

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5ST130.81**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Bunchman Building**
- 6. Current building name: **Bunchman Building**
- 7. Building address: **211/215 S. Main Street**
- 8. Owner name: **Stiles Partnership**
 Owner address: **P.O. Box 476**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**

SW3 of **NE3** of **SW3** of **SW3** of section **31**

- 10. UTM reference

Zone **13**
 Easting: **410007**
 Northing: **4370604**

- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970** (**Photorevised 1987**) **7.5'**

- 12. Lot(s): **5-8** Block: **7**

Addition: **Edmund G. Stiles 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)

____Determined Not Eligible - National Register

(Page 1 of 6) ____Determined Eligible - State Register

____Determined Not Eligible - State Register

____Needs Data

____Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):

Rectangular Plan

- 15. Dimensions in feet: **13,767 square feet**

- 16. Number of stories: **Two**

- 17. Primary external wall material

Brick

Wood / Horizontal Siding

- 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):

n/a

21. General Architectural Description

Completed in 1985, the Bunchman Building is a large, two-level, commercial building which houses numerous retail shops. The building's facade fronts toward South Main Street on the east elevation. Shops on the upper level are reached by rounded brick and concrete stairways, at either end of the facade. The stairways are set beneath distinctive rounded glass atriums supported by brick pillars. The lower level shops are accessed from a sunken courtyard, which are reached by two sets of rounded brick and concrete stairs, located in-between the stairways to the upper level. The facade walls are principally of brown brick construction, with corbelled brickwork and brick columns. The storefronts feature a unified design of glass-in-wood-frame entry doors, rounded lights, rounded glass atriums, and extensive use of storefront display windows. The stairways and the upper level also feature black wrought iron railings. Current retail tenants include: the Great Outdoor Clothing Company; Timeless Collections Fine Jewelry and Watches; Arctic Attitude Adventurewear; Honeysuckle Rose Quilts; Alpen Collections Ski Wear and Sports Wear; Breckenridge Jewelers; Scandia Butik; and the Crown Tavern (serving ice cream, coffee, sandwiches and pastries).

Behind the brick and glass facade, the remainder of the building is of wood frame construction. The west (rear), and south (side) walls are clad with painted beige horizontal wood siding, while the north (side) elevation wall abuts 203 Main Street. There are two entrances on the west elevation, including one which opens onto an outdoor dining area. The roof is flat, covered with composition roofing material.



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22. **Architectural style / building type:** **Modern Movements**

23. **Landscape or setting special features:**

This building is located in downtown Breckenridge - on the west side of South Main Street, near the south end of the 200 block. The building abuts 203 S. Main Street along all of its north elevation. The river walk and the Blue River lie to the west.

24. **Associated buildings, features, or objects**

n/a

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:**

Estimate

Actual **1984, 1985**

Source of information: **Town of Breckenridge, Department of Community Development Files**

26. **Architect:** **Jon Gunson**

Source of information: **Town of Breckenridge, Department of Community Development Files**

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

Source of information: **n/a**

28. **Original owner:** **Stiles Partnership**

Source of information: **Town of Breckenridge, Department of Community Development Files**

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

The Bunchman Building was built in two phases: phase one was completed in 1984, followed by phase two in 1985. Comprising 13,767 square feet of retail space, the building replaced a smaller, 480 square foot office building which had been constructed on the site in 1977. There have been no additions to the building following its completion in 1985.

30. **Original location:** **yes**

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

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

35. Historical Background

Jon Gunson, Architect, AIA (American Institute of Architects), designed this 13,767 square-foot garden-level-style commercial building. It was built for Harry J. and Richard J. Bunchman of Stiles Partnership and Stiles Partnership II. Known as the Bunchman Building, phase I construction was completed in 1984 and Phase II in 1985. The retail complex replaced a 480-square-foot office building, which was built in 1977.

Since its completion, the building has boasted the following businesses: Myrna's, Sweaters & Silk; Main Street Gallery; Mountain Tees; The Shepherd; Bahnhof Ski Shop; Breckenridge Custom Jewels; Klingon Posters; Precious Melodies; Sweet Surrender Ice Cream Parlor food cart; The Swiss Miss Shop; Edinburgh Woolen Mills; Bjorn Stova; Blue River Gallery; Arctic Attitude Adventure Wear; Hand Carved Candles; D.O. Draver Fine Art Gallery; Honeysuckle Rose; Noel, The Christmas Shop; Noel Coffee cart; Jimminy Christmas; The Java Lift; Scandia Butik; Great Outdoor Clothing Company; The Crown Coffee Shop; The Crown Cafe and Tavern; Rock, Paper, Scissors; Thunderhead Studios/Nature Photography; Alpen Collections; and Timeless Collections.

36. Sources of Information

Summit County Assessor, Commercial Property Appraisal Records.

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 prehistory or history;

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:

n/a

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Completed in 1985, the Bunchman Building is presently just nineteen years of age, and thus falls well short of the fifty year threshold to be considered for listing in the National Register of Historic Places. The building does not appear to meet the requirements of Criteria Consideration G, relating to properties which have achieved significance within the past fifty years. Although it is architecturally distinctive, and does represent the progression of downtown Breckenridge's development during the latter half of the twentieth century, at the present time, the building also does not appear to qualify for individual listing in the State Register of Historic Places, or for local landmark designation by the Town of Breckenridge. It should also be considered a non-contributing resource within the Breckenridge Historic District. In time, the building may become architecturally significant relative to Criterion C.

43. Assessment of historic physical integrity related to significance:

The Bunchman Building appears to have retained much of its original integrity, relating 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 few notable exterior alterations.

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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-22**

Frame(s): **1-6**

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 9, 2004**

50. Recorders: **Carl McWilliams** **Rebecca Waugh**

51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**

52. Addresses: **1607 Dogwood Court
Fort Collins, Colorado 80525** **150 Ski Hill Road
Breckenridge, Colorado 80424**

53. Phone numbers: **970/493-5270** **303/629-6966 ext. 142**