

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.9**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Charles A. Finding Hardware Store**
- 6. Current building name: **Mountain Tees Building**
- 7. Building address: **120 South Main Street**
- 8. Owner name: **B Glad LLC**
 Owner address: **6166 S. Harrison Drive
 Littleton, CO 80121**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
SE¼ of SE¼ of NW¼ 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): **13** 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:

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: **3162 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Stone / Sandstone
Metal / Tin
- 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

Among Breckenridge's most stately historic structures, this false-fronted sandstone commercial building is located on the east side of Main Street in downtown Breckenridge. Featuring a rectangular plan, the original building measures 31' N-S (across) by 82' E-W (deep). An early 31' by 20' addition is located on the east (rear) elevation, so that overall the building measures 31' N-S by 102' E-W. The original structure's walls, on the side elevations, are built of painted grey uncoursed stone rubble, while the facade wall is built of painted blue coursed sandstone blocks. The building's stone construction evokes a sense of strength and permanence. The roof is a tall moderately-pitched front gable, covered with corrugated metal roofing material, and with closed eaves. The building's facade, located on the west elevation, features a symmetrical design, beneath a tall false-front wall. A set of paired glass-in-wood-frame entry doors are set within a recessed entryway in the center of the facade. The entry doors are flanked by single light sidelights, and flanking the entryway, there are large 3-light fixed-pane storefront display windows. Decoratively painted wooden kick plate panels appear below the windows, while transom lights appear above the windows. A wide bracketed band visually separates the first story from the upper half story (or false front second story) on the facade, and the wall surface on the upper portion of the facade is covered with pressed tin in a faux stone pattern. The upper half story is penetrated by three 2/2 double-hung sash windows, with painted reddish-purple wood frames and painted white wood surrounds. Each of these windows is topped by a richly ornate cornice, with a dentil course, an egg-and-dart molding, and a cyma recta molding. The top of the false front wall is adorned with a cornice line, with decorative painted white brackets, and recessed wood panels. A former wagon door on the south elevation has been filled in with stone, however, its "ghost" is still visible. Above the former wagon door, there are three windows in the upper wall surface of the original building's south elevation. The gabled addition to the original east elevation is supported by concrete foundation which appears to be made of hand-mixed mortar. The addition has painted beige board-and-batten exterior walls, and is penetrated by four 1/1 double-hung sash windows on its south elevation. A solid wood door opens from the addition onto a concrete loading dock on the east elevation. There is also a much newer (and much smaller) 7' by 8' addition on the far east elevation.

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

This original first story of this imposing structure was erected in the spring and summer of 1885, following a devastating fire which had destroyed an earlier wood frame building here. Elias Nashold, a Breckenridge builder, was in charge of the construction. In 1911, the upper half-story built. The following year, in 1912, a faux stone pressed metal front, which featured the fancy cornice, a sign band, and dentiled window cornices, was shipped in by rail and added to the storefront. The wood frame addition to the east (rear) elevation appears quite old, and was reportedly a part of the building's original

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

n/a

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

Estimate

Actual **1885**

Source of information:

Summit County Journal, April 1, 1885.

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

Elias Nashold

Source of information:

Summit County Journal, April 1, 1885.

28. Original owner:

Charles A. Finding

Source of information:

Summit County Journal, April 1, 1885.

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

35. Historical Background

Charles A. Finding looked to the mines for his profits; from grubstaking argonauts came the gold and silver that made the C.A. Finding Hardware Co. a success. In fact, business was so good that he moved into a larger frame building on this site in 1884. Then disaster struck. In December of 1884, a fire broke out in his store and caused enormous damage to the core business district. It was quite plain to "Charley" Finding that this must never happen again. He resolved to build a "fire proof" building. In May of 1885, masons began raising the rubble-rock side walls of what became known as Finding's "stone fort." Special red sandstone was hauled down from the mountain range to finish off the store's front. After the masons finished raising the structure's stone walls, Breckenridge builder Elias Nashold trimmed out the storefront with large glass display windows, wooden kick plates, and a recessed front entryway.

Descendants of the Finding family owned the building until 1950, when Agnes Miner (C.A. Finding's granddaughter) sold it to John J. Randall. He purchased the business in 1954, and operated Randall's Hardware store in the building until he sold the property to Breckenridge Royal, Inc. The Summit County Investment Corporation moved into the building in 1970. During its tenure, the building was known as the "SCI Building", and served as the Bank of Breckenridge; Summit County Investment Company; SCI Management Company, Inc.; For Skiers Only, Inc.; Kingdom Photo Shop; Wish You Were Here Photos; and Summit Printing, Inc. The vacant lot to the south has served as temporary quarters for Art Sale & Pastel Portraits; Brown Glass Concession; Hot Dog Wagon #1; and Gold Point Condominium Sales Information Booth. The building now houses Mountain Tees, a tee-shirt shop.

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. Miscellaneous Record book 136, page 199.

Summit County Clerk and Recorder. Miscellaneous Record book 147, page 100.

Summit County Clerk and Recorder. Miscellaneous Record book 160, page 311.

Summit County Clerk and Recorder. Miscellaneous Trust Mortgages book 137, page 372.

Summit County Journal, December 1884, April 1, 1885, May 2, 1885, July 15, 1911, August 23, 1912.

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: **1885 - 1950**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The Charles A. Finding Hardware Store 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. As a well-established hardware store, this building was utilized to sell a large variety of supplies which helped sustain the mining industry; The mining industry, in turn, was the driving force behind the town's economy. Under National Register Criterion C, the building is architecturally significant for its stone construction, for its false front facade with a decorative cornice, and for its late 19th century storefront. The building, therefore, may be considered eligible for individual listing in the National Register of Historic Places. The building is also eligible for local landmark designation by the Town of Breckenridge, and may be considered a contributing property within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

Built in 1885, the Charles A. Finding Hardware store building displays a high level of integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. There have been no additions and no notable exterior alterations to the building following the period of significance.

Resource Number: **5ST130.9**

Temporary Resource Number: **N/A**

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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-15**

Frame(s): **6-12**

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**