

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.73**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **N/A**
- 6. Current building name: **Georgian Square Building**
- 7. Building address: **109 South Main Street**
- 8. Owner name: **Georgian Square Joint Venture**
- Owner address: **P.O. Box 8375
tower)
Breckenridge, CO 80424**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NE¼ of NE¼ of SW¼ of SW¼ of section 31
- 10. UTM reference
Zone **13**
Easting: **410072**
Northing: **4370537**
- 11. USGS quad name: **Breckenridge, Colorado**
Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **2-5** Block: **n/a**
Addition: **Bartlett and Shock 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)

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: **31,188 square feet**
- 16. Number of stories: **Two (with an octagon**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Flat Roof
- 19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
- 20. Special features (enter all that apply):

21. General Architectural Description

This large commercial mall is located on the west side of South Main Street in downtown Breckenridge. Made up of two separate structures, with a center plaza in-between, the mall fronts directly onto the wide concrete sidewalk paralleling Main Street. Located on the east elevation, the north end of the building's facade features a nearly symmetrical two-story plan.

There are two entry doors at this end of the facade. The main entrance here is centered on the north end of the facade, where a painted white glass-in-wood-frame door, topped by a transom light, is set within a slightly recessed entryway. The second entry on the north end is located to the north end, where a wood-paneled door with nine upper sash lights accesses an interior stairway which leads to the second story. The main entryway in the north end is flanked by two large canted bays, each with three single-light fixed-pane windows. These windows feature wood kickplates with recessed panels.

Identical panels also appear above the windows, as well as over the entryway where there is a triangular wood pediment. On the north facade's second story, there are two sets of paired 1/1 double-hung sash windows, with painted reddish-purple color wood frames and surrounds, and with painted green triangular pediments. Above the windows, there is another band of wood panels, as well as a projecting cornice with decorative paired scrolled brackets. The south end of the facade is dominated by the octagon tower. Here, from south-to-north, there is a set of paired, stained natural brown, glass-in-wood-frame doors, with flanking sidelights, set within a recessed entryway; a single glass-in-wood-frame door, with a single sidelight, located directly below the octagon tower; a set of paired glass-in-wood-frame doors, leading into a projecting canted entryway with flanking sidelights and transom lights. Penetrating the second story of the facade's south end are large expanses of fixed-pane windows, with rounded and flat arches.

Please see continuation sheet.

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

This large commercial complex was constructed in 1979, and has housed a variety of retail tenants from that time to the present. Robert Borg, of Denver, was the project architect. Duffy Construction, also of Denver, was the general contractor.

23. Landscape or setting special features:

This property is located on the west side of Main Street in downtown Breckenridge.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY**25. Date of Construction:**

Estimate

Actual **1979**

Source of information:

Town of Breckenridge. Department of Community Development files.

26. Architect:

Robert Borg

Source of information:

Town of Breckenridge. Department of Community Development files.

27. Builder/ Contractor:

Duffy Construction

Source of information:

Town of Breckenridge. Department of Community Development files.

28. Original owner:

George Tashie

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 / Specialty Store**
32. Intermediate use(s): **Commerce and Trade / Specialty Store**
33. Current use(s): **Commerce and Trade / Specialty Store**
34. Site type(s): **Commercial Buildings**

35. Historical Background

This large, 31,188 square-foot mall was built in 1979, long before the Town of Breckenridge's current Historic Preservation Standards were adopted. Typical of late 1970s development, it is a large-scale version of the Neo-Victorian architectural era (1975-present). The architect of the building, Robert Borg of Denver, combined a number of Victorian-era influences, which emulate detailing borrowed from the Queen Anne style. To break up the large mass of the development, the two buildings were originally painted different colors to resemble several attached buildings. The two, three-story buildings featured "combined use" with four living units, 22,727 square feet of commercial area, and common areas. The building replaced a temporary "A" frame building on lot 4, which was moved out of town in 1972. The valuation of the new development in 1979 was \$987,915.28. The buildings opened in 1979 with the following shops and offices: Demetri's Bar and Restaurant, the Mogul & Olivers, the Celler, Le Croissant Pastry Company, Mad Cap Mine, Cosmetique Emporium, Mountain Aire Jewelry, Goods, Shirt Works, Summit Ski Wear, Village Gift Shop, Under it All, High Country Escape, Jerry Booth High County Building Inspection, Dan Mandry, Borg Architect, Flower Shop/Breckenridge Florist, The Dog House Popcorn Wagon, the Clock Shop, and Bly Gifts. These businesses were either joined or replaced in 1980 by Cunningham Gallery, Pinballs Georgian Square, Tattooed Monkey, and the Yum Yum Company. By 1983 the mall's list of businesses had expanded to include Chatty Cathy's Beauty Salon, Breckenridge Sub and Deli, Andreano Home Occupation, I.M.I. (Intelligent Marketing), Lambert & Company, The Helium Balloon Cart, Kid's Stuff, Delta Resort and Ski Corporation, and the Terrace Restaurant and Greenhouse in 1982 and 1983. The Preferred Seasons Reality Booth was housed in the mall in 1984.

Beginning in 1983, the Public Employees Retirement Association (P.E.R.A.) became the owner of the property. In 1985, the property was condominiumized, and members of the Georgian Square Condominium Association became the owners of the individual retail spaces and living units. The new businesses that joined or replaced old businesses after 1985 were Dam Good Pizza, Tourist Trap, Breckenridge Lock and Key, Sno Video, Zachariah's, Breckenridge Resort Chamber, Courtyard Cafe, Cafe Breckenridge (Shad's), Pierre's Terrace Restaurant, Lift Off, Meach's Mogul, Breckenridge Mining Company, Downstairs at Eric's/Eric's Underworld, and Grand Timber Lodge Preview Center.

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

Built in 1979, this large retail mall complex is presently just twenty-three years of age. As such, it should be considered ineligible for individual listing in the National Register of Historic Places, and ineligible for local landmark designation by the Town of Breckenridge. The building should also be considered as a non-contributing property within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

The exterior appearance of this building complex has not been appreciably altered subsequent to its original construction in 1979. The property is presently being well maintained.

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-17**

Frame(s): **5-12**

Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **June 18, 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**

21. General Architectural Description (continued)

The south (side) elevation of the mall's north end (facing onto the center plaza) features: multiple glass-in-wood-frame doors leading into various businesses; oriel windows; and single and paired 1/1 double-hung sash second story windows with painted reddish-purple wood frames and painted dark green wood surrounds and triangular pediments. On the north building's west (rear) elevation there are two large roll-away garage doors which open onto the alley. Above the garage doors, in the second story, there are three sets of paired 1/1 double-hung sash windows. The mall's north elevation abuts the building at 105 N. Main Street. In the south end of the mall, two metal roll-away garage doors open onto the alley on the building's west elevation. Also on the west (rear) elevation of the south end, a set of paired, 15-light, glass-in-wood-frame doors open onto a second story balcony. On the building's south elevation, there are three single entry doors.