

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5ST130.74**
2. Temporary number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **Bruch's Barbershop and Store**
6. Current building name: **Hilton Grand Vacation Club Building**
7. Building address: **115 South Main Street**
8. Owner name: **Georgian Square Joint Venture**
- Owner address: **P.O. Box 8375**
addition with an octagon tower
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**
NE¹/₄ of **NE¹/₄** of **SW¹/₄** of **SW¹/₄** of section **31**
10. UTM reference
Zone **13**
Easting: **410067**
Northing: **4370522**
11. USGS quad name: **Breckenridge, Colorado**
Year: **1970 (Photorevised 1987) 7.5'**
12. Lot(s): **7** 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

(OAHF 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: **1700 square feet**
16. Number of stories: **One (with a two story**
17. Primary external wall material
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):

21. General Architectural Description

This commercial building is located on the west side of South Main Street in downtown Breckenridge. Overall, the building measures approximately 25' N-S (across) by 68' E-W (deep). The building fronts directly onto the wide concrete sidewalk paralleling Main Street. Located on the east elevation, the building's facade is comprised of two entrances leading into the building's two businesses. The building is one story in height, and on the facade, there are two sets of paired, stained natural brown, glass-in-wood-frame entry doors, each topped by a transom light, and with flanking sidelights, set within recessed entryways. Between these two entryways there is a canted bay window with three 1/1 double-hung sash windows, and at either end of these two entryways there are single 1/1 double-hung sash windows. On the building's north elevation, there are three single entry doors, three oriel windows, and three single-light fixed-pane windows. On the west (rear) elevation, three 1x1 horizontal sliding glass bypass doors open onto a second story balcony. The building's north elevation abuts 109 S. Main Street next door to the north.

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

This single-story commercial building was constructed in 1886, and its facade was restored to its original appearance in 1984.

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 **1886**

Source of information:

Summit County Journal, June 3, 1886

26. Architect:

n/a

Source of information:

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

Fred and Minnie Bruch

Source of information:

Summit County Journal, June 3, 1886

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

Breckenridge grew with vigor in 1880. One-by-one, Main Street lots sold and false-fronted buildings sprang up. Fred Bruch selected this twenty-five-foot-wide lot in the heart of the twenty-four-hour town. He operated a barbershop and cigar stand in two green lumber cabins that existed on the site. In 1881, Fred added a bathroom to his popular barbershop where he offered "hot and cold" baths for twenty-five cents. In 1886, he and his wife, Minnie, razed the old cabins and built the one-story structure, with Italianate detailing, which now occupies the south end of this lot. Minnie quickly developed a vision for their new place. Fred would keep the barbershop on the building's south side, and she would sell confectioneries out of the north side. The new storefront was designed to reflect the two uses and the feeling that customers could enter each business through separate doors. A thin interior wall partition separated the two enterprises. In Minnie's shop, customers could sit in a wire-backed chair and sip a Baur's ice cream soda from a marble soda fountain. In 1897, W.H. Pharo took over the confectionery shop, followed by T.H. Thompson in 1900. But, the enterprising Minnie took her shop back in 1903. T.R. Keigh leased the barbershop in 1904, followed by I.C. Decker in 1908, E.A. Baltzell in 1909, and Arthur Torkington in 1911.

Although Minnie continued to immerse herself in the confectionery business next door, things changed in 1912 when Fred Bruch died. Minnie sold the south half of the building to Arthur Torkington in 1913 and, finally, the north half to him in 1917. The Torkington family sold the property to Don C. and Anna B. Eaton in 1934, and the building became the Eaton Grocery, of the Red and White Grocery Stores chain. The Eatons operated the grocery until 1950, when they sold it to Frank Brown. Later, the building housed McAdoo Grocery, the Hoosier Pass Bar, Village Idiot, and the Greenhouse. The Horseshoe II Restaurant, with owners Reginald David Gray and Pamela C. Gray, occupied the space from 1978 to 2000. In 1984, the false front of the building was restored to its original appearance, and the restaurant was expanded with the construction of a building on the vacant lot next door. The historic structure has most recently housed the Valdoro Mountain Lodge Discovery Center, and the Hilton Grand Vacation Club.

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. Warranty Deed Record Book 87, page 571.

Summit County Clerk and Recorder. Warranty Deed Record Book 101, page 208.

Summit County Clerk and Recorder. Warranty Deed Record Book 135, page 116.

Summit County Journal, June 3, 1886, December 1897, May 1900, March 26, 1904, January 19, 1909, November 22, 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; Community Planning and Development

40. Period of Significance: **1886-1952**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This Victorian-era building is historically significant - under National Register of Historic Places Criterion A for its association with Breckenridge's early days as an important mining community during the late 1800s and early 1900s. Under Criterion C, the building is notable as a representative late nineteenth century commercial building. The building's combined levels of significance and integrity are probably not to the extent that it would qualify for individual listing in the National Register of Historic Places; however, it 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.

43. Assessment of historic physical integrity related to significance:

This property displays a generally 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.. 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-17**

Frame(s): **9-12**

Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **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**