

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.130.16 | Parcel
number(s)
: N/A |
| 2. Temporary resource no.: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic building name: | Purbaugh Barn | |
| 6. Current building name: | Batcheller Barn | |
| 7. Building address: | East end of Adams
Avenue, east of Highland
Terrace | |
| 8. Owner name and address: | Town of Breckenridge
P.O. Box 168
Breckenridge, CO 80424 | |



Individual National Register field eligibility:	Not Eligible
Local Landmark Eligibility Assessment:	Eligible/Contributes to National Register district

II. GEOGRAPHIC INFORMATION

9. P.M. **6** Township **6S** Range **77**
NE ¼ of SE ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (**NAD27**)
Zone **13N**; **410527** mE **4370349** mN
11. USGS quad name: **Breckenridge**
Year: **1987** Map scale: **7.5'**
12. Lot(s): Block:
Addition: **Yingling & Mickles** Year of Addition: **1892**
Legal:
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: **~20' N-S by ~22' E-W**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Log; Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **N/A**
21. General architectural description:
The Purbaugh/Batcheller Barn is a two-story, rectangular-shaped, building of log and wood frame construction. Built into a hill slope which rises from west to east, the barn is supported by a non-historic concrete foundation. The first story walls are made of whole logs which range from approximately 7½ feet above grade on the west elevation (façade) to just one foot above grade on the east (rear) elevation. The front corners overlap slightly and are V-notched or saddle-notched. The barn's second story walls are entirely above grade, and are clad with unpainted vertical wood planks. The barn roof is a moderately-pitched front gable, with corrugated metal roofing material and with unpainted boxed eaves. A metal stovepipe protrudes through the roof near the east end of the north-facing roof slope. A horizontal weatherboard door, with X-bracing, which slides horizontally, is centered on the first story's west elevation. A vertical wood plank door, side-hinged with metal strap hinges, enters the second story near the south end of the east elevation. A low vertical wood plank covered opening, side-hinged with metal strap hinges, enters the second story, just above the foundation on the east elevation. Small single 4-light windows penetrate the second story on the south and west elevations. Another single 4-light window penetrates the north end of the west elevation on the first story. Another small 4-light window is located in the east elevation's upper gable end.
22. Architectural style/building type: **No Defined Style**

23. Landscaping or special setting features:

The Purbaugh/Batcheller Barn is located at the west end of Adams Avenue, in the avenue's vacated right-of-way, east of High Street, and west of, or below, Highland Terrace. The barn is constructed into the hillside which rises gently from west to east.

24. Associated buildings, features, or objects: **N/A****IV. ARCHITECTURAL HISTORY**25. Date of Construction: Estimate: **1909** Actual:

Source of information: **Summit County Assessor, Residential Property Appraisal Record; Town of Breckenridge, Department of Community Development files.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder/Contractor: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

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

A previous inventory form for this building indicates it was built in 1892; other sources, though, indicate it was built circa 1909. It was moved a short distance from its original location, approximately twenty feet north of where it now stands, in 1984.

30. Original location: **yes** Date of move(s): **1984****V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic/Single Dwelling
Agriculture/Subsistence / Barn**

32. Intermediate use(s): **Domestic/Single Dwelling
Agriculture/Subsistence / Barn**

33. Current use(s): **Vacant/Not in Use**

34. Site type(s): **Building historically used as both a barn and residence**

35. Historical background:

This circa 1909 wood frame Breckenridge building is interesting in that its lower level was used as a barn or other agricultural use, while its upper level was apparently a residence. The barn was moved approximately twenty feet to the south in 1984, into the Town of Breckenridge Jefferson Street right-of-way to prevent its demolition. Its earliest know owner is Chas. E. Purbaugh. Not unlike many structures in this Breckenridge neighborhood, the barn became abandoned. William F. Hern purchased the barn and its adjoining lots for back taxes in 1946. He sold the property to Walter J. and Ida Mabe four years later. The Mabes sold the barn to Harold George Horn in 1955. Horn was known for his mining interests in Browns and French Gulches, particularly the Cashier and Wellington mine. Other recent owners include Joseph and Martha L. Schneider and Kim and Rosie Batcheller. The Town of Breckenridge currently owns the barn.

36. Sources of information:

Summit County Clerk and Recorder. Plat book.

