

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.40**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Swisher Cabin**
- 6. Current building name: **Dosse Cabin**
- 7. Building address: **320 North Main Street**
- 8. Owner name: **Jean-Pierre Dosse**
 Owner address: **P.O. Box 4348**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
SE¼ of SE¼ of SW¼ of NW¼ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410120**
 Northing: **4371000**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **15** Block: **n/a**
 Addition: **Snider's 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:

Other Style / Front Gabled Pioneer Log Cabin

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: **900 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Log
Wood / Vertical Siding
- 18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof
- 20. Special features (enter all that apply):
Porch

21. General Architectural Description

This cabin and an associated garage are located on the east side of Main Street, at the north end of downtown Breckenridge. The cabin is set back some 70' from (east of) the curb, while the garage fronts directly onto the sidewalk along Main Street. In its present configuration, the cabin consists of the original 15' N-S by 20' E-W log cabin, and shed-roofed additions which completely cover the original cabin's east (rear), and south elevations. With the additions, the building presently measures 28' N-S by 33' E-W. The structure is supported simply by a sill logs on grade foundation. The original cabin's walls are whole logs with square-notched corners and concrete chinking. Vertical wood planks, however, appear in the upper gable ends on the east and west elevations. The additions' exterior walls are vertical wood plank as well. The south slope of the cabin's main gabled roof, and the shed roofs over the additions, are covered with brown rolled asphalt roofing material over 1x wood decking and 2x wood rafters; rusted corrugated tin covers the north-facing roof slope of the original cabin. Windows on the building's facade (west elevation), include one single-light fixed-pane window in the upper gable end, and one single-light fixed-pane window in the addition near the south end of the building. There are two 4-light hopper windows on the building's north elevation, both with painted brown wood frames and exterior metal storm windows. One single-light casement window is located near the north end of the east elevation, and there are three 1/1 double-hung sash windows, with painted brown wood frames and exterior metal storm windows, located on the south elevation. A stained brown wood-paneled door, with an aluminum storm door, opens on to a wood plank porch on the west elevation. A small gabled hood appears over the entry here. A short wood-paneled door, with a wood screen door, opens onto the roof of the shed-roofed addition on the east elevation, from the upper gable end of the original cabin. A section of unpeeled horizontal half-logs on the original cabin's facade indicates that there was at one time a large door opening here. **(See continuation sheet.)**

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

The original portion of this log cabin were built circa 1890, as a residence for the James W. and Mary E. Swisher family. The garage structure at the front of the lot was built not long after the cabin, probably very soon after the turn of the twentieth century. The shed-roofed addition to the south elevation was constructed in 1973.

23. Landscape or setting special features:

This property is located on the east side of North Main Street, at the north end of downtown Breckenridge.

24. Associated buildings, features, or objects**Garage****IV. ARCHITECTURAL HISTORY****25. Date of Construction:**Estimate **ca. 1890**

Actual

Source of information:

Summit County Assessor. Residential Property Appraisal Record.**26. Architect:****n/a**

Source of information:

n/a**27. Builder/ Contractor:****unknown**

Source of information:

n/a**28. Original owner:****Mary E. Swisher**

Source of information:

Summit County Clerk and Recorder. Warranty Deed Record. book 69, p. 69.**30. Original location: yes**Moved **no**Date of move(s) **n/a**

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**

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

33. Current use(s): **Single Dwelling**

34. Site type(s): **Log Cabin**

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. 69.

Summit County Clerk and Recorder. Warranty Deed Record. book 87, p. 264.

Summit County Treasurer. County Treasurer Deeds. book 114, p. 77.

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; Community Planning and Development; Commerce

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

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The Swisher Cabin is historically significant relative to National Register of Historic Places Criterion A for its association with the Swisher family and the theme of residential growth in Breckenridge beginning in about 1890. The property is especially noteworthy for its relationship with James Swisher and his family. A native of Illinois, Swisher was a miner, lawyer, county judge, and for a time the owner and publisher of the *Summit County Journal*. In addition to its historical importance, the building is also architecturally significant, under National Register Criterion C for its representative pioneer log construction. Due to some loss of integrity, though, the property's combined levels of significance and integrity are not to the extent that it would qualify for individual listing in the National Register. The property does qualify, however, as contributing resource within the Breckenridge Historic District. The property's garage is a historically significant structure as well, and should also be considered as a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This cabin's historical integrity has been compromised by shed-roofed additions built onto the east and south elevations. The garage displays excellent integrity.

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-4; BREC-5**

Frame(s): **22-24; 1-2**

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 7, 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**

Resource Number: **5ST130.40**

Temporary Resource Number: **N/A**

Architectural Inventory Form

(Continuation Sheet)

21. General Architectural Description (continued)

The **Garage** (photos: Roll Brec-5, Frames 3-6), measures 12' N-S by 16' E-W. This is a wood-frame building, with rusted corrugated tin exterior wall material over board-and-batten wood walls. The roof is a moderately-pitched front gable, covered with rusted corrugated tin roofing material over 1x wood decking and transverse 2x wood rafters. A metal stovepipe protrudes through the roof near the east end of the north elevation. One 4-light fixed-pane window, with a painted white wood frame, is located on the east elevation. A set of paired wood garage doors, covered with corrugated tin, and side hinged with metal strap hinges, open toward Main Street on the garage's west elevation. This building has not had any notable alterations or additions subsequent to its original construction. It is in fair condition.