

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.43**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Schatz Cabin**
- 6. Current building name: **Jackson Cabin**
- 7. Building address: **324½ North Main Street**
- 8. Owner name: **Donald Jackson**
 Owner address: **6140 Daylight Point**
Colorado Springs, CO 80918

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NE¼ of SE¼ of SW¼ of NW¼ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410100**
 Northing: **4371110**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987)7.5'**
- 12. Lot(s): **14** Block: **n/a**
 Addition: **Snider Addition Subdivision** Year of Addition **1894**
- 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 Cabin

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: **352 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof
- 20. Special features (enter all that apply):
Porch
Dormer

facing roof slope.

21. General Architectural Description

This modest cabin is located 25' east of (behind) the cabin at 324 Main Street. The structure is of wood frame construction, and measures 16' N-S by 22' E-W. Supported by an uncoursed stone foundation, the building has stained brown horizontal wood siding, with 1" by 4" corner boards. The roof is a moderately-pitched front gable, covered with rolled asphalt roofing material. A non-historic shed-roofed dormer, with one window, is located at the east end of the south elevation. There is one set of paired 2-light windows with painted green wood frames, located on the west elevation (facade); one vinyl-covered window is located on the north elevation; there are two single-light fixed-pane windows on the east elevation. A painted turquoise wood-paneled door opens on to a deteriorated wood stoop on the west elevation. An unpainted solid wood door opens onto a 3-step wood stoop on the cabin's east elevation.

A **Storage Shed** (photos: Roll Brec-9, Frames 16, 17), is located northeast of the cabin. This small utilitarian structure measures 18' N-S by 12' E-W, and is supported by a wood timbers on grade foundation. The building's exterior walls are made of unpainted vertical wood planks, and the shed roof is covered with corrugated tin over 1x wood decking and 2x wood rafters. There are no windows. One vertical wood plank door, side hinged with metal strap hinges, is located on the west elevation. There have been no notable alterations or addition to the structure's original construction, however, it is in deteriorated condition. This structure reportedly originally served as a stable.

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

Summit County deed records indicate that this modest dwelling was built in 1954. Lottie Schatz was its original resident. The building has not been enlarged subsequent to its original construction. At some point a dormer was built onto the south

23. Landscape or setting special features:

This property is located behind the cabin at 324 Main Street, east of downtown Breckenridge.

24. Associated buildings, features, or objects

Storage Shed

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1954**

Source of information:

**Summit County Clerk and Recorder:
Warranty Deed Record, book 55, page 492.**

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

Jack J. and Helen Maywood

Source of information:

**Summit County Clerk and Recorder:
Warranty Deed Record, book 160, page 154.**

30. Original location: yes

Moved **no**

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

Resource Number: **5ST130.43**

Temporary Resource Number: **N/A**

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V. HISTORICAL ASSOCIATIONS

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

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

33. Current use(s): **Single Dwelling**

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 Clerk and Recorder. Warranty Deed Record, book 55, p. 492.

Summit County Clerk and Recorder. Warranty Deed Record, book 101, p. 282.

Summit County Clerk and Recorder. Miscellaneous Record, book 145, p. 316.

Summit County Clerk and Recorder. Warranty Deed Record, book 160, p. 154.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **XX**

Date of Designation: **n/a**

38. Applicable National Register Criteria

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;

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).

XX Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Because this modest dwelling was constructed in 1954, it is not yet fifty years of age, and as such at the present time it is not eligible for inclusion in the National Register of Historic Places. The property does not meet the requirements of Criteria Consideration G. Although the property's combined levels of significance and integrity will not cause it to become individually eligible for listing in the National Register, in time, it could become a contributing property within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays an overall high degree of historical integrity. The cabin's appearance has been altered by the addition of a dormer on the south elevation.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **XX**

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:

Noncontributing: **XX**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **BREC-9**

Frame(s): **13-15**

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**