

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

- 1. Resource number: **5ST130.38**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **O.K. Gaymon Cabin**
- 6. Current building name: **Breckenridge Resort Chamber of Comm.**
- 7. Building address: **309 North Main Street**
- 8. Owner name: **Ronald Bifini**
 Owner address: **P.O. Box 1991**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NE¼ of NE¼ of NW¼ of SW¼ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410070**
 Northing: **4370970**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **6** Block: **n/a**
 Addition: **Snider's Addition** Year of Addition **1892**
- 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 American Movements / Rustic

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: **756 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material
Wood / Log
- 18. Roof configuration (enter one):
Hipped Roof
- 19. Primary external roof material (enter one):
Wood Roof / Shingle Roof
- 20. Special features (enter all that apply):
Porch
Chimney

21. General Architectural Description

This building is located on the west side of Main Street at the north end of downtown Breckenridge. Presently used by the Chamber of Commerce and Summit County Historical Society, the O.K. Gaymon Cabin is a modest hipped-roof log structure. One-story tall, the building measures 21' N-S by 36' E-W, and is supported by a non-historic low concrete foundation. The building features whole log walls with lapped corner notching. A large stone chimney is located on the south elevation. The roof is hipped, with wood shingles over 1x wood decking and exposed 2x wood rafters. There is one 1/1 double-hung sash window located on the east elevation (facade); on the west elevation, there is one 4-light hopper window; windows on the south elevation include one 2-light fixed-pane, and two single-light fixed-panes flanking the stone chimney; on the north elevation, there are one 1/1 double-hung sash window, one 2-light fixed-pane window, and one 4-light hopper window. All windows have painted wood frames and surrounds. A stained natural brown wood-paneled door, with two upper sash lights, and with a wood screen door, opens onto a 5' by 8' wood porch at the north end of the facade. The porch has a wood plank floor, an open log balustrade, and vertical log posts which support a shed porch roof. A painted turquoise wood-paneled door opens onto a concrete sidewalk on the west (rear) elevation.

(Please see continuation sheet)

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

This structure was originally part of a four-room "rustic bungalow" which was built in 1914 behind the O.K. Gaymon House at 207 N. Main Street. The home's builder is unknown, however, G.L. Heidman, a Denver stonemason, built the stone fireplace and chimney. The rear portion of the bungalow, comprised of this extant log structure, was moved to this location in 1988. After the move, local stonemason Tim Bicknell rebuilt the river-rock fireplace.

23. Landscape or setting special features:

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

24. Associated buildings, features, or objects

Public restrooms building

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1914**

Source of information:

Summit County Journal, July 24, 1914.

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

Oren K. and Augusta Gaymon

Source of information:

Summit County Journal, July 24, 1914.

30. Original location: no

Moved **yes**

Date of move(s) **1988**

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Architectural Inventory Form

(Page 3 of 5)

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**

32. Intermediate use(s): **Single Dwelling**

33. Current use(s): **Commerce and Trade / Organizational**

34. Site type(s): **Chamber of Commerce and Summit County Historical Society Building**

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 Records

Summit County Journal, July 24, 1914.

Summit County Journal, July 24, 1914.

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

40. Period of Significance: **1914-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The O.K. Gaymon Cabin is historically significant for its association with the Gaymon family and with Breckenridge's socioeconomic development during the first half of the 1900s. As such, the building is eligible for inclusion in the National Register of Historic Places under Criterion A, as a contributing resource within the Breckenridge Historic District. The building is also eligible, for its architectural significance under Criterion C, for its early rustic architectural style. Because the building has been moved it should not be considered individually eligible for National Register listing.

43. Assessment of historic physical integrity related to significance:

This building's physical integrity was diminished when it was moved from its original location at 207 N. Main Street in 1988. In its new location, however, the historic building is being adaptively reused to good advantage, and is being exceptionally 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-8**

Frame(s): **16-19, 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. 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**

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Architectural Inventory Form

(Continuation Sheet)

21. General Architectural Description (continued)

A public **Restrooms** building (photos: Roll Brec-8, Frames 20, 21), is located 20' west of the cabin. Built in the rustic style, this small building measures 10' N-S by 18' E-W. The restroom's exterior walls are stained brown whole logs, with lapped corner notching, and its roof is a moderately-pitched front gable with wood shingles over plywood decking and exposed 2x wood rafters. There are two 6-light fixed-pane windows, with frosted glass panes, and with painted turquoise color wood frames and surrounds, located on the building's north elevation. Two identical windows are located on the south elevation. Painted turquoise wood-paneled doors (marked respectively "WOMEN" and "MEN" are located on the building's east and west elevations. This building is in excellent condition.