

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.52**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **The Bates Building**
- 6. Current building name: **The Skinny Winter Building**
- 7. Building address: **123 South Main Street**
- 8. Owner name: **Richard W. and Patsy A. Bly**
 Owner address: **P.O. Box 1258**
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: **4370466**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **10** Block: **n/a**
 Addition: **Bartlett and Shock 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 / 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: **1084 square feet**
- 16. Number of stories: **Two**
- 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):
Metal Roof
- 20. Special features (enter all that apply):
Decorative Cornice
False Front

21. General Architectural Description

Built in 1880, this Victorian-era commercial building is located on the west side of Main Street in downtown Breckenridge. Featuring a two-story front gabled plan, with a tall false front, the original building measures 22' N-S (across) by 50' E-W (deep). An early, 16' by 19', one-story, shed-roofed addition has been built onto the rear of the original structure. The original building's facade fronts onto Main Street on the east elevation. Featuring a symmetrical design, the facade has a canted, recessed, center entryway, with a 15-light glass-in-wood-frame entry door, flanked by 10-light sidelights. On either side of the entryway, there are 30-light fixed-pane storefront display windows. The storefront display windows and the entryway are trimmed with painted red vertical wood siding; however, the overall wall surface on the facade is clad with painted beige color horizontal wood siding. A slightly projecting cornice line visually separates the first and second stories on the facade, and there is another projecting cornice, with decorative brackets, at the top of the tall false front. The facade's second story is penetrated by three 2/2 double-hung sash windows, with painted buff red wood frames and surrounds, and with triangular pediments. A signband, hanging perpendicular to the facade, advertises:

**Skinny
Winter
Gifts**

The building's side elevations, to the north and south, are clad with unpainted horizontal wood siding, and the west (rear) elevation is covered with rolled green asphalt. The west elevation is also penetrated by two windows. The shed-roofed addition to the west elevation is made of vertical wood planks, over wood frame construction. It has door and window openings on the north and west elevations.

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

This late 19th century commercial building was constructed in 1880, and for the most part, has been home to a variety of commercial enterprises from that time to the present. There have been few notable exterior alterations to the building. The shed-roofed addition to the west elevation appears to date to the early 1900s.

23. Landscape or setting special features:

This property is located on the west side of Main Street in downtown Breckenridge.

24. Associated buildings, features, or objects

n/a

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

Estimate

Actual **1880**

Source of information:

Summit County Clerk and Recorder. Deed Record Book 20, page 370.

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

Andrew Bates and Charles Handy

Source of information:

Summit County Clerk and Recorder. Deed Record Book 20, page 370.

30. Original location: yes

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

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

35. Historical Background

By July of 1880, Main Street was lined with Western false-fronted commercial buildings like this one. This two-story building first served as Bates, Key and Company, Wholesale and Retail Liquor and Cigar Store, with offices and apartments upstairs. In 1884, the old stand of Bates, Key, and Co. became H.H. Irwin Dry Goods. The space then remained a dry goods store until 1898, when it became the Miners' Homes Saloon, with proprietors L.A. Johnson and George Lehr. When Johnson and Lehr dissolved their partnership in 1899, the building had a brief stint as the "Golden Rule" dry goods emporium. However, George Lehr took the commercial space back in 1901, and re-opened the Miners' Home Saloon. Year by year, miners came to relax, and to imbibe in liquor, tobacco, spirited conversation, and the sharing of mining news. In the spring of 1915, though, Miss A. Adams Millinery Dressmaking and Hair Goods, opened in the structure. Agnes Adams, the store's proprietor, later married Alva Springmeyer. In the 1920s, the building became known as the "goat house" as the Springmeyers lived in the front half, and kept their herd of goats in the back.

The Skinny Winter gift shop, owned by Richard W. Bly, has been housed in the building since 1973.

36. Sources of Information

Breckenridge Resort Chamber. *Breckenridge Walking Tour*, 1985.

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 Clerk and Recorder. Deed Record Book 20, page 370.

Summit County Journal, December 6, 1884, May 1899, March 9, 190, May 1, 1915.

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;

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 and Trade; Community Planning and Development

40. Period of Significance: **1880 - 1950**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Built at this location in 1880, this Victorian-era commercial building is among downtown Breckenridge's oldest and best preserved historic structures. Exhibiting a high degree of integrity, the building provides a strong visual link to Breckenridge's beginnings as an important mining community of the late 1800s. As such, this building is likely eligible for individual listing in the National Register of Historic Places. The building is also eligible for local landmark designation by the Town of Breckenridge, and may be considered as a contributing property within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

Built originally in 1880, this Victorian-era commercial building displays a very high level of integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. There have been no additions and no notable exterior alterations to the building following the period of significance.

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-17**

Frame(s): **18-20**

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

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

49. Date: **June 18, 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**