

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.25**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Journal Building**
- 6. Current building name: **Journal Building**
- 7. Building address: **109 North Main Street**
- 8. Owner name: **Dercum Shotton LLC**
 Owner address: **P.O. Box 2735**
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: **410060**
 Northing: **4370660**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987)7.5'**
- 12. Lot(s): **77** Block: **n/a**
 Addition: **Bartlett and Shock** Year of Addition **pre-1900**
- 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:

Late 19th and Early 20th Century American Movements / Commercial Style

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: **1551 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material
Wood / Horizontal Siding
Wood / Vertical Siding
- 18. Roof configuration (enter one):
Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof
- 20. Special features (enter all that apply):
False Front

21. General Architectural Description

Built in the early 1880s, this false-front commercial structure served historically as the Summit County Journal Office. The building was damaged by fire in the year 2000, and as a result, it was in extremely deteriorated condition at the time of survey in October 2000. The building is of wood frame construction, and fronts directly onto a wide concrete sidewalk which parallels Main Street along the east elevation. Overall, the structure measures 42' N-S by 47' E-W, including a 9' by 47' shed-roofed addition to the north (side) elevation, and a 33' by 7' shed-roofed addition to the west (rear) elevation. The original portion of the building is front gabled, with a false-front facade, and measures 33' N-S by 40' E-W. The structure is supported by a wood timbers on grade foundation, and traditionally had wood floors. The false-front facade wall, on the east elevation, is painted green board-and-batten; the south and west elevation walls are painted green horizontal wood siding; the north elevation wall (which is heavily fire damaged), is vertical wood plank. The original front gabled roof, and the shed-roofed extensions, are covered with rolled green asphalt roofing material, and have boxed eaves. At the time of survey, all of the building's window openings had been covered with plywood, due to the fire (except for one non-historic single-light fixed-pane window on the west elevation). A painted green wood-paneled door, with latticed lights, opens onto the concrete sidewalk on the east elevation. A single, painted green, solid wood door opens from the building's rear on the west elevation.

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

The original portion of this building was built prior to 1883. Featuring a front gabled plan with a false-front facade, the original building measures 33' N-S by 40' E-W. A 9' by 47' shed-roofed addition has been built onto the north (side) elevation, and a 33' by 7' shed-roofed addition has been built onto the west (rear) elevation. The building was heavily damaged by a fire in the fall of 2000, but was subsequently restored.

23. Landscape or setting special features:

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

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate **ca. 1883**

Actual

Source of information:

Sanborn Insurance map, 1883.

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

unknown

Source of information:

n/a

30. Original location: **yes**

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **unknown**
32. Intermediate use(s): **Commerce and Trade / Professional**
33. Current use(s): **Vacant / Not In Use**
34. Site type(s): **Commercial Building**

35. Historical Background

36. Sources of Information

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

Summit County Assessor Residential Property Appraisal Record.

Summit County Clerk and Recorder. Warranty Deed Record, book 50, p. 372.

Summit County Clerk and Recorder. Warranty Deed Record, book 69, p. 172.

Summit County Clerk and Recorder. Warranty Deed Record, book 78, p. 326.

Summit County Clerk and Recorder. Warranty Deed Record, book 87, p. 351.

Summit County Clerk and Recorder. Warranty Deed Record, book 91, p. 499.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **XX**

Date of Designation: **n/a**

38. Applicable National Register Criteria

XX 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;

XX 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).

Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

Architecture; Commerce; Communications

40. Period of Significance: **ca. 1883-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This building is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's commercial and social development beginning in the early 1880s. The building is particularly notable for its century-long use as a newspaper office. In addition to its historical significance, the property is also architecturally significant, under National Register Criterion C for its vertical board-and-batten Western false front architectural style. Although the building's combined levels of significance and integrity is probably not to the extent that it would qualify for individual listing in the National Register, this property should be regarded as contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property's historical integrity has been moderately affected by two shed-roofed additions, and was further impacted by a fire in the fall of 2000. The building, however, has recently been restored.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **XX**

Not Eligible:

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: **XX**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **BREC-5**

Frame(s): **3-7**

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

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

49. Date: **October 8, 2000**

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**