

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5ST130.28**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Pollock House/ Clerk & Recorder's Office**
- 6. Current building name: **Pollock House and Office**
- 7. Building address: **115 North Main Street**
- 8. Owner name: **Lois G. Theobald Co.**  
 Owner address: **P.O. Box 37**  
**Breckenridge, CO 80424**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**NE¼ of SE¼ of NW¼ of SW¼ of section 31**
- 10. UTM reference  
 Zone **13**  
 Easting: **410060**  
 Northing: **4370700**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987)7.5'**
- 12. Lot(s): **75** Block: **n/a**  
 Addition: **Bartlett and Shock** 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:

**Other Style / Front Gabled Wood Frame Building**

**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: **1310 square feet**
- 16. Number of stories: **two**
- 17. Primary external wall material  
**Asphalt**
- 18. Roof configuration (enter one):  
**Gabled Roof**
- 19. Primary external roof material (enter one):  
**Asphalt Roof**
- 20. Special features (enter all that apply):  
**Chimney**

**21. General Architectural Description**

The Pollock House is located on the west side of Main Street, toward the north end of downtown Breckenridge. The structure's east elevation is set back about 11' from the curb, fronting directly onto a concrete sidewalk paralleling the street.

The original two-story, front gabled, portion of the building is nearly square, measuring 33' N-S by 32' E-W. A one-story, shed-roofed, addition to the south elevation measures 11' N-S by 32' E-W. There are also two gabled additions to the west (rear) elevation: the larger of the two additions, which measures 14' N-S by 16' E-W, was originally a separate building; this has been connected to the primary building by a small 10' by 5' gabled addition. All of the additions are well over fifty years old. The entire building is supported by a wood timbers on grade foundation. The building is of wood frame construction, with the exterior walls covered with rolled asphalt, in a faux brick pattern. The roofs are covered with rolled asphalt roofing material over 1x wood decking. A red brick chimney is located on the north facing roof slope. All of the building's windows have been covered over with vertical wood planks. Windows on the facade include two first story windows with pedimented arches, and two second story windows with flat arches. There are two window openings on the north elevation; one square window opening penetrates the west elevation of the gabled addition; two square window openings appear on the south elevation of the shed-roofed addition. Two sets of paired vertical wood plank doors, both side hinged with metal strap hinges, are located on the east elevation, opening onto the sidewalk along Main Street. A painted green wood-paneled door, with a wood screen door, enters the gabled addition at the far west end of the north elevation. Two wooden signboards over the building's main entry on the facade advertises:

**MUSEUM**

**OFFICE OF WM. POLLOCK  
1862  
FIRST CLERK AND RECORDER  
SUMMIT COUNTY**

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

This building was constructed in 1862 as one of the first frame

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

Actual **1862**

Source of information:

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

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**

Resource Number: **5ST130.28**

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **unknown**

32. Intermediate use(s): **Commerce and Trade / Professional**

33. Current use(s): **Recreation and Culture / Museum**

34. Site type(s): **Commercial Building**

**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 Journal*, May 15, 1886.

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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; Community Planning and Development**

40. Period of Significance: **1862-1951**

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 beginning in 1862 and extending through the middle of the twentieth century. Having served as the Summit County Clerk and Recorder's Office, and later as a residence, 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, because it is one of Breckenridge's earliest frame buildings, constructed with some of the first milled lumber to be brought to Breckenridge by pack train. Accordingly, this building is eligible for inclusion in the National Register of Historic Places, as a contributing resource located within the Breckenridge Historic District. The property's combined levels of significance and integrity are probably not to the extent that it would qualify for individual National Register designation.

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

The Pollock House / Summit County Clerk and Recorder's Office has seen few alterations within the past fifty years. A gabled addition to the rear (originally a separate building) was, in earlier years, connected to this building by a short gabled extension. The building's asphalt siding appears quite old, but is obviously not original.

**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-6**

Frame(s): **19-23**

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**