

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5ST130.70**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Evans' Pharmacy; The Coltman Pharmacy**
- 6. Current building name: **The St. Bernard**
- 7. Building address: **103 South Main Street**
- 8. Owner name: **Thomas Bauder**  
Owner address: **P.O. Box 960  
Breckenridge, CO 80424**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**SE<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of section 31**
- 10. UTM reference  
Zone **13**  
Easting: **410072**  
Northing: **4370558**
- 11. USGS quad name: **Breckenridge, Colorado**  
Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **S<sup>1</sup>/<sub>2</sub> 1 & N<sup>1</sup>/<sub>2</sub> 2** 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: **2584 square feet**
- 16. Number of stories: **One**
- 17. Primary external wall material  
**Brick**  
**Wood / Horizontal Siding**
- 18. Roof configuration (enter one):  
**Flat Roof**
- 19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
- 20. Special features (enter all that apply):  
**Decorative Cornice**

**21. General Architectural Description**

Built in 1913, this commercial building occupies a prominent retail space on the west side of South Main Street in the heart of downtown Breckenridge. The building's facade (on the east elevation) fronts onto Main Street's wide concrete sidewalk, where there is a projecting, enclosed, canted entryway into the building's current business, a restaurant called the St. Bernard. The original portion of the building measures 29' N-S (across), by 78' E-W (deep). A relatively modern shed-roofed addition, which measures 26' N-S by 14' E-W, has been built onto the west elevation (rear) of the original structure. The enclosed canted entryway on the facade is topped by a metal hood, and has, painted gold color, wooden exterior walls, with painted black corner boards. The entryway's walls also feature gold-colored, cross-shaped, panels. The center portion of the canted entryway is penetrated by two fixed-pane windows, both with painted black wood frames. One window is tastefully decorated with wine bottle corks, and displays the St. Bernard's menu. The second window, located directly above the first, advertises the **St. Bernard**, which stenciled on the glass in gold lettering. Two stained natural brown wood-paneled entry doors, lead into the restaurant at either end of the canted entryway. The facade wall is penetrated by two large fixed-pane windows to the north of the entryway, and one large fixed-pane window to the south of the entryway. These windows all feature distinctive latticed panes, and painted black wood frames. Beneath the windows, the lower facade wall is made of painted gold color brick, with recessed panels, and there are brick columns at either end of the facade. The upper facade wall is also made of painted gold color brick, with a large recessed panel outlined by courses of bricks laid as rowlocks. The cornice line on the facade is formed by two courses of red bricks, laid as rowlocks and soldiers, and there is an extended brick parapet centered above the entryway. The original building is covered by a flat roof, covered with composition roofing material.

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

This building was constructed in 1913, and for many years served Breckenridge's citizens as a pharmacy. Sanborn maps, and historic photographs, show that in earlier years (between circa 1883 and 1913) a large, wooden, false-fronted, building was located here. According to the Sanborn maps, the earlier building housed a clothing store in the 1880s, and later became a grocery store.

**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 **1913**

Source of information:

**Summit County Journal, September 26, 1913.**

**26. Architect:**

**n/a**

Source of information:

**n/a**

**27. Builder/ Contractor:**

**G.L. Heidman**

Source of information:

**Summit County Journal, September 26, 1913.**

**28. Original owner:**

**Harry Evans**

Source of information:

**Summit County Journal, September 26, 1913.**

**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 / Restaurant**

34. Site type(s): **Commercial Building**

**35. Historical Background**

Early photographs of downtown Breckenridge show a large, wooden, false-fronted building at this location, and Sanborn Insurance map indicate that in the 1880s this earlier building housed a clothing store and in the 1890s and very early 1900s it was a grocery store. In 1913, the scene changed dramatically. That year, druggist Harry Evans moved the old structure off the site, and erected a concrete and pressed-brick Rexall Pharmacy building here. The construction of the new building took place under the charge of G.L. Heidman of Denver. Evans stocked his new store with standard drugs, fine toiletries, choice cigars, tobaccos, books, stationary, pianos, and art goods. The drugstore became the Coltman Pharmacy in 1935, with Thomas C. and Flora W. Coltman as the proprietors. Twenty years later, in 1955, Flora Coltman sold the property to Martha V. Horn, and the business to Julian Cohen of the Valley Pharmacy. The property became the St. Bernard Inn in 1971, with owners Paul Cummins and Jon Kosh. Other contemporary owners of the property include William B. Bender; American National Bank of Denver; First Interstate Bank; Jean and Richard B. Collins; John Randolph Collins and James F. Rianoshek; Breckenridge and Associates, Ltd.; and Randolph Collins and Tom Bauder.

**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 Clerk and Recorder. Grantee Record Book, December 16, 1935.

Summit County Clerk and Recorder. Warranty Deed Record book 147, p. 303.

*Summit County Journal*, September 19, 1913.

*Summit County Journal*, September 26, 1913.

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: **1913-1951**

41. Level of Significance:

National:

State:

Local: **xx**

**42. Statement of Significance**

Built initially as a Rexall Pharmacy in 1913, this brick commercial building is historically and architecturally significant, under National Register of Historic Places Criterion A, for its association Breckenridge's commercial development during the first half of the twentieth century. The building is also architecturally significant under National Register Criterion C. The structure's brick construction, in particular, is representative of the town's trend toward more permanent and substantial commercial buildings, in place of the earlier, more transitory, wood frame commercial buildings. Due to some loss of integrity, the building's level of significance is not to the extent that it would qualify for individual listing in the National Register. The building, however, is eligible for local landmark designation by the Town of Breckenridge, and it may also be considered as a contributing resource within the Breckenridge Historic District. A 1978 photo of the building's facade reveals that the enclosed entryway on the facade existed at that time, and thus the enclosed entryway predates the establishment of the Breckenridge Historic District.

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

This building's historical integrity, dating from the period of significance, has been diminished by the addition of an enclosed entryway on the facade, and by the construction of a 26' by 14' shed-roofed addition to the west (rear) elevation. The building, though, in our opinion has retained sufficient integrity to qualify for local landmark designation, and as a contributing resource within the Breckenridge Historic District. The enclosed entryway on the facade predates the establishment of the Breckenridge Historic District, and the brick facade wall behind the entryway is still intact. Moreover, many historic elements of the historic building's interior are also still intact, including a pressed tin ceiling. Commercial building's, because of their often changing retail uses, historically undergo more changes to their facade than do most other types of buildings. Therefore, because facade changes are a natural part of these building's history, greater latitude is needed when evaluating their physical integrity. Finally, the property is presently 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: **XX**

Noncontributing:

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **BREC-16**

Frame(s): **19-23**

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**