Summit County Clerk and Recorder. Summit County Treasurer's Deed book 133, page 178

Summit County Clerk and Recorder. Miscellaneous Deed book 139, page 81

Summit County Clerk and Recorder. Deed of Trust book 143, page 262

Summit County Assessor. Residential Property Appraisal Record

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)

xx Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: **Local**

42. Statement of significance:

This building is historically significant for its historic uses as a residence and as a barn, and for its association with Breckenridge's residential and socioeconomic development dating from the time of its construction. It is also architecturally significant for its rectangular-shaped front-gable plan, and for the craftsmanship displayed in its construction. Although it has been moved a short distance from its original location, this building retains sufficient integrity to rate as a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

The Purbaugh/Batcheller Barn displays a reasonably high level 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.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **N/A**

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.**

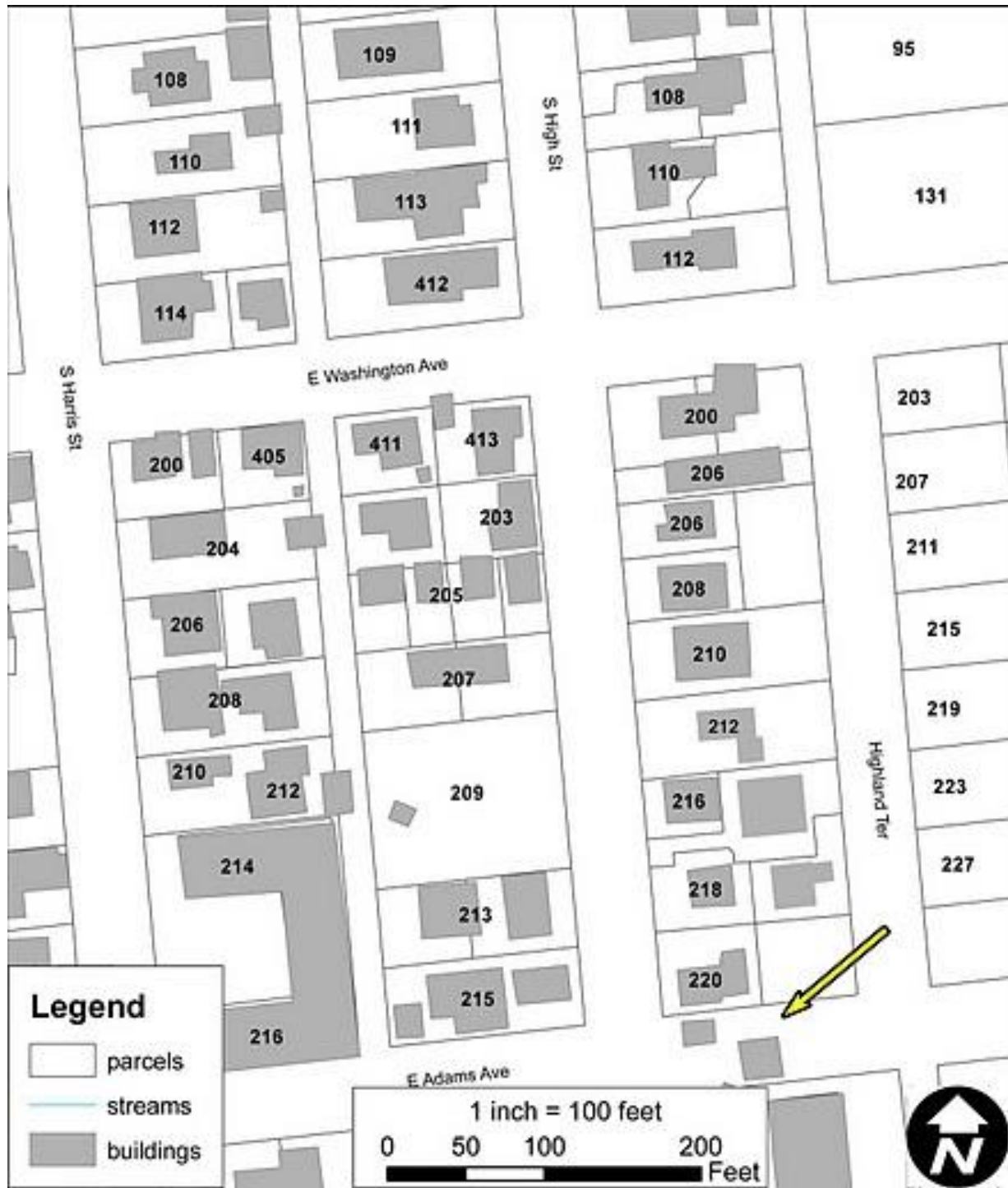
If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **Contributing****VIII. RECORDING INFORMATION**47. Photograph numbers: **CD #1, Images 126-129**

CDs/Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424**

48. Report title: **Town of Breckenridge Phase V Cultural Resource Survey**49. Date(s): **June 30, 2010**50. Recorder(s): **Carl McWilliams, Rebecca Waugh, Timothy Wilder**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

