

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

Determined Eligible- NR

Determined Not Eligible- NR

Determined Eligible- SR

Determined Not Eligible- SR

Need Data

Contributes to eligible NR District

Noncontributing to eligible NR District

I. IDENTIFICATION

- | | | | |
|----|-------------------------|--|----------------------|
| 1. | Resource number: | 5ST.130.201 | Parcel number(s): |
| 2. | Temporary resource no.: | N/A | 2211313458002 |
| 3. | County: | Summit | |
| 4. | City: | Breckenridge | |
| 5. | Historic building name: | Randall Barn | |
| 6. | Current building name: | Randall Barn | |
| 7. | Building address: | 114 E. Washington Avenue | |
| 8. | Owner name and address: | Town of Breckenridge
P. O. Box 168
Breckenridge, CO 80424 | |



National Register eligibility assessment: **Not Individually Eligible / Noncontributing to NR District**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not Eligible**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**
NW ¼ of NW ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (NAD83)
Zone **13: 410171 mE 4370677 mN**
11. USGS quad name: **Breckenridge, Colorado**
Year: **1987** Map scale: **7.5**
12. Legal Description: **Lot 2, Arts District Subdivision**
Addition: **Abbett's** Year of Addition: **1880**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **38½' N-S by 16½' E-W**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Vertical Siding, Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **False Front, Porch**
21. General architectural description:

The Randall Barn is a rectangular-shaped building measuring 38½' N-S (deep) by 16½' E-W (across. Supported by a poured concrete foundation, its north-facing and east-facing walls are clad with painted cream white horizontal wood siding, while the north-facing and west-facing walls are made of unpainted vertical wood planks. The building is covered by a steeply-pitched front gabled roof, with brown corrugated metal roofing material and with painted beige boxed eaves. Facing south toward Washington Avenue, the façade includes a tall false-front wall that extends well above the roof line. A set of paired painted peach color wood-paneled doors, each with an upper sash light, enter the east half of the façade from a concrete sidewalk that extends to the public sidewalk along Washington Avenue. A light to illuminate entryway is fastened to the façade wall above the doors. The west half of the façade wall contains a 4-light fixed-pane window with a painted grey wood frame and surround, and with a simple wood pediment. A painted peach color wood-paneled door, with four upper sash lights, enters the south end of the east-facing wall from a 2-step wood stoop. The east-facing wall also contains two 4-light fixed-pane windows with painted grey wood frames and surrounds. A painted peach color wood-paneled door, with one upper sash light, enters the north-facing wall from a 5-step wood porch. This porch has a wood plank floor and an open wood balustrade. A light fastened to the wall above this porch. The west-facing wall contains two 4-light fixed-pane windows, of different sizes, both with unpainted wood frames and surrounds.

Architectural style/building type: **Commercial / False Front Commercial**

22. Landscaping or special setting features:

This building is located on the north side of Washington Avenue in the block west of Ridge Street, within the Breckenridge Arts District campus. A nicely-landscaped grass lawn is immediately adjacent to the building. Concrete sidewalks are on all four sides of the building, including along Washington Avenue. An asphalt-paved parking lot is to the east, extending to Ridge Street.

23. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: **1902** Actual:

Source of information: **Town of Breckenridge Community Development Department property files, Sanborn Insurance maps**

26. Architect: **Original: Unknown**

2014 Rehabilitation: Anderson Hallas

Source of information: **Town of Breckenridge Community Development Department property files**

27. Builder/Contractor: **Original: Unknown**

2014 Rehabilitation: Base Building Solutions, Jeff Herbertz / Quandary Carpentry

Source of information: **Town of Breckenridge Community Development Department Property files**

28. Original owner: **Unknown**

Source of information: **N/A**

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

Town of Breckenridge Community Development Department property files indicate that this building was built in 1902, and Sanborn Insurance maps corroborate that it was built prior to November 1902. The 1902 and 1914 Sanborn maps depict the building's footprint with its use listed as "Furn'e Storage or "Furniture Storage." The building, thus, was probably affiliated with the Huntress and Rogers furniture store which was located nearby, on the east side Main Street between Lincoln and Washington Avenues. The building was later reportedly used by John J. and Zetha Randall to store antiques from their antique shop named the Finding Store. The building was acquired by the Town of Breckenridge in 2002 in anticipation that it would become part of the Breckenridge Arts District. In 2013, the building was deconstructed and then reconstructed with a non-historic false front façade and other alterations to become a printmaking and textiles studio within the Arts District.

