

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.21**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Summit County Courthouse**
- 6. Current building name: **Summit County Courthouse**
- 7. Building address: **208 Lincoln Avenue**
- 8. Owner name: **Summit County Board of Commissioners**
- Owner address: **208 Lincoln Avenue**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

Brick

- 9. P.M. **6th** Township **6S** Range **77W**
SW¹/₄ of SW¹/₄ of NE¹/₄ of SW¹/₄ of section 31
- 10. UTM reference
Zone **13**
Easting: **410220**
Northing: **4370630**
- 11. USGS quad name: **Breckenridge, Colorado**
Year: **1970 (Photorevised 1987)**
- 12. Lot(s): **29-36** Block: **n/a**
Addition: **Bartlett and Shock Subdivision** Year of Addition **pre-1900**
- 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 Revivals / Classical Revival

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: **7692 square feet**
 - 16. Number of stories: **3½**
 - 17. Primary external wall material
 - 18. Roof configuration (enter one):
Hipped Roof
 - 19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
 - 20. Special features (enter all that apply):
Decorative Cornice; Tower; Porch; Chimney
- 7.5'**

21. General Architectural Description

Built in 1909, the Summit County Courthouse is Breckenridge's most imposing historic building. Located on a hill overlooking Main Street and downtown Breckenridge to the west, the courthouse and its grounds take up more than half a city block.

The building faces toward Lincoln Avenue to the south, with expanses of planted grass lawns to the south, east, and west, and with an asphalt parking lot behind the building to the north.

The courthouse grounds are professionally landscaped, with stands of pine, fir, willow and aspen trees, interspersed with native shrubs, plants and flowers.

An notable example of Classical Revival architecture, the original courthouse measures 66' N-S by 78' E-W. The building has two main stories, as well as a basement level that is fully above grade on the north (rear) elevation. A poured concrete foundation extends about 3' above grade, and is faced with red brick. The building's exterior walls are made of red bricks laid in running bond, with projecting brick columns at the corners and flanking the entryways on the north and south elevations. The columns feature recessed brick panels, and terminate about 2' below the roof line where they are topped by projecting wood cornices. The cornices, in turn, are connected by a belt course which encircles the entire building. The column at the building's northeast corner is incorporated into a tall red brick chimney which extends well above the roof line, and features decorative recessed brick panels. Two cornerstones, with the following texts, are located at the building's southwest corner: **(Please see continuation sheet)**

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

The Summit County Courthouse was designed in 1909 by John James Huddart. Work on the building was completed the following year, carried out by the Ladd-Sanger Construction Company. The building's total cost of construction was reported at \$49,707.75. The new courthouse was dedicated on St. Patrick's Day, March 17, 1910. A ladies restroom was added in 1910-1911, paid for through donations and subscriptions. The building was rehabilitated in 1987, preserving the large, octagonal main-floor hall, the golden-oak stairwell and woodwork, high, pressed metal ceiling, hard pine floors, chandeliers, and other furnishings.

23. Landscape or setting special features:

The Summit County Courthouse is located on a hill near the center of town, at the northwest corner of Lincoln Avenue and French Street. An expansive planted grass lawn lies to the south, east, and west of the building. The courthouse grounds are professionally landscaped with stands of pine, fir, willow, and aspen trees. An asphalt parking lot is behind the courthouse to the north.

24. Associated buildings, features, or objects

Courthouse Addition (1980)

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

Estimate

Actual **1909-1910**

Source of information:

cornerstone

26. Architect:

John J. Huddart

Source of information:

cornerstone

27. Builder/ Contractor:

Ladd-Sanger Construction Company

Source of information:

Summit County Journal, June 12, 1909.

28. Original owner:

Summit County

Source of information:

Cornerstone

30. Original location: **yes**

Moved **no**

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

Resource Number: **5ST130.21**

Temporary Resource Number: **N/A**

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Government / Courthouse**

32. Intermediate use(s): **Government / Courthouse**

33. Current use(s): **Government / Courthouse**

34. Site type(s): **Summit County Courthouse**

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 Journal, March 17, 1909.

Summit County Journal, June 12, 1909.

Summit County Journal, July 24, 1909.

Summit County Journal, February 26, 1910.

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; Politics / Government

40. Period of Significance: **1909-1951**

41. Level of Significance:

National:

State: **XX**

Local:

42. Statement of Significance

Built in the Classical Revival Style in 1909-1910, the Summit County Courthouse is one of this region's most historically and architecturally significant buildings. Having served continuously as the Summit County courthouse for nearly a century, this building has been intimately associated with Breckenridge's and the county's political, social, and economic growth throughout the twentieth century. As a result, this building is individually eligible for listing in the National Register of Historic Places under Criterion A. Architecturally, the building is Breckenridge's very best example of a Classical Revival style public building. As such, the Summit County Courthouse is also individually eligible for listing in the National Register under Criterion C.

43. Assessment of historic physical integrity related to significance:

The Summit County Courthouse retains a high degree of physical integrity. A two-story addition was built onto the northwest corner of the original building in 1980. The addition is compatible with, and subservient to, the original building.

