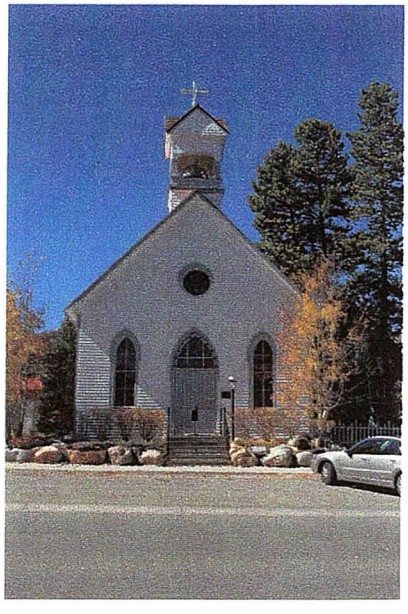


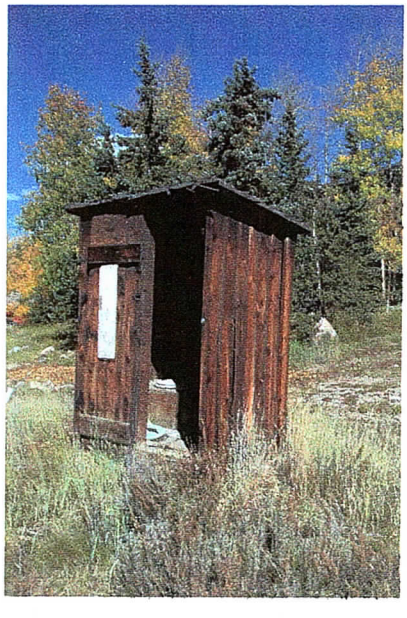
PHASE IV BRECKENRIDGE CULTURAL RESOURCE SURVEY

HISTORIC CONTEXT AND SURVEY REPORT

(CLG project # CO-05-014)

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1.0 INTRODUCTION

Project Description

The purpose of the project has been to provide a Phase IV intensive-level survey of neighboring properties in an approximately four-block area in and around French Street. These properties, which are located in the heart of Breckenridge's historic district, contain highly visible cultural resources, including three historic churches—Father Dyer Methodist Church, St. Mary's Catholic Church, and St. John the Baptist Episcopal Church. The survey recognizes significant buildings and structures and identifies those most in need of protection. During the Phase IV process, the survey team documented and evaluated forty principal properties that boast both historic and modern buildings and structures. The resultant survey will be used for land-use decisions, education and research projects, publications, and identification of eligible landmarks. It documents the significant facts of the past that represent the distinctive history of the study area. During the Phase IV process, Carl McWilliams, Principal of Cultural Resource Historians, and Rebecca Waugh, Town Historian for the Town of Breckenridge, documented and evaluated forty properties. The inventory includes the primary buildings on each site as well as any barns, stables, sheds, privies, or early auto garages.

The Phase IV Breckenridge Cultural Resource Survey has been financed in part with Federal funds from the National Historic Preservation Act, administered by the National Park Service, U. S. Department of the Interior, and for the Colorado Historical Society. The project has been administered through a Certified Local Government (CLG) grant, #CO-05-014, from the Colorado Historical Society to the Town of Breckenridge. The project is important because the citizens of Breckenridge have a tradition of adaptively reusing historic structures located in the town. Subsequently, each historic building helps to maintain the community's sense of time and place.

The Breckenridge Town Council believes that the historic buildings in the French Street neighborhood enhance the visitors' experience and add to the town's "western" ambiance. If preserved, they can continue to serve as valuable marketing tools for heritage tourism. The survey results will help to preserve the integrity of the Breckenridge Historic District by assisting the Town in identifying and protecting key historic resource. Because the majority of the recently surveyed historic buildings are contributing resources within the National Register historic district, it makes good economic sense to maintain their integrity and to highlight their historic significance. Thus, the Breckenridge Phase IV Cultural Resource Survey is important because the baseline data necessary to identify, designate, and protect cultural resources was deficient, and the new information will facilitate preservation by assisting the Breckenridge Planning Commission during the development review process.

Due to Breckenridge's booming economy, there is a continuing threat that new development could destroy the historic character and cultural resources in this area. With this completed survey, the Town can be more effective in managing and saving significant architectural, cultural, and landscape features because there is now a factual basis for their conservation.

