

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____ Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____ Contributes to eligible National Register District

- 1. Resource number: **5ST130.95**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **H.H. Vogan House**
- 6. Current building name: **The Bay Street Company**
- 7. Building address: **232 S. Main Street**
- 8. Owner name: **Two Thirty Two LLC**
 Owner address: **P.O. Box 2667**
Breckenridge, CO 80424

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: **410076**
 Northing: **4370528**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **15-16** 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:

Late Victorian

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):
Irregular Plan
- 15. Dimensions in feet: **2254 square feet**
- 16. Number of stories: **1.5**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Hipped Roof / Gable-On-Hip Roof
- 19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
- 20. Special features (enter all that apply):
Porch
Decorative Cornice
Chimney
Stained Glass

21. General Architectural Description

Originally a miner's family's cabin, the Bay Street Company building is located at the northeast corner of South Main Street and Adams Avenue in downtown Breckenridge. The building is 1 1/2-stories in height, and is of wood frame construction with painted green horizontal wood siding exterior walls and painted dark maroon 1" by 4" corner boards. The roof over the original cabin portion is front gabled; however, the entire building features intersecting hipped and gabled roof forms, with painted dark maroon boxed eaves and decorative scrolled brackets. A large, non-historic, red brick chimney is located near the east end of the south-facing roof slope. Historic windows include: a rectangular bay window, with four 1/1 double-hung sash windows, is set below an intersecting upper half story gabled addition, on the south elevation; a canted bay, with three 1/1 double-hung sash windows, which overlooks the south side of the front porch on the facade (west elevation); a 1/1 double-hung sash window which overlooks the north side of the front porch. Non-historic windows include: two fixed-pane stained glass windows in the upper gable end on the facade; four single and two sets of paired 1/1 double-hung sash windows on the north elevation; bands of three and five 1/1 double-hung sash windows on the south elevation; three sets of paired 1/1 double-hung sash windows in the upper half story on the south elevation; a band of five, and one set of paired 1/1 double-hung sash windows, located on the east elevation; one 1/1 single-hung sash window, located in the upper gable end on the east elevation. A non-historic wood plank porch extends across the full length of the facade, and wraps around to cover nearly all of the south elevation, paralleling Adams Avenue. A painted dark green wood-paneled door, with one upper sash light and with a transom light, leads into the building from the porch near the center of the facade. A set of paired painted green wood paneled doors, covered with wood screen doors, lead into the building from the porch on the south elevation. A painted dark green wood-paneled door, with one upper sash light, enters the building at the east end of the south elevation. A non-historic balcony on the south elevation is supported by five large, painted green, wood columns. Another, smaller, balcony is located at the east end of the south elevation. Two sets of paired 1x1 horizontal sliding glass bypass doors enter, from the balconies, into the building's upper half story.



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22. Architectural style / building type: **Late Victorian**

23. Landscape or setting special features:

This former dwelling is located in downtown Breckenridge - at the corner of South Main Street and Adams Avenue.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1898**

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record book 69, page 189.**

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **Herbert H. Vogan (probably)**

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record book 69, page 189.**

28. Original owner: **Herbert H. and Lillian Vogan**

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record book 69, page 189.**

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

The original portion of this building at 232 S. Main Street was constructed in 1898 as a residence for Herbert H. Vogan and family. The building was significantly enlarged to the rear (east elevation) in the early 1980s.

30. Original location: **yes**

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Commerce and Trade / Specialty Store**
34. Site type(s): **Former residence, currently a retail store**

35. Historical Background

Breckenridge excelled in free placer gold, which was exposed by ancient glaciers and erosions from the wet snowy weather. Although Herb Vogan was used to gold prospecting in this invigorating climate, winter was an in-between time. Heavy snows blanketed his placer mining claims. During this time he would often turn his hands to prospecting in Bisbee, Arizona, leaving his small family to winter in this 1898 storybook cottage. Here they would stay snuggled up for the long winter months, waiting for warmth, spring rain, and Herb to return for another season of searching for gold.

In 1904, Mrs. Lillian Vogan sold the house to Rachel Hardy. In 1921, Breckenridge town marshal Joseph McGee and his wife, Helen, purchased the house as their home. The couple sold the property to D. V. and Addie Jobe in 1926. Jobe was a miner. He was employed at the London mine near Alma at the time of his death. The Jobe's sons, James and William, sold the property in 1940 to K. M. and Frances Sorlund.

Owners of the property after 1950 included Laurence and Gladys Evans; Henry and Mary Jarvis; John and Anne Edmonds; Farncomb Hill Development Corp.; Fannie Baron; Helen Talisfero; and Bay Street Company.

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 Deed Record book 108, page 176.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 129, page 203.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 139, page 122.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 148, page 281.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 213, page 836.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 250, page 123.

Summit County Clerk and Recorder. Warranty Deed Record book 69, page 189.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 328.

Summit County Clerk and Recorder. Warranty Deed Record book 101, page 388.

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).

XXDoes not meet any of the above National Register criteria.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **1898; 1898-1954**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This former residence is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's evolution as a successful Colorado mining town - from the time of its construction in 1898, through its successive periods of ownership and occupancy by the Vogan, Hardy, McGee, and Jobe families, which ended in 1940. These families, and their contributions, were part and parcel of Breckenridge's development during these years. To a lesser extent, the building is also architecturally significant, relative to National Register Criterion C, as a representative Late Victorian era dwelling dating from the years surrounding the turn of the twentieth century. Due to a substantial loss of integrity, however, the building should be considered ineligible for individual listing in the National and State Registers of Historic Places. The building also probably does not qualify for individual local landmark status by the Town of Breckenridge. Conversely, the building does appear to have retained sufficient integrity to be considered as a contributing resource within the existing Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This building's historical integrity has been notably diminished by large addition(s) to the east (rear) elevation which date from the early 1980s. As a result, the building is no longer able to convey a strong sense of its historic significance.

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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: **XX**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **BREC-19**

Frame(s): **25-29**

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** **150 Ski Hill Road**
Fort Collins, Colorado 80525 **Breckenridge, Colorado 80424**

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