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/Trade / Warehouse**
32. Intermediate use(s): **Commerce/Trade / Warehouse**
33. Current use(s): **Recreation and Culture (printmaking and textiles studio)**
34. Site type(s): **Building**

35. Historical background:

This building was erected between 1896 and 1902, with the 1902 and 1914 Sanborn Insurance maps denoting its use as “Furn’e Storage” or “Furniture Storage.” The building, thus, was probably affiliated with the Huntress and Rogers furniture store - located less than a block away, on the east side of Main Street, mid-block between Lincoln and Washington Avenues. Owned by Milton H. Huntress and Harry C. Rogers, the store routinely advertised in the *Summit County Journal* and *Breckenridge Bulletin* in the years surrounding the turn of the twentieth century. The store’s merchandise included furniture, carpet, linoleum, window shades, oil cloth, queensware, chinaware, and glassware. While offering these and other products, the store’s ads also informed prospective customers that Huntress and Rogers was “the only furniture store in the county, but our prices are just as low as though we had sharp competition.” Typical of the era for furniture dealers, Huntress and Rogers also specialized in undertaking and embalming.

This building on Washington Avenue continued to serve primarily as a warehouse throughout much of the twentieth century. John J. and Zetha Randall reportedly acquired the building in the late 1940s, using it to store antiques from their store on Main Street. The building was acquired by Daniel A. Mikolitis in 1978. It then became known as the Mikolitis Barn until the Town of Breckenridge purchased in 2002 to become part of the Breckenridge Arts District. In 2013, the historic storage building was reconstructed with an non-historic false front façade and other alterations. It is now a printmaking and textiles studio.

36. Sources of information:

Sanborn Insurance maps for Breckenridge, dated September 1883, August 1886, October 1890, January 1896, November 1902, August 1914.

Summit County Assessor. Residential Property Appraisal Record.

***Summit County Journal*, May 17, 1895**

***Summit County Journal*, February 8, 1902.**

Town of Breckenridge. Department of Community Development Files.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern 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; or

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

38A. Applicable State Register Criteria:

A. The association of the property with events that have made a significant contribution to history;

B. The connection of the property with persons significant in history;

C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;

D. The geographic importance of the property;

E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **N/A**

41. Level of significance: **Local**

42. Statement of significance:

Constructed between 1896 and 1902, this building was used historically as a warehouse or storage building for businesses on Main Street in Breckenridge. It was therefore historically significant for its association with the town's commercial development. In 2013, the building was reconstructed and rehabilitated to become part of the Breckenridge Arts District. The building was substantially altered at that time. Most notably, a non-historic false front was built onto the façade facing Washington Avenue. Due to a lack of integrity, therefore, this building is ineligible for listing in the National and State Registers, it is a noncontributing resource within the Breckenridge Historic District, and it is ineligible for local landmark designation by the Town of Breckenridge.

43. Assessment of historic physical integrity related to significance:

This property displays a below average standard of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, location, setting, design, materials, workmanship, feeling and association. The building was reconstructed with a non-historic false front façade in 2013, creating a false sense of history. A sense of time and place relative to how the building appeared during the Breckenridge Historic District's period of significance is no longer intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not Eligible**

45. Is there National Register district potential? **Yes**

Discuss: This property is located within the boundaries of the Breckenridge Historic District (5ST.130), listed in the National Register of Historic Places on April 9, 1980.

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **Noncontributing**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD # 1, Images 88-91**