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-10; Brec-11**

Frame(s): **16-24; 1-7**

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 8, 2000**

50. Recorders: **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**

21. General Architectural Description (continued)

LAI BY THE
M.W. GRAND LODGE A.F. & A.M.
OF COLORADO
A.D. 1909
A.L. 5909

and

ERECTED A.D. 1909
COUNTY COMMISSIONERS
A.W. PHILLIPS
W.H. HAMPTON
B.F. RICE
JOHN J. HUDDART
ARCHITECT

The courthouse is covered by a moderately-pitched hipped roof, with grey asphalt shingles, and a modillion cornice. Gabled pediments, with returns, intersect with the main hipped roof above the entryways on the north and south elevations. The tympanums of both pediments are adorned with murals of painted mountainous scenes, carved in relief. A very large domed cupola, centered on the hipped roof, is the courthouse's most visually striking element. The cupola's lower walls are clad with painted white square-cut wood shingle siding, while the dome is made of silver steel roofing material, with a lightning rod projecting from the center of the dome. Paired 8/1 double-hung sash windows appear on each of the cupolas four elevations.

The building has a symmetrical facade which faces toward Lincoln Avenue on the south elevation. A portico, centered below a gabled pediment and below the intersecting gabled pediment, is approached by eight sandstone steps, flanked by brick kneewalls and with black steel center railing. Paired glass-in-wood-frame entry doors, topped by a 16-light transom, lead from the portico into the courthouse lobby. Above the transom, the words

SUMMIT COUNTY

appear in raised black letters. At the east side of the portico, six concrete steps, flanked by a black wrought iron railing, descend to a basement-level glass-in-wood-frame door.

On the facade's first story, there are three 5/1 (ribbon style) double-hung sash windows located to either side of the entryway. The windows feature Queen Anne lights in their upper sashes, concrete lugsills, and flat brick arches with radiating brown brick voussoirs and central keystones. On the facade's second story, six 5/1 (ribbon style) double-hung sash windows appear directly above each of the first story windows. The second story windows also display Queen Anne lights in their upper sashes, and concrete lugsills. The second story windows here on the facade, and on the other elevations as well, are topped by the continuous belt course below the building's cornice line. On the facade's second story, there are also two additional 5/1 double-hung sash windows located above the pedimented portico. True to its symmetrical design, the building's facade also features six basement-level windows, each located directly below a first story window. The basement windows, on the facade and elsewhere, are 3/1 (ribbon style) double-hung sash with painted white wood frames and surrounds.

21. General Architectural Description (continued)

Windows on the courthouse's secondary elevations are symmetrically arranged, and feature details similar to those on the facade. On the east elevation, there are six first story windows, six second story windows, and five basement-level windows. On the north elevation there are three first story windows, and eight second story windows, which mirror the second story windows opposite on the facade. On the west elevation, there are five first story windows, and six second story windows, which mirror the second story windows opposite on the east elevation.

A second entryway into the building is located on the north elevation, opposite the main entryway on the facade. Here, eighteen sandstone color tinged concrete steps lead to a glass-in-wood-frame entry door. The door is topped by a 10-light transom which is set below a flat brick arch with radiating brown brick voussoirs and a central keystone. In addition to the two main entrances, there are two other doors leading into the building. One is a stained brown wood-paneled door which leads into the basement on the north elevation, and the other is a glass-in-wood-frame door which opens onto a steel fire escape stairway near the east end of the north elevation.

An architecturally sympathetic addition has been built onto the north end of the courthouse's west elevation. The addition, which also covers the west end of the courthouse's north elevation, is made up of approximately 2600 square feet. The addition is two stories high, although its roof line is significantly lower than the original courthouse's roof line. The addition's exterior walls are red brick, laid in running bond, with a belt course of blond bricks laid as soldiers forming a continuous lintel above the second story windows. Slightly projecting brick columns, at the corners and flanking the main entry on the west elevation, complement the brick columns on the original courthouse. A concrete foundation extends about 2' above grade, and is faced with dark purple tinged bricks. The addition is covered by a moderately-pitched hipped roof, with grey asphalt shingles and boxed eaves. Two small gabled dormers on the north-facing roof slope complement the gabled pediments on the original courthouse. The addition features a symmetrical facade located on its east elevation. The entryway here has a glass-in-steel-frame entry door, with a sidelight, and is flanked on either side by two 1/1 double-hung sash windows with concrete sills and flat arches. Directly above these windows, are four 1/1 double-hung sash second story windows, with concrete sills and topped by the continuous brick belt course. A National Register plaque, located near the entrance on the facade, includes an artistic rendering of a mine shaft workings, along with the following text:

1880 1980
CENTENNIAL
BRECKENRIDGE HISTORIC DISTRICT

NATIONAL REGISTER
OF HISTORIC PLACES

On the addition's south elevation, there are three 1/1 double-hung sash windows on the first story, and four 1/1 double-hung sash windows on the second story. On the north elevation, there are four 1/1 double-hung sash windows on both the first and second story. There are also two fixed-pane windows located at the far east end of the addition's north elevation, as well as a second-story window located near the north end of the east elevation. Finally, the addition has one other glass-in-steel-frame entry door, with a flanking sidelight, located on the north elevation.