

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.59**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Arbogast Building**
- 6. Current building name: **Masonic Lodge No. 47**
- 7. Building address: **136 South Main Street**
- 8. Owner name: **Breckenridge Masonic Temple Assoc. Inc.**  
 Owner address: **P.O. Box 536**  
**Frisco, CO 80443**

**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: **410112**  
 Northing: **4370446**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **S½ 4, 5** 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: **1540 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material  
**Wood / Horizontal Siding**  
**Wood / Vertical 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**  
**Chimney**

**21. General Architectural Description**

The Breckenridge Masonic Lodge building is located at the northeast corner of Main Street and Washington Avenue, in downtown Breckenridge. Constructed in the early 1890s, the building is 1½ stories in height, and fronts onto Main Street to the west. Supported by a concrete foundation, the structure is of wood frame construction, with painted cream yellow horizontal wood siding. Hidden behind a tall false front facade, the building's front gabled roof is covered by corrugated metal roofing material, and has boxed eaves. A tall red brick chimney is located on the exterior of the south elevation. The building's facade, on the east elevation, features a simple symmetrical plan. Here, the lower facade wall is clad with stained vertical wood siding, while the upper facade wall is clad with painted cream yellow horizontal wood siding. A painted cream white metal entry door is flanked on either side by single-light fixed-pane windows, with painted blue wood frames. A projecting cornice, with a painted blue wood molding, visually separates the facade's first and second stories. Two 1/1 double-hung sash windows, with painted blue wood frames and triangular pediments, penetrate the facade's second story. An enclosed, gabled-roof vestibule is located on the building's east (rear) elevation. A paneled metal door opens from the vestibule onto a 7-step wood stoop. A flight of 15 wooden steps ascends to a single wood-paneled door which leads into the building's upper half story on the south elevation. Also on the south elevation, there are two 1/1 double-hung sash windows, and one 9-light window in the vestibule.

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

This building was constructed circa 1892, and in its early years was used as a grocery store and physician's office, before becoming a Masonic lodge in the early 1900s. The enclosed rear vestibule was evidently constructed sometime after 1914 as it does not appear on the August 1914 Sanborn Insurance map.

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

This property is located at the northeast corner of Main Street and Washington Avenue in downtown Breckenridge.

**24. Associated buildings, features, or objects****n/a****IV. ARCHITECTURAL HISTORY****25. Date of Construction:**Estimate **ca. 1892**

Actual

Source of information:

**Breckenridge Lodge No. 47, A.F. & A.M.****26. Architect:****n/a**

Source of information:

**n/a****27. Builder/ Contractor:****unknown**

Source of information:

**n/a****28. Original owner:****Dr. B.A. Arbogast**

Source of information:

**Summit County Clerk and Recorder. Trust Deeds, Releases, Etc. Public Trustee book 78, pp. 151, 357.****30. Original location: yes**Moved **no**Date of move(s) **n/a**

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Commerce and Trade / Grocery Store; Health Care / Medical Office**

32. Intermediate use(s): **Commerce and Trade / Organizational**

33. Current use(s): **Commerce and Trade / Organizational**

34. Site type(s): **Masonic Lodge**

**35. Historical Background**

Dr. B. A. Arbogast Built this false-fronted commercial building around 1892. "Braz" Arbogast served as county physician, county coroner, and superintendent of schools. He maintained his doctor's office upstairs and leased out the downstairs commercial spaces to Frank H. Patten. Patten's Place II had big windows that faced west and were protected from the hot afternoon sun by a big awning that read

**"HARDWARE AND TINWARE"**

In 1905, Breckenridge Lodge No. 47, A.F. & A.M. purchased the property for \$800.00. This fraternal order of Master Masons had been granted its charter on September 20, 1882. Now, in 2002, Breckenridge Lodge No. 47 has been utilizing this building for nearly one hundred years.

**36. Sources of Information**

*Colorado State Business Directory*. Breckenridge, 1887.

Letter to Town of Breckenridge, from Breckenridge Lodge No. 47, A.F. & A.M., 2001.

Sanborn Fire Insurance Maps, dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Clerk and Recorder. Trust Deeds, Releases, Etc. Public Trustee book 78, pp. 151, 357.

*Summit County Journal*, July 16, 1883.

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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;

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; Community Planning and Development**

40. Period of Significance: **ca. 1892 - 1950**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

Built circa 1892 as a grocery store with an upstairs physician's office, this building has now been home to Breckenridge Masonic Lodge No. 47 for nearly one hundred years - from 1905 to the present (2002). As a result, the building is historically significant - under National Register of Historic Places Criterion A - for its association with Breckenridge's commercial development in the years surrounding the turn of the twentieth century, as well as for its long association with the Masons. The building is also architecturally significant - under Criterion C - for its representative wood-frame, false-front design. The building, thus, may be considered individually eligible for inclusion in the National Register of Historic Places. The property is also eligible for local landmark designation by the Town of Breckenridge, and it rates as a strong contributing resource within the Breckenridge Historic District.

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

This building's historical integrity has been minimally diminished by the application of stained vertical wood siding to the facade, probably in the 1950s or 1960s. This siding could easily be removed, however. Overall, the building has retained sufficient integrity to convey a strong sense of its historic 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-14**

Frame(s): **14-17**

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**