

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.75**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Mountain States Telephone Building**
- 6. Current building name: **Canary in a Clothes Mine / Greta's Building**
- 7. Building address: **114 South Main Street**
- 8. Owner name: **Janet Orten Fontaine**
 Owner address: **788 Laie Street**
Diamondhead, MS 39525

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: **410107**
 Northing: **4370560**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **14** 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: **1716 square feet**
- 16. Number of stories: **One**
- 17. Primary external wall material
Wood / Horizontal Siding
Concrete
- 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):
False Front

21. General Architectural Description

This one-story commercial building is located on the east side of Main Street in downtown Breckenridge. Situated near the middle of the 100 block of South Main, the building is set back approximately 28' from the curb line, and in front of the building there is a small concrete terrace, a wood porch, and two rock garden landscaping enclosures. Featuring a rectangular (but nearly square) plan, the building measures 39' N-S (across) by 44' E-W (deep). Presently, the building is divided into two businesses - Canary in a Clothes Mine, a clothing store, and Greta's, a cafe. The building is supported by a low concrete foundation which is visible on the north and east elevations. The facade is clad with painted cream white horizontal wood siding, with painted purple 1" by 8" corner boards. Purple trim also appears around the door and window openings on the facade. The structure's north and east walls are built of painted cream white concrete blocks, and the south elevation wall abuts 120 S. Main to the south. The building is covered by a flat roof. At the north end of the facade, a false front wall, with a gabled apex, rises above the roof line. At the top of the false front wall, there is a projecting cornice, supported by decorative scrolled brackets. At the south end of the facade, there is a lower parapet wall which projects a short distance above the roof line. A slightly projecting bay window, with two single-light fixed-pane lights, is located near the north end of the facade; a set of paired single-light fixed-pane windows, set over two awning windows, is located near the south end of the facade. (There are no other windows.) Two painted purple glass-in-wood-frame entry doors lead into the building's two businesses on the facade. A painted yellow steel service entry door is located on the east (rear) elevation.

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

The north end of this building was constructed in the 1940s as the Mountain States Telephone building. In 1976, the building was extensively renovated. The renovation completely obscured the core of the original building. Five years later, a 640-square foot addition was built onto the new structure's south end. From that time to the present, the building has been divided into two separate retail spaces.

23. Landscape or setting special features:

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

24. Associated buildings, features, or objects

n/a

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

Estimate **ca. 1940 (original)**
Actual **1976 (remodel and south addition)**

Source of information:

Town of Breckenridge. Department of Community Development files.

26. Architect:

William Coppoch (1976 remodel and addition)

Source of information:

Town of Breckenridge. Department of Community Development files.

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

Janet O. and Henry A. Fontaine

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

35. Historical Background

This small commercial building had its start in the 1940s when it served as the Mountain States Telephone building. In 1976, the small building was converted to commercial retail use when it became the Ski Stop Ski Shop, owned by Janet O. and Henry A. Fontaine. To accommodate its new retail use, the building was extensively remodeled, and addition was built onto the south elevation. The renovation completely hid the telephone building's original core. Five years later, in 1981, a 640 square-foot retail space was added to the south end of the building, expanding it to 1,740 square feet. That year, John R. and Claudia G. Weeks changed the ski rental shop to an electronic game arcade and snack bar, renaming the business "The Ski Stop (Main Street Arcade)." The Deli Stop moved into the building in 1985, and The Record Store and Clay Basket shared the building in 1992. Whit's Record Store and Hot Shop occupied the two retail spaces in 1995. The current tenant businesses are Canary in a Clothes Mine, a clothing shop, and Greta's Ice Cream, Candy and Gifts. Janet Orton Fontaine continues to own the property today, in 2002.

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; Communications; Commerce and Trade; Community Planning and Development

40. Period of Significance: **ca. 1940 - 1952**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Prior to 1976, this building was historically significant, to some extent, for its use in the 1940s as a Mountain States Telephone office. After an extensive remodeling of the original structure in 1976, followed by an addition to the south elevation in 1981, the building had been dramatically altered. In its present form, thus, the building dates to only 1981. As a result, because it is well under fifty years of age, the building 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:

All evidence of this building's original use as a Mountain States Telephone office was obscured when the building was extensively renovated in 1976. An addition to the south elevation, in 1981, further diminished the building's integrity. This building is no longer able to convey any sense of its historic use as a telephone office.

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-15**

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: **May 7, 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**