

Architectural Inventory Form

- Date _____ Initials _____
- Determined Eligible – National Register
 - Determined Not Eligible – National Register
 - Determined Eligible – State Register
 - Determine Not Eligible – State Register
 - Need Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible National Register District

I. IDENTIFICATION

- | | | |
|-------------------------------|-------------------------------|-------------------|
| 1. Resource number: | 5ST.130.152 | Parcel number(s): |
| 2. Temporary resource number: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic Building Name: | Daniels Building | |
| 6. Current Building Name: | Daniels Building | |
| 7. Building Address: | 201/203 N. Main Street | |
| 8. Owner Name: | Bello Revocable Trust | |
| Owner Organization: | | |
| Owner Address: | P.O. Box 952 | |
| | Kihea, HI 96753 | |



44. National Register eligibility field assessment:
Local landmark eligibility field assessment:

Barn: Not Eligible; Daniels Building: Not Eligible
Barn: Eligible; Daniels Building: Not Eligible

Architectural Inventory Form

Page 2 of 7

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**
SE ¼ of NE ¼ of NW ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **409992** **4370972N**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **70**
 Addition: **Bartlett and Shock** 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.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **86' N-S by 59' E-W**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Cross Gabled Roof**
19. Primary external roof material: **Wood Roof/ Shingle Roof**
 Other roof materials:
20. Special features: **Porch**
Dormers
21. General architectural description:
Reportedly built in 1973-1974, the Daniels Building is a large, 1½-story, wood frame, commercial building located on South Main Street in downtown Breckenridge. The building is supported by a low concrete foundation, and its exterior walls are clad with painted green horizontal wood siding with painted white 1" by 4" corner boards, and painted green fishscale shingles in the upper gable ends. The intersecting gables roof is moderately pitched, and is covered with wood shingles. The eaves are boxed with painted red and cream white wood trim. A gabled dormer is located on the north-facing roof slope. There are a total of four canted bay windows: One is located at the south end of the façade (east elevation); two are located on the north elevation; one is located on the south elevation. The building presently houses two commercial tenants – Summit Real Estate in the south end, and Carver's Bike Repair and Rentals in the north end; one other retail space, in the center of the building, is presently for lease. Two sets of paired glass-in-wood-frame doors, located near either end of the façade, respectively enter into Summit Real Estate and Carver's Bike Repair and Rentals. Another set of paired glass-in-wood-frame entry doors enter into the vacant retail space from a recessed wood porch located near the center of the façade. Windows on the façade include single-light fixed-panes and 1/1 double-hung sashes, with transom lights, painted red wood frames,

Architectural Inventory Form

Page 3 of 7

and painted cream white wood surrounds. Windows on the secondary elevations are also primarily single-light fixed-panes and 1/1 double-hung sashes, with transom lights. A painted red glass-in-wood-frame door leads into the rear of the real estate business from a 4-step wood porch near the south end of the west elevation. Two other glass-in-wood-frame entry doors lead into the rear of Carver's from an elevated, L-shaped, porch and handicapped-accessible ramp near the north end of the west elevation.

22. Architectural style: **Modern Movements**
 Building type: **N/A**
23. Landscape or special setting features: **This property is located on the west side of South Main Street within the Breckenridge Historic District. It is composed of two buildings – a large wood-frame commercial building which fronts directly onto the concrete sidewalk which parallels Main Street to the east, and a historic barn located approximately fifty-two feet behind (west of) the commercial building. Reportedly built in 1973-1974, the commercial building has an address of 203 S. Main Street; reportedly built in 1914, the historic barn has an address of 201 S. Main Street. An asphalt parking lot is located between the two buildings, while an asphalt alley and the Blue River are located to the west. A Town of Breckenridge parking lot is located to the south of this property, while other commercial buildings are to the north.**
24. Associated buildings, features or objects:
Barn
 A historic wood frame barn is located approximately fifty-two feet west of the commercial building (see sketch map). Reportedly built in 1914, the barn measures 35' N-S by 27' E-W. It is supported by a wood timbers on grade foundation, and has a wood plank floor. The 1½-story barn also features vertical wood plank walls, and a front gable roof with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are exposed beneath the eaves, but are covered by a fascia board. A large horizontal sliding, vertical wood plank, barn door is centered on the east elevation (façade). A single vertical wood plank door is located at the north end of the east elevation, while an unpainted, non-historic, solid wood door is located at the south end of the east elevation. A vertical wood plank hayloft door is centered in the upper gable end, also on the east elevation. A non-historic, broken, single-light, fixed-pane window is located near the east end of the south elevation. Two 4-light windows and one 4x4 horizontal sliding window penetrate the west (rear) elevation wall. A 2-light window penetrates the west elevation's upper gable end. There are no windows on the north elevation.

