

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.56**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **N/A**
- 6. Current building name: **Jacobi Building**
- 7. Building address: **128 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: **4370532**
- 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:

**Modern Movements**

**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):  
**Shed Roof**
- 19. Primary external roof material (enter one):  
**Metal Roof**
- 20. Special features (enter all that apply):  
**False Front**

**21. General Architectural Description**

Built in the mid-1950s, 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 wall on the facade is clad with painted white horizontal wood siding. Painted dark green 1" by 4" corner boards appear at either end of the facade. The building's south elevation is clad with corrugated metal, and the north elevation abuts 126 S. Main Street to the north. The structure is covered by a shed roof, covered with corrugated metal roofing material, and with closed eaves. The roof is hidden behind the false front facade, which features a gabled parapet and painted dark green wood trim. The main entry into the building is located at the north end of the facade, on the west elevation. Here, a painted white glass-in-wood-frame door, with a flanking sidelight, is set within a recessed entryway. This door leads into the building's current retail tenant, Mary's Mountain Cookies. Hanging perpendicular to the facade there is a wooden signband advertising:

**Mary's Mountain  
Cookies**

To the south of the entryway, there are two single-light fixed-pane storefront display windows, with painted dark green 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 126 S. Main Street next door to the north.

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

This small wood frame commercial building was constructed in the 1950s, and has subsequently become known as the Jacobi Building, in association with 126 S. Main Street next door to the north. Sanborn Insurance maps reveal that 126 S. Main Street 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 both structures date to circa 1975.

**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**

**126 S. Main Street (nest door to the north)**

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

Estimate **ca. 1956**

Actual

Source of information:

**Summit County Assessor. Commercial Property Appraisal Record.**

**26. Architect:**

**n/a**

Source of information:

**n/a**

**27. Builder/ Contractor:**

**unknown**

Source of information:

**n/a**

**28. Original owner:**

**Julian Jacobi**

Source of information:

**Summit County Assessor. Commercial Property Appraisal Record.**

**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 / Specialty Store**

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, at 128 S. Main Street, was built in the mid-1950s. Its dimensions are identical to 126 S. Main Street next door to the north which was constructed many years earlier, circa 1885. From the mid-1950s 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 two buildings 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.

In 1989, Sungear moved into the historic structure next door, at 126 S. Main Street. The Sunglass Hut and Watch Station occupies the building at 126 S. Main Street today (in 2002). This building, meanwhile, has recently housed the Tyra Summit real estate office, Annie's Accessories, and Nyvo. Its current retail tenant is 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

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; Commerce and Trade; Community Planning and Development**

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

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

Constructed in the 1950s, this small commercial building is currently less than fifty years of age. As such, at this time, it is ineligible for individual listing in the National Register of Historic Places. Presently, the building should also be considered ineligible for local landmark local designation by the Town of Breckenridge, and as a non-contributing resource within the Breckenridge Historic District. When it becomes fifty years of age, the building may become eligible for local landmark designation, and will be eligible to become a contributing resource 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.

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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:

Noncontributing: **XX**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **BREC-14**

Frame(s): **28-31**

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**