

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5ST130.24**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Springmeyer Building**
- 6. Current building name: **Summit County Investment Co. Building**
- 7. Building address: **105 North Main Street**
- 8. Owner name: **Hyde Revocable Trust c/o Maryann Hyde**  
 Owner address: **P.O. Box 1557  
 Aspen, CO 81611**

**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: **410060**  
 Northing: **4370630**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987)7.5'**
- 12. Lot(s): **79** Block: **n/a**  
 Addition: **Bartlett and Shock**
- 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 20th 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: **1076 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material  
**Wood / Horizontal Siding**
- 18. Roof configuration (enter one):  
**Wood / Log**  
**Gabled Roof**
- 19. Primary external roof material (enter one):  
**Wood Roof / Shingle Roof**
- 20. Special features (enter all that apply):

Year of Addition **pre-1900**

**21. General Architectural Description**

Built in the 1880s, the original portion of this building measures 19' N-S by 31' E-W. There have been two gabled additions to the west (rear) elevation, which measure 17' N-S by 12' E-W, and 17' N-S by 17' E-W respectively. The original building fronts directly onto the sidewalk along Main Street, and is supported by a low concrete perimeter walls foundation. The symmetrical facade, located on the east elevation, is 1½-stories high, with upper half story separated from the first story by a belt course of lozenge-shaped panels set within rectangular panels. The lower facade wall is penetrated by two storefront display windows, each with painted turquoise wood frames and surrounds, and with wood-paneled kickplates. A wood-paneled entry door, with one upper sash light, is centered on the facade. The upper facade wall (in the upper half story) is clad with painted cream color horizontal wood siding, and is penetrated by a single-light fixed-pane window with a gabled pediment. The highly-decorative facade also features wood columns at either end, with lozenge-shaped panels. The building is covered by moderately-pitched front gable roof, with wood shingles and boxed eaves. The secondary elevation walls, on the north and south elevations, are the original hand-hewn squared whole logs, with dovetail corner notching and with concrete chinking. Windows on the secondary elevations are entirely single or paired 1/1 double-hung sash with painted turquoise wood frames and painted maroon wood surrounds. A stained natural brown wood-paneled door enters an addition, from a shed-roofed porch, near the west end of the south elevation. A set of thirteen steel stairs descends to a basement level steel door which enters the addition on the west elevation. Also on the west elevation addition, a painted turquoise and maroon wood-paneled door opens onto a balcony from the upper half story.

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

Sanborn insurance maps provide evidence that the original portion of this building was constructed in the early 1880s. There have been two gabled additions to the west (rear) elevation, which measure 17' N-S by 12' E-W, and 17' N-S by 17' E-W respectively.

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

This property is located on the west side of Main Street, in the heart of downtown Breckenridge.

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

**n/a**

**IV. ARCHITECTURAL HISTORY**

**25. Date of Construction:**

Estimate **ca. 1883**

Actual

Source of information:

**Sanborn maps, 1883, 1890**

**26. Architect:**

**n/a**

Source of information:

**n/a**

**27. Builder/ Contractor:**

**unknown**

Source of information:

**n/a**

**28. Original owner:**

**unknown**

Source of information:

**n/a**

**30. Original location: yes**

Moved **no**

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

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Hotel (possibly)**
32. Intermediate use(s): **Domestic / Hotel**
33. Current use(s): **Commerce and Trade / Financial Institution**
34. Site type(s): **Investment Company and Real Estate Office**

**35. Historical Background**

**36. Sources of Information**

Ostrye-MacDonald, Anne. National Register of Historic Places Inventory - Nomination Form. "Breckenridge Historic District." USDI, NPS, May 31, 1978.

Sanborn Fire Insurance Maps, dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor Residential Property Appraisal Record.

Summit County Clerk and Recorder. Warranty Deed Record, book 69, pp. 151-152, 168.

Summit County Clerk and Recorder. Warranty Deed Record, book 81, pp. 241.

Summit County Clerk and Recorder. Warranty Deed Record, book 101, pp. 232.

Summit County Treasurer. Tax Deed Record, 1913.

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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: **ca. 1883-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This property is historically significant under National Register of Historic Places Criterion A for its association with downtown Breckenridge's socioeconomic development from the 1880s through the middle of the twentieth century. Used as a boardinghouse in the 1880s and 1890s, and later as a residence and for various commercial enterprises. this building has been part of the downtown Breckenridge landscape for well over a century. The building is also architecturally significant, relative to National Register Criterion C for its early pioneer log construction. The building exhibits fine craftsmanship in its hewn log walls and dovetail corner notching. Accordingly, this building is eligible for inclusion in the National Register under both Criteria A and C. Due to some loss of integrity, though, the building is probably not individually eligible for listing in the National Register, However, it should be regarded as contributing resource within the Breckenridge Historic District.

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

This building's historical integrity has been diminished to some extent by two gabled additions to the west (rear) elevation.

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**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-5**

Frame(s): **14-17**

Negatives filed at: **Town of Breckenridge  
150 Ski Hill Road  
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **October 19, 2000**

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**