

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.50**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Breckenridge Town Hall**
- 6. Current building name: **The Merchant in Breckenridge, et. al.
Building**
- 7. Building address: **117 South Main Street**
- 8. Owner name: **117 S. Main Street LLC.**
- Owner address: **P.O. Box 7
Breckenridge, CO 80424**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NE¼ of NE¼ of SW¼ of SW¼ of section 31
- 10. UTM reference
Zone **13**
Easting: **410067**
Northing: **4370497**
- 11. USGS quad name: **Breckenridge, Colorado**
Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **8** Block: **n/a**
Addition: **Bartlett and Shock Addition** 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 19th and Early 20th Century American Movements / Commercial Style

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: **5132 square feet**
- 16. Number of stories: **One**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Gabled Roof
- 19. Primary external roof material (enter one):
Metal Roof / Steel Roof
- 20. Special features (enter all that apply):
**False Front
Chimney
Balcony**

21. General Architectural Description

Built originally as the Breckenridge Town Hall, this commercial building is located on the west side of South Main Street in downtown Breckenridge. The building's facade (on the east elevation) fronts onto Main Street's wide concrete sidewalk, and there are separate entrances into three businesses. Near the north end of the facade, a recessed entryway into The Merchant in Breckenridge business features a wood plank sidewalk, and a set of paired glass-in-wood-frame doors. Flanking the doors, are four single-light fixed-pane storefront display windows, and another storefront display window is located at the north end of the facade. The recessed entryway here is covered by a flat roof which also serves as the floor of a decorative balcony with an open wood balustrade. The balcony is supported by four squared wood posts. Near the center of the facade, a single glass-in-wood-frame door opens into the offices of the East West Real Estate Company. This door also opens onto the wood plank sidewalk, and is flanked on either side by a single-light fixed-pane storefront display window. A false front, with an extended centered parapet covers the northern 2/3s of the facade, where the Merchant in Breckenridge and East West Real Estate businesses are located. Behind the false front, this portion of the building is covered by a low-pitched front gable roof. The southern 1/3 of the structure presently houses the Hyatt Vacation Club. Near the south end of the facade, a set of paired, painted red, glass-in-wood-frame doors lead into the Hyatt Vacation Club. These doors are set within a recessed entryway, and are flanked by narrow sidelights. Four single-light fixed-pane storefront display windows, with painted red wood frames, flank the entryway here. This portion of the building features its own false front, with a distinctive, rounded, extended centered parapet. Behind this false front, the southern 1/3 of the building is covered by a flat roof. The northern 2/3s of the east elevation, the entire north elevation, and the northern 2/3s of the west (rear) elevation all have painted yellow, 6-inch-wide, horizontal wood siding exterior walls. The southern 1/3 of the east elevation, the southern 1/3 of the west elevation, and the west end of the south elevation all have painted beige, 6-inch-wide, horizontal wood siding. The east end of the south elevation has painted beige concrete block walls. Two secondary entrances into the building are located on the west elevation, and there is a large canted bay window at the north end of the south elevation. Overall, the building measures 68' N-S (across) by 107' E-W (deep).

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

Please see continuation sheet.

23. Landscape or setting special features:

This property is located on the west side of the 100 block of South 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 **1941**

Source of information:

Summit County Journal, June 13, 1941.

26. Architect:

Works Progress Administration project.

Source of information:

Summit County Journal, June 13, 1941.

27. Builder/ Contractor:

Works Progress Administration project.

Source of information:

Summit County Journal, June 13, 1941.

28. Original owner:

Town of Breckenridge

Source of information:

Town of Breckenridge

30. Original location: **yes**

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Government / City Hall**
32. Intermediate use(s): **Commerce and Trade / Specialty Store**
33. Current use(s): **Commerce and Trade / Specialty Store**
34. Site type(s): **Commercial Building**

35. Historical Background

This site was the former location of the fancy 1880 Denver Hotel. In the 1940s, however, the fire-damaged hostelry was torn down, and this building was constructed the following year to serve as the new Breckenridge Town Hall.

Thanks to President Franklin Delano Roosevelt's Works Progress Administration (WPA) program, Breckenridge, Colorado was not totally flattened by the Great Depression. The construction of a Breckenridge Town Hall, with federal funds, supplied jobs to as many as fifteen of the unemployed at a time. In 1941, townsmen quickly, but meticulously, dismantled the old 1880 Fireman's / Town Hall across the street, and used the building materials to construct a new, frame, town hall building on the former site of the "Denver House." The modern building was finished on the front with faux asphalt brick. Building plans included a council room, town clerk's office, town scales, hose rack, storage space for fire equipment, and a town maintenance shop. The hall cost approximately \$5000.00 to construct, with the WPA program spending about \$3600.00 for labor, and the Town of Breckenridge spending approximately \$1400.00 for building materials.

A false-front facade was added to the building in 1971, and improved in 1989. After town officials moved their offices to 103 South Harris Street, the building was sold to Breckenridge Lands Inc., in 1971. Since then, it has housed the Breckenridge Ski Shop, Sportstalker, Breckenridge Real Estate, Winona Knits, The Menagerie, Hyatt Vacation Club, Eagle Dancer Southwest Arts and Crafts, Santa Fe Arts Company, and East West Real Estate. Currently, Breckenridge Lands LLC is the managing partner for the property's owner, 117 South Main Street LLC.

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. Commercial Property Appraisal Record.

Summit County Journal, June 13, 1941.

Summit County Clerk and Recorder. Grantee Record Book, December 15, 1880.

Summit County Clerk and Recorder. Quit Claim Deed Book 42, p. 355.

Town of Breckenridge. Department of Community Development Files.

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;

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 and Trade; Community Planning and Development; Politics / Government

40. Period of Significance: **1941-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Constructed at the end of the Great Depression, in 1941 as the Breckenridge Town Hall, this building is historically significant under National Register of Historic Places Criterion A for its association with the Roosevelt Administration's New Deal, Works Progress Administration (WPA) program. Because the building's facade was modified when the building was converted to commercial use in the 1970s and 1980s, the building has not retained a sufficient share of its historical integrity to convey a sense of its historic significance, expressing its original use as the Breckenridge Town Hall. As a result, the building is not eligible for individual listing in the National Register of Historic Places, and it should be considered ineligible for local landmark designation, and as a non-contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This building's original historical integrity was diminished when a false-front facade was added to the front of the structure in 1971, and again when it was further modernized in 1989. At the present time, the property is being well maintained.

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-16**

Frame(s): **24-30**

Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **May 7, 2002**

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**

Resource Number: **5ST130.50**

Temporary Resource Number: **N/A**

Architectural Inventory Form

(Continuation Sheet)

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

This building was constructed in 1941 for use as the new Breckenridge Town Hall. It was constructed by local workers, and was among the last Works Progress Administration (WPA) projects carried out during the Great Depression years of the Roosevelt Administration. Materials for the building were obtained, in part, from the old Fireman's / Town Hall, which had been located across the street before it was torn down in 1941. A new false-front facade was added to this building in 1971, and the facade was further modernized for commercial purposes in 1989.