

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.32**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Brooks Bungalow**
- 6. Current building name: **Paragon Lodging Office**
- 7. Building address: **210 North Main Street**
- 8. Owner name: **Brian Eric Kleinwachter**
 Owner address: **114 Homestead Rd.
 Evergreen, CO 80439**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
SE¹/₄ of **NE**¹/₄ of **NW**¹/₄ of **SW**¹/₄ of section **31**
- 10. UTM reference
 Zone **13**
 Easting: **410100**
 Northing: **4370810**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **59** 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 / Pioneer Log

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):
L-Shaped Plan
- 15. Dimensions in feet: **1005 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Log
- 18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
- 19. Primary external roof material (enter one):
Wood Roof / Shake Roof
- 20. Special features (enter all that apply):
Porch

21. General Architectural Description

Known as the "Brooks Bungalow", this building is now made up of a single-story original portion to the west, and a two-story addition to the east, which together create an L-shaped building. The original building is set back approximately 70' from Main Street, and measures 17' N-S by 25' E-W. The two-story addition measures 34' N-S by 16' E-W, with a 9' by 4' second-story shed-roofed extension on the east elevation. The original structure features squared whole log walls, with flush square notched corners and with concrete chinking. The addition also features squared whole log walls, but with lapped corner notching. Both gable roofs have wood shake shingles and boxed eaves. Windows on the original cabin include: one 1/1 double-hung sash window on the west elevation (facade); one boarded-over window in the upper gable end on the facade; one 4x4 horizontal sliding window, and one 1/1 double-hung sash window on the east elevation; and one 1/1 double-hung sash window on the south elevation. Windows in the two-story addition include: three 1/1 double-hung sash windows, one small single-light fixed-pane window, and one set of large single-light paired casement windows, located on the east elevation. A narrow wood porch covers nearly all of the west and south elevations of the original cabin. The porch is covered by a low-pitched hipped roof, with whole vertical log supports. Two painted green wood-paneled doors open onto the porch - one from the south elevation of the original building, and the other from the west elevation of the addition. There are three other entry doors in the addition: the first is a second-story 1x1 horizontal sliding glass bypass door which opens onto a balcony at the south end of the addition's west elevation; the second is a solid wood door located near the north end of the east elevation; the third is a solid wood second story door which is reached by a flight of 12 wood steps also on the east elevation.

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

The original portion of this building - the single-story gabled section to the west - was constructed in 1916. A two-story addition, which measures 34' N-S by 16' E-W, with a 9' by 4' second-story shed-roofed extension on the east elevation, has been built onto the original structure. As a result, the building now features an L-shaped plan.

23. Landscape or setting special features:

This property is located on the east 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 **1916**

Source of information:

Summit County Journal, 1916.**26. Architect:****n/a**

Source of information:

n/a**27. Builder/ Contractor:****unknown**

Source of information:

n/a**28. Original owner:****Gordon and Adele Brooks**

Source of information:

Summit County Journal, 1916.**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): **Former residence / Lodging Business Office**

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 Clerk and Recorder. Warranty Deed Record, book 101, p. 215.

Summit County Clerk and Recorder. Warranty Deed Record, book 117, p. 61.

Summit County Clerk and Recorder. Warranty Deed Record, book 115, p. 27.

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: **1916-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Built in 1916, the Brooks Bungalow is historically significant under National Register of Historic Places Criterion A for its association with downtown Breckenridge's cultural and economic development during the period 1916-1951. The building is also notable, relative to National Register Criterion C, for its pioneer log construction and for its fine craftsmanship, as seen in the structure's square-notched corners. The building, though, has had a large addition built onto it; as a result, this property's combined levels of significance and integrity are not to the extent that it would qualify for individual listing in the National Register. Nonetheless, the property does qualify for National Register listing, as a contributing property located within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This building's historical integrity has been compromised by a large two-story addition, which combined with the original structure has created an L-shaped building. The property is presently in good condition, and is being well cared for by its owners and tenants.

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-3**

Frame(s): **17-22**

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 7, 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**