Generally, this survey will add to our understanding of how people lived and how the community evolved through the years. Specifically, it documents the material evidence of the past that represents and advances the unique history and character of the study area.

2.0 PROJECT AREA

Lofty peaks of the Rocky Mountains encircle Breckenridge, Colorado, which comprise the Continental Divide to the east and the Tenmile Range to the west. The county seat of Summit County, Colorado, the town is located about 75 miles west of the city of Denver, near the upper reaches of the Blue River Valley. The community is specifically located in Section 31, Township 6 South, Range 77 West of the 6th Principal Meridian. (Breckenridge Colorado, USGS Quadrangle Map, 1970, photo revised 1987).

All of the properties surveyed were located within a four-block area that comprises the French Street neighborhood of the town's formally defined East Side Residential Character Area, and a few, adjacent sites in the North and South End Residential Character Areas. The study area includes both sides of French Street, from Sherman Avenue on the north to just before Jefferson Avenue on the south and a few adjacent properties on Ridge Street, Wellington Avenue, Lincoln Avenue, Washington Avenue, and Adams Avenue. Overall, the survey area comprises approximately twenty acres.

Goals and Objectives

The primary goal of the Breckenridge Phase IV Cultural Resource Survey project was to conduct an intensive-level inventory of forty, contiguous properties and features located in a four-block area in and around French Street. This has included identifying, recording, and recommending evaluations of the principal buildings and the smaller accessory buildings and structures around them. The project is a part of a larger survey project in which the ultimate goal will be to inventory all of the potential cultural resources located in the town.

The survey project serves several objectives: (1) perform research and field work and record the infrastructure and social organization of the French Street neighborhood, (2) update existing site forms; (3) identify eligible landmarks; (4) provide the town with a database of property information useful to decision making, (5) interest residents in the

town's history, and (6) provide information to further the town's heritage tourism program.

In summary, the Breckenridge Phase IV Cultural Resource Survey will benefit the public by serving as a planning tool for the community's future. This project identifies unique and significant historic properties as well as modern ones. Now that they have been identified, Breckenridge can focus on preservation and planning opportunities, including designating local historic landmarks for State tax credits under the town's Certified Local Government (CLG) status, qualifying for State Historical Fund grants, and giving public recognition to those important resources.

