

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.55**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Fall and Darnell Assay Office**
- 6. Current building name: **Jacobi Building**
- 7. Building address: **126 South Main Street**
- 8. Owner name: **Douglas C. Nelson**  
 Owner address: **4905 Browndale Avenue**  
**Edina, MN 55424**

**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: **410107**  
 Northing: **4370542**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **2** Block: **1**  
 Addition: **Edmund G. Stiles 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: **625 square feet**
- 16. Number of stories: **One**
- 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):  
**False Front**  
**Decorative Cornice**

**21. General Architectural Description**

Built in 1885 or 1886, this small false-front commercial building is located on the east side of Main Street in downtown Breckenridge. Featuring a simple rectangular plan, the building measures just 12½' N-S (across) by 50' E-W (deep). The building's facade, located on the west elevation, is set back 17' from the curb line, where it fronts onto a wide concrete sidewalk. The building is of wood frame construction, and its exterior walls are clad with painted white horizontal wood siding. Painted purple 1" by 6" corner boards appear at either end of the facade. The structure has a steeply pitched front gable roof which is hidden behind the false front facade. The top of the facade wall features a decorative cornice, with painted turquoise color wood brackets and molding. Lower down on the facade wall, another projecting cornice visually separates the building's first story, from the false second story.

This cornice is also adorned with painted turquoise color wood brackets. Hidden behind the false front, the building's front gable roof is covered with corrugated metal, and has closed eaves. The main entrance, at the north end of the facade, features a painted turquoise color wood-paneled dutch door, with nine upper sash lights. To the south of the door, there is a set of paired 4/4 double-hung sash windows, with painted turquoise wood frames and surrounds. A large, badly incompatible addition has been built across the rear (east elevation) of this structure as well as across the rear of 128 S. Main Street next door to the south.

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

Sanborn Insurance maps reveal that this structure was constructed between August 1883 and August 1886. Most likely, it was constructed in the spring and summer of 1885, following a devastating fire in downtown Breckenridge which occurred in December 1884. A badly incompatible addition to the rear of the structure appears to date to the 1970s. The building next door to the south at 128 S. Main Street was constructed in the 1950s. The two buildings have been linked, by common ownership and retail tenant usage, from that time to the present.

**23. Landscape or setting special features:**

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

**24. Associated buildings, features, or objects**

**128 S. Main Street (nest door to the south)**

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

Estimate

Actual **1885 or 1886**

Source of information:

**Sanborn Insurance maps, dated August 1883 and August 1886.**

**26. Architect:**

**n/a**

Source of information:

**n/a**

**27. Builder/ Contractor:**

**unknown**

Source of information:

**n/a**

**28. Original owner:**

**unknown**

Source of information:

**n/a**

**30. Original location: **yes****

Moved **no**

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

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**V. HISTORICAL ASSOCIATIONS**

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

**35. Historical Background**

This tiny, one-story, false-fronted building was built sometime after the December fire of 1884, and before August of 1886. By the 1890s, Daniel Wesley (D.W.) Fall and James K. Darnell were operating an assay office in the false-fronted building. Here, the firm of "Fall & Darnell, Assayers & Chemists" performed chemical analyses on ore from the mines to determine the presence, absence, or quantity of precious metals in the minerals. They also bought and sold gold. Later, Hiram A. Johnson opened a mine brokerage firm in the building. Johnson acted as an agent to negotiate contracts of purchase and sale of mining properties. Through the years, Fall, Darnell, and Johnson also loaned out the building's safe as a safety deposit vault. So much gold dust was lost in transfer from the miners' pockets to the safe, that the floor had to be taken up in 1901 and put through the "fire assay process" to capture the loose gold.

Assayer D.W. Fall, a highly-respected pillar of the community, served as messenger in the Colorado Territorial Legislature in 1864 and 1865; one term each as Breckenridge's Town Clerk, Councilman, Mayor Pro Tem; one term as a Summit County Commissioner; and in the Colorado House of Representative's 13th and 14th general assemblies. He re-claimed this building as his office when he was elected county judge in 1909. He sat as a county judge for twenty years, and also served on term as the Breckenridge mayor starting in 1910.

Following Fall's death in 1946, Martha A. Waltz picked up the building for back taxes. Waltz kept the property until 1960 when it was sold to Julian Jacobi. In the 1950s, the tiny building next door to the south, at 128 S. Main Street, was constructed. From that time to the present, the two buildings have often had common ownership, and have often housed a single retail tenant. From 1975 to the present, the two structures have been known jointly as the "Jacobi Building, and have housed the Gallery Paragon, Chuck Struve Photo Shop, as well as three living units located in the rear addition. Computer Image occupied the spaces in 1977. After Douglas C. Nelson purchased the property in 1979, the two buildings subsequently housed Alpine Camera, Hibbard McGrath Gallery, and the Sweet Shop.

Sungear moved into this historic structure at 126 S. Main Street in 1989. The Sunglass Hut and Watch Station occupies the retail space today (in 2002). The newer building to the south (at 128 S. Main Street) has recently housed the Tyra Summit real estate office, Annie's Accessories, Nyvo, and Mary's Mountain Cookies. Both buildings continue to be owned by Douglas C. Nelson.

**36. Sources of Information**

Ostrye-MacDonald, Anne. National Register of Historic Places Inventory - Nomination Form. "Breckenridge Historic District." USDI, NPS, May 31, 1978.

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. Liens book 2, page 47.

Summit County Clerk and Recorder. Miscellaneous Record book 154, page 268.

*Summit County Journal*, June 8, 1901, November 23, 1901.

Town of Breckenridge. Department of Community Development Files.

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**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;

**XX** 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; Industry**

40. Period of Significance: **1885 - 1950**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This small commercial building is historically significant, relative to National Register Criterion A, for its association with Breckenridge's beginnings and early growth as an important regional mining supply center. In particular, the building is significant for its early and sustained use as a mining assay office. Under National Register Criterion C, the building is architecturally significant for its early wood frame construction, and for its false front facade with a decorative cornice. The building is also significant, under National Register Criterion B, for its association with Daniel Wesley Fall. Due to some loss of integrity (there is an incompatible rear addition), the building is ineligible for individual listing in the National Register of Historic Places. The building, though, may be eligible for local landmark designation by the Town of Breckenridge, and it may be considered a contributing property within the Breckenridge Historic District.

**43. Assessment of historic physical integrity related to significance:**

This building's historical integrity has been diminished by a poorly-constructed, badly-incompatible, addition which extends across the rear of this structure, as well as the rear of 128 S. Main Street, next door to the south. The addition, though, is not visible from the street, and as a result, the building is still able to convey some sense of its historic significance.

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**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: **XX**

Noncontributing:

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **BREC-14**

Frame(s): **32-36**

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. Recorders: **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**