

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.51**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **J.A. Turk and Company**
- 6. Current building name: **Bullion Jewelers**
- 7. Building address: **121 South Main Street**
- 8. Owner name: **Richard W. and Patsy A. Bly**  
 Owner address: **P.O. Box 1258  
 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: **410067**  
 Northing: **4370497**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **9** 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:

**Late 19th and Early Twentieth 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: **1128 square feet**
- 16. Number of stories: **Two**
- 17. Primary external wall material  
**Wood / Horizontal Siding**
- 18. Roof configuration (enter one):  
**Gabled Roof / Front Gabled Roof**
- 19. Primary external roof material (enter one):  
**Metal Roof**
- 20. Special features (enter all that apply):  
**Decorative Cornice  
 False Front**

**21. General Architectural Description**

Built in 1880, this Victorian-era commercial building is located on the west side of Main Street in downtown Breckenridge. The main gabled-roof, false-fronted, two-story, portion of the building measures 18½' N-S by 50' E-W. A narrow 5½' by 20' addition is located at the east end of the north elevation; a 18½' by 19' one-story gabled addition has been built onto the west (rear) elevation of the original structure; another 12' by 19½' one-story gabled addition has also been built onto the west elevation. (All of the additions are quite old, dating from the late 1800s or very early 1900s.) The building's facade fronts onto Main Street on the east elevation. The facade wall is made of painted beige horizontal wood siding, with painted grey wood columns at either end. Painted grey glass-in-wood-frame entry doors are located at either end of the facade, and between the doors there are two single-light fixed-pane storefront display windows. A projecting cornice, which visually separates the first and second stories on the facade, is adorned at either end with scrolled brackets. (The bracket at the south end of the facade has a drop pendant.) The facade's second story is penetrated by three 2/2 double-hung sash windows, with painted grey wood frames and surrounds, and with triangular pediments. The building is covered by a moderately-pitched front gable roof, covered with corrugated metal roofing material, and with closed eaves. The false front on the facade features a triangular pediment or apex. The building's north (side) elevation has painted blue horizontal wood siding. There are three window openings on the north elevation's first story, and two window openings on the north elevation's second story. The building's south elevation is clad with unpainted horizontal wood siding, and has no windows. The original building's west elevation is also clad with unpainted horizontal wood siding, and has one second-story window. The two single-story additions to the west elevation both feature unpainted horizontal weatherboard and horizontal wood siding exterior walls, and gabled roofs with rolled asphalt roofing material over 1x wood decking and 2x wood rafters. The closest addition has a plywood-covered vertical wood plank door on the north elevation, which opens onto a dirt porch, covered by a shed roof held up by two squared posts.

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

This late 19th century commercial building was constructed in 1880 at a site seventy-five feet south of its present location. In 1898, the structure was moved to its present site, where it was attached to the Denver Hotel.

**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 **1880**

Source of information:

**Summit County Clerk and Recorder. Deed Record Book 17, page 122.**

**26. Architect:**

**n/a**

Source of information:

**n/a**

**27. Builder/ Contractor:**

**unknown**

Source of information:

**n/a**

**28. Original owner:**

**William A. Guyselman**

Source of information:

**Summit County Clerk and Recorder. Deed Record Book 17, page 122.**

**30. Original location: no**

Moved **yes**

Date of move(s) **1898**

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Commerce and Trade / Specialty Store**
32. Intermediate use(s): **Recreation and Culture / Theater**
33. Current use(s): **Commerce and Trade / Specialty Store**
34. Site type(s): **Commercial Building**

**35. Historical Background**

Breckenridge's Main Street was chiefly a gateway. Its economy, its entertainment, its commerce and shipping, depended upon the steady stream of gold and miners it pumped through its businesses. Historically, this building has served as a drugstore/saloon, dry goods store, U.S. post office, telegraph and express office, and theater.

By 1880, Civil War veteran Captain J.A. Turk ran a "first class drug house" in the front of the building, while the Captain's Office saloon sold the "finest drinks of the day" in the rear. At the time, the false-fronted building, with apex, stood about seventy-five feet to the south. In 1881, J.A. Turk formed a partnership with D.B. McDaniels to continue the drug business in the old stand. It later became the McDaniel Drug Store. In June of 1898, Robert Foote had the building moved to this location, and attached it to the Denver Hotel. After a short stint as a dry goods store, the Wells Fargo Express and Western Union telegraph offices opened jointly here in the "Foote Building" in 1901. The building became the home of the Eclipse Theater in 1915, with an audience of hardrock and dredge miners eager for entertainment. The theater presented vaudeville acts, plays, lectures, and moving pictures.

Ella Foote Theobald retained ownership of the property until she sold it to her son Robert A. Theobald in 1941. Breckenridge Lands, Inc. acquired it later. The current owner, Richard W. Bly, purchased the building from Lincoln West, Inc., formerly Breckenridge Lands, Inc., in 1987. From 1972 to the present, the retail space has housed the Breckenridge Gallery, A Touch of Brass, and Bullion Jewelers, Inc.

**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. Commercial Property Appraisal Record.

Summit County Clerk and Recorder. Deed Record Book 17, page 122.

Summit County Clerk and Recorder. Deed Record Book 20, page 247.

Summit County Clerk and Recorder. Deed Record Book 69, page 99.

Summit County Clerk and Recorder. Miscellaneous Record Book 127, page 431.

Breckenridge *Daily Journal*, July 1, 1881.

*Summit County Journal*, June 4, 1898, October 12, 1901, November 20, 1915.

Town of Breckenridge. Department of Community Development Files.

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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;

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 and Trade; Community Planning and Development**

40. Period of Significance: **1880 - 1950**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

Built originally in 1880, and moved to this location in 1898, this Victorian-era commercial building is among downtown Breckenridge's oldest and best preserved historic structures. Exhibiting a high degree of integrity, the building provides a strong visual link to Breckenridge's beginnings as an important mining community of the late 1800s. As such, this building is likely eligible for individual listing in the National Register of Historic Places. The building is also eligible for local landmark designation by the Town of Breckenridge, and may be considered as a contributing property within the Breckenridge Historic District.

**43. Assessment of historic physical integrity related to significance:**

Built originally in 1880, and moved to this location in 1898, this Victorian-era commercial building displays a very 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. There have been no additions and no notable exterior alterations to the building following the period of significance.

**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-17**

Frame(s): **13-17**

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**