CD filed at: **Breckenridge Heritage Alliance**

309 N. Main Street

Breckenridge, CO 80424

48. Report title: **Breckenridge Historic District Selective Cultural Resource Survey**

49. Date(s): **March 30, 2018**

50. Recorder(s): **Carl McWilliams**

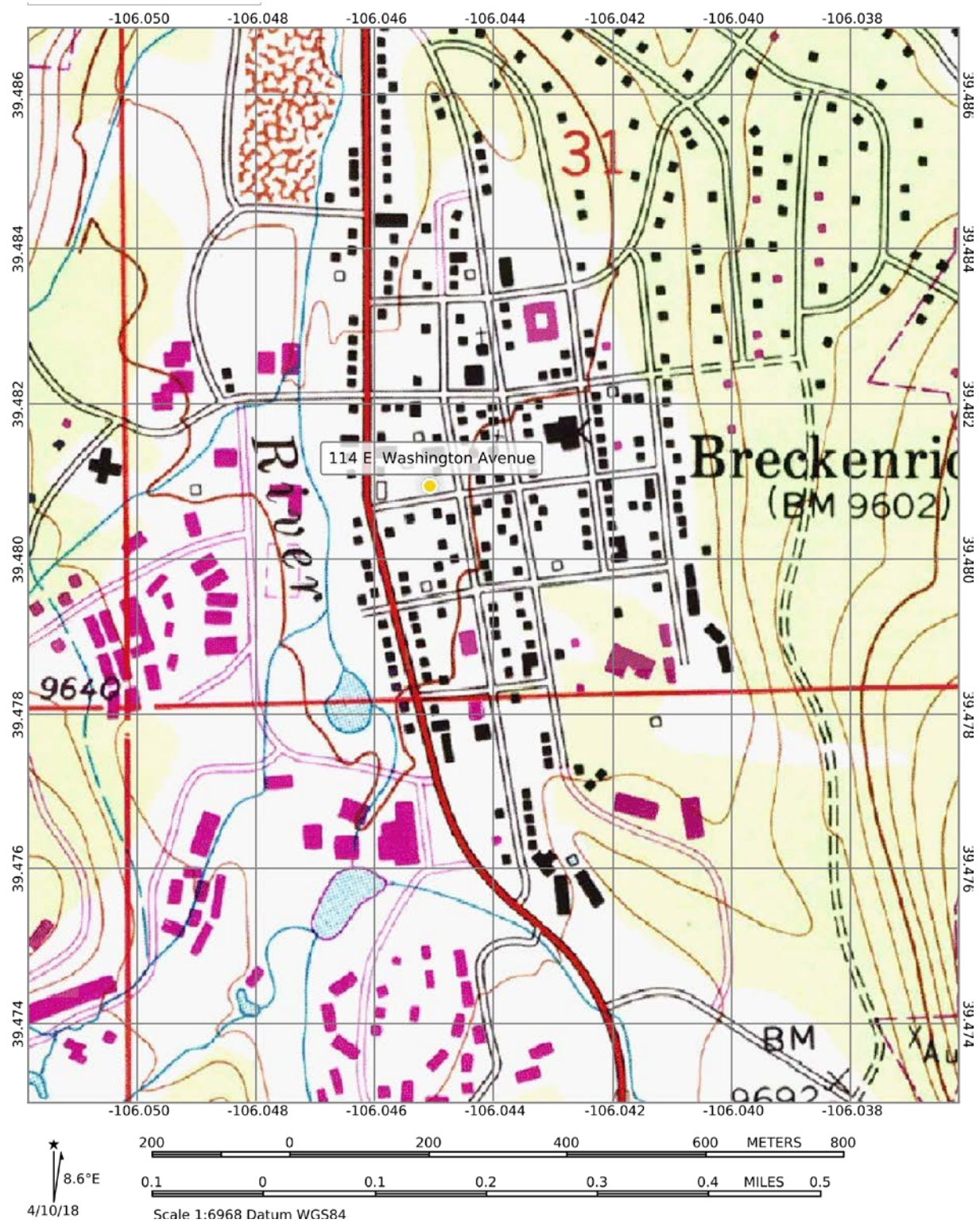
51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map

Location Map



Photos From Previous Survey



SST.130.67 Barn/Shee
6/2002
View to Northwest



SST.130.67 Barn/Shee
6/2002
View to Northeast



Three photos taken by Carl McWilliams, June 2002. Accessed via <http://gis.co.gov/compass/OAHP>. Photo #1: View to Northwest; Photo #2: View to Northeast; Photo #3: View to Southeast.

Current Images



CD 1, Image 88, View to Northeast, of the west-facing and south-facing walls



CD 1, Image 89, View to 89, of the south-facing (façade) wall



CD 1, Image 90, View to Southwest, of the east-facing and north-facing walls



CD 1, Image 91, View to Southeast, of the north-facing and west-facing walls