Architectural Inventory Form

Page 4 of 7

ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: 1914 (barn); 1973-1974 (Daniels Building)
 Source of information: *Summit County Journal*, July 24, 1914; Town of Breckenridge, Department of Community Development files; Summit County Assessor records.
26. Architect: Barn: N/A; Daniels Building: unknown
 Source of information: N/A
27. Builder: Barn: Oren K. and Augusta Gaymon; Daniels Building: Roger B. Gray Construction
 Source of information: *Summit County Journal*, July 24, 1914; Town of Breckenridge, Department of Community Development files
28. Original owner: Barn: Oren K. and Augusta Gaymon; Daniels Building: S. Wayne Daniels
 Source of information: *Summit County Journal*, July 24, 1914; Town of Breckenridge, Department of Community Development files; Summit County Assessor records.
29. Construction history:
Oren K. and Augusta Gaymon constructed the historic barn on this property in 1914. They also built a log dwelling to the north of the barn that same year. The dwelling, unfortunately, no longer exists. The commercial building at the front of the lot was constructed in 1973-1974 for owner S. Wayne Daniels, by the Roger B. Gray Construction Company.
30. Original location: Yes Moved: No Date of move(s) N/A:

IV. HISTORICAL ASSOCIATIONS

31. Original use(s): Barn: Agriculture/Subsistence / Barn
 Daniels Building: Commerce/Trade / Specialty Stores
32. Intermediate use(s): Barn: Agriculture/Subsistence / Barn
 Daniels Building: Commerce/Trade / Specialty Stores
33. Current use(s): Barn: Vacant/ Not in Use
 Daniels Building: Commerce/Trade / Business
 Commerce/Trade / Specialty Store
34. Site type(s): Commercial Building, with historic barn located near the rear of the lot.
35. Historical background:
Barn
Oren K. and Augusta Gaymon built this mid-sized barn circa 1914. They constructed a log dwelling directly to the north of this site that same year. The center of the barn was built of logs while the wings were built of frame construction. At the time, Gaymon was a former editor and publisher of the *Summit County Journal* in Breckenridge. Earlier, in 1898, O.K. and Gussie had built a well-appointed Queen Anne cottage for \$2250.00 on the property next door (Lot 69). The Gaymons' son, Melvin, lived on the large property for many years after his parents' deaths.

Architectural Inventory Form

Page 5 of 7

Daniels Building

Roger B. Gray Construction constructed this commercial building for S. Wayne Daniels in 1973. It was built originally as a two-level, 4800 square feet, commercial/retail sales building with the main floor boasting 2400 square feet of retail space, and the garden level the same. The building's south two rooms on the ground floor originally housed a beauty shop and a barbershop. In subsequent years, the building has housed a variety of retail and business tenants. Presently (in 2006) Summit Real Estate occupies space in the south end, Carver's Bike Repair and Rental occupies the north end, while the center retail space is vacant. Owners over the years have included S. Wayne and Jane Daniels, Jack and Betty Clark, Mountain 4 Investors, and Salvatore and Karyn Contino.

36. Sources of information:

Sanborn Fire Insurance Maps dated November 1902, and August 1914.

***Summit County Journal*, January 1899.**

***Summit County Journal*, July 24, 1914.**

Summit County Assessor Commercial Property Appraisal Record.

Town of Breckenridge. Department of Community Development files.

V. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern 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 possesses high artistic values, or represents a significant and distinguished 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: **N/A**

40. Period of significance: **N/A**

41. Level of significance: National: State: Local:

Architectural Inventory Form

Page 6 of 7

42. Statement of significance:

The historic barn on this property is historically significant for its associations with Breckenridge's historical development during the "Town Phase" and "Stabilization Phase" periods of the town's growth, from the time of its construction, circa 1914. It is also architecturally notable for its representative vernacular wood frame construction, its rectangular front-gabled plan, and for the level of craftsmanship displayed in its construction. The building's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. It does, however, qualify for individual local landmark designation by the Town of Breckenridge, and it is a contributing resource located within the boundaries of the Breckenridge Historic District.

Built in 1973-1974, the Daniels Building is of too recent construction to be considered for listing in the National or State Registers. It may also be considered ineligible for local landmark designation, and a non-contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property's physical integrity was evaluated relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The barn displays overall good integrity, except that the integrity of setting has been compromised by the loss of a related historic dwelling, and by modern construction on the property in recent decades

44. National Register eligibility field assessment **Not Individually Eligible:**

Local landmark eligibility field assessment **Barn: Eligible**

Daniels Building: Not Eligible

45. Is there National Register district potential? Yes No **N/A**

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**

46. If the building is in existing National Register district, is it contributing **Barn: Yes**

Daniels Building: No

Architectural Inventory Form

Page 7 of 7

VI. RECORDING INFORMATION

47. Photograph number(s): **CRH-5ST.130.152; Images 1-8** Images filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424**

48. Report title: **Town of Breckenridge Phase IV Cultural Resource Survey**

49. Date(s): **October 10, 2006**

50. Recorder(s): **Carl McWilliams** **Rebecca Waugh**

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

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

53. Phone number(s): **(970) 493-5270** **(303) 629-6966 ext. 142**