

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5ST130.23**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Herman Strauss Saloon et. al.**
- 6. Current building name: **Gold Pan Bar and Restaurant**
- 7. Building address: **103 North Main Street**
- 8. Owner name: **Silver Heels Inn Inc.**  
 Owner address: **P.O. Box 172**  
**Breckenridge, CO 80424**

**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: **410060**  
 Northing: **4370720**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987)7.5'**
- 12. Lot(s): **81, 82** Block: **n/a**  
 Addition: **Bartlett and Shock** Year of Addition **pre-1900**
- 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 20th 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: **5132 square feet**
- 16. Number of stories: **two**
- 17. Primary external wall material  
**Wood / Horizontal Siding**
- 18. Roof configuration (enter one):  
**Asphalt**  
**Shed Roof**
- 19. Primary external roof material (enter one):  
**Asphalt Roof**
- 20. Special features (enter all that apply):  
**Decorative Cornice**  
**Balcony**

**21. General Architectural Description**

The Gold Pan Bar and Restaurant is comprised of what historically was two buildings, with a common center wall. The original portion of the building to the south measures 24' N-S by 40' E-W, while the original portion of the building to the north measures 22' N-S by 40' E-W. There have been three additions to the rear of the original buildings. The first, is a two-story shed-roofed addition, which measures 45' N-S by 10' E-W; the second is a one-story shed-roofed addition which measures 30' N-S by 13' E-W; the third is a one-story walk-in refrigerator addition, with a flat roof, which measures 8' N-S by 12' E-W. The combined buildings are located on the west side of Main Street in downtown Breckenridge, with the facades fronting toward Main Street, on the east elevations. The building to the south features a symmetrical two-story facade, with two large 12-light storefront display windows flanking a recessed entryway. A set of paired wood-paneled door, each with two upper sash lights, leads from the entryway into the building's interior, while wood-paneled kickplates appear below the windows. This building's second-story facade wall features horizontal wood siding, and is penetrated by three 4/1 or 4/4 double-hung sash windows, with gabled pediments. The building to the north features an asymmetrical two-story facade, with two 4-light storefront windows, each with a wood-paneled kickplate. The building's facade features two entrances: one entrance (to the north) is made up of a set of paired glass-in-wood-frame doors, each topped by a transom light; the other entrance (to the south), is made up of a single wood-paneled door, topped by a transom light. This building's second story facade wall features wider horizontal wood siding, and is penetrated by two 4/4 double-hung sash windows, and one small single-light fixed-pane window, all with gabled pediments. A wood balcony, supported by four squared posts set on concrete pedestals, extends the full length of both buildings' facades. The name "**GOLD PAN BAR & RESTAURANT**" appears in gold block lettering across the wood balcony railing. The main parts of both buildings are covered by a nearly flat shed roof, covered with rolled brown asphalt roofing material. A parapet wall, with decorative scrolled brackets, projects out over the wall surfaces on the facade. The buildings' secondary elevations feature either horizontal wood siding, or rolled asphalt in a faux brick pattern. Historic windows on the secondary elevations are primarily 2/2 double-hung sash with painted wood frames and surrounds. Both buildings appear to be in relatively good condition.

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

The building to the south originally consisted of a one-story structure, built in the 1880s and used historically as a saloon. The building to the north was constructed in 1905, initially housing "Bradley's Bowling Alleys & Pool & Billiard Rooms." The second story was added over both buildings in 1911, and the two combined buildings subsequently became known as the "Bradley Block."

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

This property is located on the west side of Main Street, in the heart of downtown Breckenridge.

**24. Associated buildings, features, or objects**

**n/a**

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

Estimate

Actual **ca, 1881, 1905 (combined 1911)**

Source of information:

**Summit County Journal, September 2, 1905, September 30, 1911.**

**26. Architect:**

**n/a**

Source of information:

**n/a**

**27. Builder/ Contractor:**

**unknown**

Source of information:

**n/a**

**28. Original owner:**

**Herman Strauss (Lot 82); John W. Bradley (Lot 81)**

Source of information:

**Summit County Treasurer: Tax Deed Record 1881; Summit County Journal, September 30, 1911.**

**30. Original location: yes**

Moved **no**

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

**V. HISTORICAL ASSOCIATIONS**

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

**35. Historical Background**

**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 Records. Commercial Property Appraisal Record.

Summit County Clerk and Recorder. Warranty Deed Record, book 55 p. 485.

Summit County Clerk and Recorder. Warranty Deed Record, book 69 p. 121.

Summit County Clerk and Recorder. Warranty Deed Record, book 87 p. 47.

Summit County Clerk and Recorder. Warranty Deed Record, book 136 p. 3.

Summit County Clerk and Recorder. Warranty Deed Record, book 142 p. 205.

Summit County Treasurer. Tax Record, 1881.

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**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: **ca. 1881-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

The Gold Pan Saloon Building is historically significant under National Register of Historic Places Criterion A for its association with Breckenridge's commercial development beginning in the late 1800s and extending throughout the twentieth century. Used variously as a saloon, bowling alley, billiards hall, and restaurant, the property has been a fixture in downtown Breckenridge for well over a century. Architecturally, the building is significant under National Register Criterion C because it is a well-preserved two-story wood-frame commercial building dating from the late 19th and early 20th centuries.

**43. Assessment of historic physical integrity related to significance:**

The Bradley Block exhibits an overall high degree of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society. Two shed-roofed additions, and a walk-in refrigerator addition, have been built onto the original buildings' west (rear) elevation. At the present time, the property is being well maintained.

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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-5**

Frame(s): **7-13**

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

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

49. Date: **October 19, 2000**

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**