external wall material
Wood / Plywood
Concrete / Concrete Block
- 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):
False Front

21. General Architectural Description

The Briar Rose Restaurant is located on the south side of Lincoln Avenue in the block just east of Main Street. Constructed in 1964, the distinctive, neo-Victorian structure is built of concrete blocks, with painted rose red plywood paneling on the facade. The main gabled portion of the building measures 39' N-S (across) by 52' E-W (deep), and fronts directly onto the concrete sidewalk which parallels Lincoln Avenue. A lower shed-roofed extension to the rear measures 26' by 16. There are also two walk-in refrigerators for the restaurant at the rear of the structure. The building's facade features the gaudy painted red walls, with black wood panels, trimmed in gold. These panels appear above and below large 35-light windows, flanking a set of paired entry doors, and in projecting columns at either end of the facade. The set of paired entry doors are located near the east end of the facade. Both of these doors are painted rose red, have six upper sash lights, and have black panels, trimmed in gold. A black canopy extends out over the sidewalk at the entryway. The building's front gabled roof is hidden behind a distinctive barrel-arch false front facade. The wall surface here is painted rose red, and at either end, there are large gold-rimmed black panels, each with a rose motif. The name of the restaurant is centered on the false front wall, in large fancy script lettering:

**BRIAR ROSE
BAR
RESTAURANT**

The building's secondary elevations feature exposed concrete block walls, which again, have been painted rose red. Stained natural brown horizontal wood siding appears in the upper gable end on the south elevation, however. A rear service entrance is located at the south end of the west elevation, where a painted black solid wood door, with a wood screen door, opens onto a 16' by 4' wood porch. Another service entrance is located at the east end of the south elevation, where a wood-paneled door opens onto a small stoop.

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

This building was constructed in 1964, and is one of Breckenridge's most notable examples of No-Victorian, or Resort Phase, architecture - built to capitalize on visages of life in Breckenridge during the Victorian era. The building has not been significantly altered from its original construction.

23. Landscape or setting special features:

The Briar Rose Restaurant is located on the south side of Lincoln Avenue, in the block just east of Main Street. The Lincoln West mall is across the alley to the west.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1964**

Source of information:

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

26. Architect:

unknown

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

Mr. Cox

Source of information:

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

30. Original location: yes

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): **Commerce and Trade / Restaurant**
- 32. Intermediate use(s): **Commerce and Trade / Restaurant**
- 33. Current use(s): **Commerce and Trade / Restaurant**
- 34. Site type(s): **Restaurant**

35. Historical Background

One of the earliest examples of Resort Phase architecture in the study area is the Briar Rose Restaurant. Built in 1964, this large concrete-block building, with Neo-Victorian, painted rose red, false-front, shouts out to visitors to stop and dine. An example of Neo-Victorian eclecticism, (1960 to present), the building's facade boasts a fanciful and exaggerated mix of western Victorian influences. In particular, the "Briar Rose Red" paint color on the building's facade has become a distinct trademark for the business.

A Mr. Cox originally opened the Briar Rose restaurant in a historic building on this site. Cox named the eatery after the Briar Rose mine, located near Breckenridge. From that point on, the facade of the business was always painted red. In the early 1960s, the original structure burned down, and the new Briar Rose building was constructed here in its place, in 1964. Subsequently, this new building has also always been painted the distinctive "Briar Rose Red" color.

36. Sources of Information

Summit County Assessor, Commercial Property Appraisal Record.

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 history or prehistory;

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; Commerce; Community Planning and Development

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Constructed in 1964, the Briar Rose Restaurant building is currently less than fifty years of age. As such, at this time, it is ineligible for individual listing in the National Register of Historic Places. Presently, the building should also be considered ineligible for local landmark local designation by the Town of Breckenridge, and as a non-contributing resource within the Breckenridge Historic District. When it becomes fifty years of age, the building should become eligible for local landmark designation, and may, in fact, become individually eligible for the National Register. At that time, the building will also become a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This building displays a high level of integrity, relative 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.

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-15**

Frame(s): **29-33**

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 7, 2002**

50. Recordors: **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**