

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5ST130.26**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Fincher House**
- 6. Current building name: **Fincher House**
- 7. Building address: **111 North Main Street**
- 8. Owner name: **Lois G. Theobald Co.**  
 Owner address: **P.O. Box 37**  
**Breckenridge, CO 80424**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**NE¼** of **SE¼** of **NW¼** of **SW¼** of section **31**
- 10. UTM reference  
 Zone **13**  
 Easting: **410060**  
 Northing: **4370680**
- 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:

**Other Style / Front Gabled Log and Wood Frame Building**

**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: **731 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material  
**Wood / Horizontal Siding**
- 18. Roof configuration (enter one):  
**Gabled Roof**
- 19. Primary external roof material (enter one):  
**Tin Roof**
- 20. Special features (enter all that apply):

**21. General Architectural Description**

This building, along with the Summit County Journal Office next door at 109 N. Main Street was damaged by fire in 2000, and as a result, it was in deteriorated condition at the time of survey in October 2000. The building is of log construction, with a wood frame facade, and fronts directly onto a wide concrete sidewalk which parallels Main Street along the east elevation. Overall, the structure measures 17' N-S by 43' E-W.

The building is supported by a non-historic low concrete block foundation. The facade wall, located on the east elevation, is comprised of painted white horizontal wood siding, with 1" by 6" corner boards. The original north and south elevation walls are hand-hewn squared whole logs, with square-notched corners, and with concrete chinking. At some point, the building was extended to the west (rear), with unpainted board-and-batten walls on the west elevation and to the west end of the north elevation. The building is covered by a moderately-pitched front gable roof, with rusted corrugated tin roofing material over 1x wood decking and 2x wood rafters. There are no chimneys. Due to the fire, at the time of survey, all of the window openings had been covered with plywood or wood boards. There are two window openings, flanking the entry on the facade, both with simple wood pediments. Another window opening is located in the upper gable end on the facade. There is one window opening on the south elevation, and two windows, with simple wood pediments, on the north elevation. There are two window openings, including one in the upper gable end, on the west elevation. The front entry door, which is centered on the symmetrical facade, opens onto the concrete sidewalk along Main Street on the building's east elevation. The door features a gabled pediment, but had been covered with plywood at the time of survey. A wood sign above the door advertises: **MUSEUM**. (Please see continuation sheet.)

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

This building was constructed circa 1890 as a one-story structure, although a half-story loft was added soon afterward. In 1976, the building was relocated from Lot 72, on the same side of Main Street, to its present location. The building's interior was gutted by fire in the fall of 2000. The rear portion of the building has subsequently been 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**

**Please see continuation sheet**

**IV. ARCHITECTURAL HISTORY**

**25. Date of Construction:**

Estimate **ca. 1890**

Actual

Source of information:

**Sanborn Insurance maps, 1890.**

**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: no**

Moved **yes**

Date of move(s) **1976**

Resource Number: **5ST130.26**

Temporary Resource Number: **N/A**

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Commerce and Trade / Professional**

32. Intermediate use(s): **Domestic / Single Dwelling**

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 69, p. 464.

*Summit County Journal*, July 26, 1902.

*Summit County Journal*, July 28, 1906.

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**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;

**XX** 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; Community Planning and Development**

40. Period of Significance: **ca. 1890-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

The Fincher House is historically significant relative to National Register of Historic Places Criterion A for its association with commercial and residential growth in Breckenridge beginning in about 1890. The property is especially noteworthy for its relationship with the Jonathan Cooper Fincher family. In addition to its historical importance, the property is also architecturally significant, under National Register Criterion C for its representative pioneer log and wood frame construction. Although the property'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 building has not been added onto or extensively remodeled subsequent to its original construction. The building's interior was extensively damaged by fire in the fall of 2000, but portions of the structure have subsequently been restored. Although the building was moved from a few lots away in 1976, it still qualifies for National Register listing because the property meets the requirements of Criteria Consideration B. Both of the cabins on this property date from the period of significance, and also should be considered contributing resources within the Breckenridge Historic District.

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**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-6**

Frame(s): **8-13**

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**

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**21. General Architectural Description (continued)**

There are two one-story cabins located behind (west) of the main building. The first **cabin** (to the north) measures 12' N-S by 16' E-W, and is supported by a foundation of sill logs on low concrete perimeter walls. The building's walls are whole logs, with lapped corner notching, and with concrete chinking. The roof is a moderately-pitched front gable, with rusted corrugated tin roofing material, over 1x wood decking, in turn over transverse log rafters. There are no chimneys, and no windows. A large vertical wood plank door, side hinged with metal strap hinges, with X-bracing, is located on the east elevation. A single vertical wood plank door, side hinged with metal strap hinges, is located at the south end of the west elevation. There have been no notable exterior alterations or additions to this building, however, it is in deteriorated condition. (Photos: Roll Brec-6, Frames 14-16)

The second **cabin**, to the south, measures 13' N-S by 21' E-W, and is supported by a wood timbers on grade foundation. The building is of wood frame construction, with horizontal wood siding on the north elevation, and with vertical wood plank walls on the south, east, and west elevations. The roof is a moderately-pitched front gable, covered with rusted corrugated tin roofing material over 1x wood decking. There are two window openings, both covered with vertical wood plank, located on the west elevation. A set of paired, horizontal weatherboard doors, side hinged with metal strap hinges, are located on the east elevation. There have been no notable exterior alterations or additions to this building. It is in fair condition. (Photos: Roll Brec-6, Frames 14, 16-18)

A **privy** is built on to the south elevation of the second cabin. This small measures 4' by 4', has vertical wood plank walls (once painted red), and a front gabled roof with 1x wood decking. An open doorway faces south. This structure is in extremely deteriorated condition. (Photo: Roll Brec-6, Frame 18)