

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____ Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____ Contributes to eligible National Register District

1. Resource number: **5ST130.92**
2. Temporary number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **Long Retail Building**
6. Current building name: **Long Retail Building**
7. Building address: **222 S. Main Street**
8. Owner name: **Gerald P. Long, Trustee**
 Owner address: **490 Williams Street**
Denver, CO

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**

NE3 of SE3 of SW3 of SW3 of section 31

10. UTM reference

Zone **13**
 Easting: **410068**
 Northing: **4370572**

11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**

12. Lot(s): **9-10** Block: **2**
 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)

____ Determined Not Eligible - National Register

(Page 1 of 6) ____ Determined Eligible - State Register

____ Determined Not Eligible - State Register

____ Needs Data

____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):

Rectangular Plan

15. Dimensions in feet: **6,250 square feet**

16. Number of stories: **2.5**

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):

n/a

21. General Architectural Description

Completed in 1981, the Long Building is a two-story commercial office building located on the east side of South Main Street in downtown Breckenridge. Situated near the center of the 200 block, the building is flanked on its north elevation by 220 S. Main Street, and on its south elevation by 224 S. Main Street. Featuring a rectangular plan, the building measures 50' N-S (across) by approximately 64' E-W (deep). The building's facade fronts toward Main Street on the west elevation, and is divided into upper and lower levels. There are two upper-level retail spaces, accessed by brick and concrete stairways located at either end of the facade. The retail space in the upper north end is presently (in 2004) vacant, while the upper south end is occupied by "The Shirt Stop of Breckenridge." Two lower-level retail shops are located off of a sunken centered courtyard. Another set of concrete and brick stairs descend from the sidewalk into the courtyard, which is flanked by a distinctive black wrought iron railing. The building's lower level is presently occupied by "Joy of Sox & Accessories", and "Rocky Mountain Chocolate Factory." The building's facade boasts a red brick veneer, with expanses of storefront display windows flanking the entry doors. The roof is flat, hidden behind a flat parapet wall on the facade, and behind gabled parapets above the upper level entrances. The rear (east) elevation wall is of wood frame construction, with horizontal wood siding exterior wall cladding. A concrete parking lot is located behind the building to the east.



22. **Architectural style / building type:** **Modern Movements**

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

This building is located in downtown Breckenridge - on the east side of South Main Street, at the center of the 200 block. It abuts 220 S. Main Street on its north elevation, and 224 S. Main Street on its south elevation.

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:** **Gerald P. Long**

Source of information: **Town of Breckenridge, Department of Community Development Files**

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

The Long Retail Building was erected in 1981, with 5,356 square feet of retail space. Jon Gunson, Architect, A.I.A., prepared the architectural plans. An 894 square-foot addition was built onto the original east (rear) elevation in 1991. There have been no other notable additions or alterations to the original construction.

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

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): **Commerce and Trade / Specialty Stores**
- 32. Intermediate use(s): **Commerce and Trade / Specialty Stores**
- 33. Current use(s): **Commerce and Trade / Specialty Stores**
- 34. Site type(s): **Commercial Building**

35. Historical Background

The Long Building was built in 1981 for Gerald P. Long. Jon Gunson, Architect, AIA (American Institute of Architects), designed the four-commercial-space building, which originally boasted 5,356 square feet. An 894 square-foot addition was added onto its rear elevation in 1991. The Long Family Trust owns the retail complex today, in 2004.

36. Sources of Information

Summit County Assessor, Commercial Property Appraisal Records.

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 prehistory or history;

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:

n/a

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

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Constructed in 1981, the Long Retail Building is presently just twenty-three years old, and thus falls well short of the fifty year threshold to be considered for listing in the National Register of Historic Places. The building does not appear to meet the requirements of Criteria Consideration G, relating to properties which have achieved significance within the past fifty years. With the passage of time, the building may eventually come to be considered architecturally distinctive, and it may one day represent the progression of architecture in downtown Breckenridge during the last two decades of the twentieth century, and into the twenty-first century. At the present time, the building also does not qualify for individual listing in the State Register of Historic Places, or for local landmark designation by the Town of Breckenridge. It should also be considered a non-contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

The Long Retail Building has had one, 894 square foot addition to its original construction. Otherwise, the building appears to have retained much of its original integrity, relating 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.

Resource Number: **5ST130.92**

Temporary Resource Number: **N/A**

Architectural Inventory Form

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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-19**

Frame(s): **12-14, 32**

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 8, 2004**

50. Recorders: **Carl McWilliams** **Rebecca Waugh**

51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**

52. Addresses: **1607 Dogwood Court
Fort Collins, Colorado 80525** **150 Ski Hill Road
Breckenridge, Colorado 80424**

53. Phone numbers: **970/493-5270** **303/629-6966 ext. 142**