

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

- 1. Resource number: **5ST130.30**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **O.K. Gaymon House**
- 6. Current building name: **White Cloud Lodging Co. Building**
- 7. Building address: **207 North Main Street**
- 8. Owner name: **Salvatore Contino**
 Owner address: **P.O. Box 1700**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
SE¼ of NE¼ of NW¼ of SW¼ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410060**
 Northing: **4370810**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987)7.5'**
- 12. Lot(s): **69** 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:

Late Victorian / Queen Anne

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):
Irregular Plan
- 15. Dimensions in feet: **~1230 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Horizontal Siding
Wood / Weatherboard
- 18. Roof configuration (enter one):
Hipped Roof/ Gable-on-Hip Roof
- 19. Primary external roof material (enter one):
Asphalt Roof
- 20. Special features (enter all that apply):
Porch
Chimney
Stained Glass

21. General Architectural Description

Built in 1898 in the Queen Anne style, this house is one of downtown Breckenridge's most architecturally notable homes. Presently used as a lodging and vacation company office, the building is oriented to the east, and is set back about 26' from Main Street, with a nicely-landscaped front yard. The original house is of wood frame construction, and is supported by a coursed sandstone foundation. The exterior walls are painted salmon color horizontal wood siding, except for the center portion of the facade (east elevation), which is horizontal weatherboard. Painted light blue 1" by 4" corner boards offset the salmon colored walls, and a small oval sign centered on the facade proclaims that the house was built in 1898. The house is covered by a moderately-pitched gable-on-hip roof, with black asphalt shingles, and boxed eaves with decorative scrolled brackets. A red brick chimney is located on the roof ridge. Two canted bay windows on the facade, and a rectangular bay window on the south elevation, are among the house's most notable architectural features. The canted bays on the facade each have three 1/1 double-hung sash windows with painted blue wood frames and exterior storm windows, and with painted salmon color wood surrounds. Both bays are covered by a common hipped roof, with a dentil course, and painted light flue recessed wood panels appear below the windows. A small Palladian window appears in the upper gable end on the facade as well. The rectangular bay window on the south elevation is covered by a hipped roof, and has four 1/1 double-hung sash windows with painted blue wood frames and exterior storm windows, and with painted salmon color wood surrounds. Recessed panels appear below these windows as well. Windows elsewhere on the original house are entirely single or paired 1/1 double-hung sash with painted light blue wood frames and surrounds, and with wood cornices. The house's front entry is located at the south end of the facade, where there is a wood-paneled entry door with stained glass Queen Anne lights and with decorative carved panels. The door opens onto a 5' by 6' wood porch, covered by a flat hood supported by turned columns. A 10' N-S by 20' E-W one-story gabled addition has been built onto the original home's west (rear) elevation. The addition is compatible with the original house, and is accessed on its south elevation by a painted light blue and salmon color wood-paneled door. A 4-light hopper window penetrates the addition on its south elevation, and a fixed-pane octagon window penetrates its west elevation.

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

This Queen Anne style cottage was constructed in 1898 by I.G. Mitchell. O.K. Gaymon, publisher of the *Summit County Journal*, and his wife Augusta Gaymon were the original owners. A 10' N-S by 20' E-W one-story gabled addition has been built onto the original home's west (rear) elevation.

23. Landscape or setting special features:

This property is located on the west side of Main Street, near the north end of downtown Breckenridge.

24. Associated buildings, features, or objects

n/a

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

Estimate

Actual **1898**

Source of information:

Sign on building's facade; *Summit County Journal*, January 1899.

26. Architect:

unknown

Source of information:

n/a

27. Builder/ Contractor:

I.G. Mitchell

Source of information:

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

28. Original owner:

Oren K. and Augusta Gaymon

Source of information:

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

30. Original location: **yes**

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Commerce and Trade / Business**
34. Site type(s): **Residence**

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 Assessor Residential Property Appraisal Record.

Summit County Journal, January 1899.

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;

XX 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: **1898-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The O.K. Gaymon House is individually eligible for inclusion in the National Register of Historic Places under Criteria A, B, and C. Under Criterion A, the property is historically significant for its association with Breckenridge's socioeconomic development from the end of the 1800s through the middle of the 1900s. Under Criterion B, the property is significant for its association with Oren K. Gaymon. O.K. Gaymon and his wife Augusta were the home's original owners and most enduring residents. As publisher and editor of the *Summit County Journal*, and through other endeavors, Gaymon made a significant contribution to broad patterns of Breckenridge's and Summit County's history. Relative to National Register Criterion C, the house is architecturally significant for its Queen Anne architectural style. This house may well be Breckenridge's best representation of the Queen Anne style.

43. Assessment of historic physical integrity related to significance:

The Gaymon House's historical integrity has been compromised to some extent by a 10' by 20' addition to the west elevation. The addition, though, is to the rear of the building, and is compatible with the house's original construction. The house is presently in good condition, and is being well maintained.

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-7**

Frame(s): **2-10**

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. 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**