

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.72**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **N/A**
- 6. Current building name: **Goods Building**
- 7. Building address: **105 South Main Street**
- 8. Owner name: **Breckenridge Trading Co.**  
 Owner address: **P.O. Box 604**  
**Breckenridge, CO 80424**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**NE<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of **SW<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: **4370546**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **S<sup>1</sup>/<sub>2</sub> 2** 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:

**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: **2500 square feet**
- 16. Number of stories: **Two**
- 17. Primary external wall material  
**Brick**  
**Glass**
- 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):

**21. General Architectural Description**

This commercial building is located on the west side of South Main Street in downtown Breckenridge. Measuring 22' N-S (across) by 118' E-W (deep), the building fronts directly onto the wide concrete sidewalk paralleling Main Street. Located on the east elevation, the building's facade features an asymmetrical two-story plan. Wire-cut red bricks appear beneath the first story windows and in brick columns at either end of the facade. A glass-in-wood-frame entry door, with one oval light and with a transom light, is set within a recessed entryway at the north end of the facade. Four single-light fixed-pane storefront display windows, with transom lights, penetrate the facade wall to the south of the entryway. These windows are set within metal frames with fretwork moldings. The facade's second story features an expanse of rounded arch windows, and projects out over the sidewalk where it is supported by four tapered squared wood columns with decorative recessed panels. The underside of the projecting second story is adorned with a spindle frieze, and with ornate scrolled brackets. Decorative panels appear below the second story windows as well. The building is covered by a flat roof, with gabled pediments extending above the roof line on the east and west elevations. The building's north elevation is clad with painted yellow horizontal wood siding, and the west (rear) elevation is covered with a red brick veneer. A glass-in-wood-frame rear entry door and a two-story canted bay window are also located on the west elevation.

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

This commercial building, in its present form, was constructed in 1981, as a 1590 square foot addition to a 2335 square foot 1880s structure, with an extensive remodel of the existing building. The new construction was designed to accommodate the needs of the Breckenridge Trading Company to sell their entire line of clothing, fabrics, and dry goods.

**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 **1981**

Source of information:

**Town of Breckenridge. Department of Community Development Files.**

**26. Architect:**

**Jon Gunson**

Source of information:

**Town of Breckenridge. Department of Community Development Files.**

**27. Builder/ Contractor:**

**unknown**

Source of information:

**n/a**

**28. Original owner:**

**Breckenridge Trading Company**

Source of information:

**Town of Breckenridge. Department of Community Development Files.**

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

Moved **no**

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

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **n/a**
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 building, in its present form, dates to 1981. In that year, architect Jon Gunson designed this new structure which consisted of a 1590 square-foot addition to an existing 2335 square-foot structure which had been built in the 1880s, as well as an extensive remodel of the original building. In earlier times, between circa 1890 and 1914, the historic building here served as a saloon, as a grocery store, and as a confectionery. In 1914, while it was a confectionery, the old structure was updated with a new brick facade.

The building then stood for the next sixty-seven years, until it received the addition and extensive remodel in 1981. The project's architect extolled the building's new look as "a new finished and inviting facade from the alley parking lot as well as from Main Street." The new construction was designed to accommodate an expansion of the Breckenridge Trading Company into the entire building in order to sell their entire line of clothing, fabrics, and dry goods out of the one store. Large interior light wells were featured in the design to penetrate to the ground floor from new skylights on the roof. The large, second-story greenhouse feature and the first floor display windows on the front facade, and the large window areas on the building's rear elevation were also designed to bring in light.

Today, the building continues to be owned by the Breckenridge Trading Company and to house a retail establishment named "Good's."

**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 Journal*, October 9, 1914.

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

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**

In its present form, this large commercial structure dates to 1981. As a result, because it is less than fifty years of age, the building should be considered ineligible for individual listing in the National Register of Historic Places, and ineligible for local landmark designation by the Town of Breckenridge. The building should also be considered as a non-contributing property within the Breckenridge Historic District.

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

The exterior appearance of this building has not been appreciably altered subsequent to undergoing an extensive remodel, and receiving a large addition, in 1981. The historical integrity of the 1880s historic building here has been lost.

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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-17**

Frame(s): **1-4**

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**