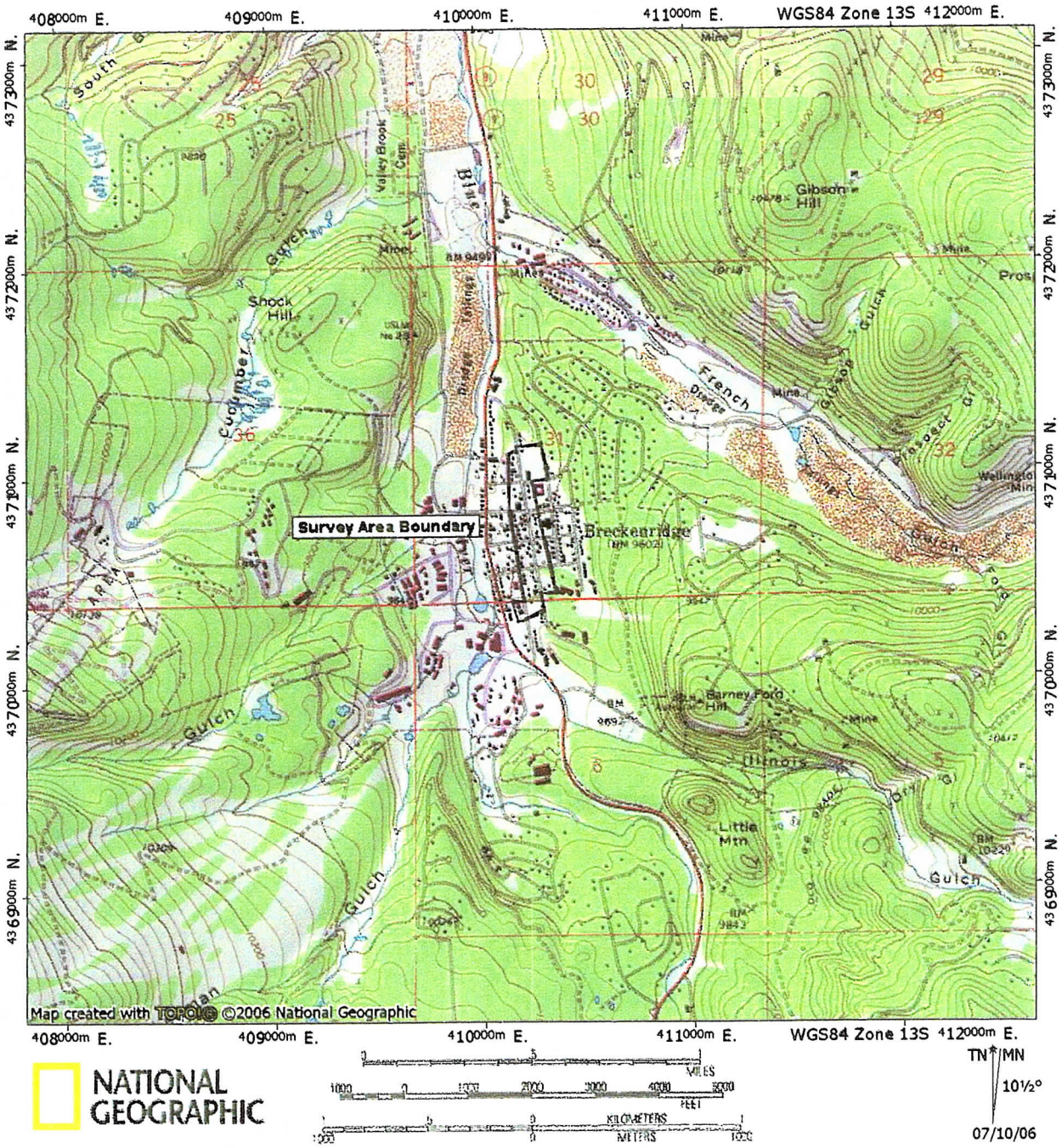


Figure 1: ***Phase IV Breckenridge Cultural Resource Survey project area map, showing the survey boundaries. Copied from U.S.G.S. Quadrangle map Breckenridge, Colorado.***

3.0 HISTORICAL CONTEXT

The historic landscape found in the French Street neighborhood has been shaped by the interaction of people, geography, and natural environment. The landscape represents a cultural or physical response to the natural elements resulting from economic activities related to mining, ranching, skiing, and recreation. The various landscapes in the Breckenridge Historic District are an essential part of what makes the area distinctive as a natural drainage and as a resource that has shaped the development of the Upper Blue River Valley.

The survey area can be discussed in terms of both natural and man made landscape. The area's geography has been used, shaped, and modified over time by human occupancy and intervention. It possesses a significant concentration, linkage, and continuity of historic landscape features, including areas of land use, buildings, vegetation, roads, waterways, and natural features.

The natural landscape of the survey area has been affected by human modifications. Economic geology has made a great impact on the upper river valley's development. Had the adjacent mountains not, originally, boasted such natural resources as gold, silver, lead, and zinc, which could be exploited, the area would not have developed as it did. Prospectors first came to the "Blue River Diggings" to search for gold during the Pike's Peak Gold Rush in 1859. One hundred and forty-six years later, the development impacts associated with commercial downhill skiing and other recreational activities on these same mountains have further transformed the area. In particular, the successes of the mining and skiing industries through the decades have resulted in dramatic, man-made changes in the landscape and the growth of Breckenridge, Colorado, from a regional service center into a world class resort.

The Natural Landscape

The natural features located in this view corridor have long served as symbols or landmarks for the community, with the majestic Ten Mile Range and the Blue River being the most prominent examples.

The Ten Mile Range is approximately ten miles long and contains ten peaks. Peak One is located near Frisco, Colorado. From here, the individual peaks run in a southerly direction, along the western edge of the Blue River valley to Breckenridge, where Peak Ten completes the set. Consequently, the mountain range serves as a backdrop for the survey area.

Geology

The core of the nearby Ten Mile Range, located in the Rocky Mountains, is composed of Precambrian metamorphic gneises and schists, granites, and igneous intrusions, such as pegmatite dikes. The Sawatch Formation—layers of conglomerates made up of pebbles and sandstone—overlays this core formation. The layers were once a part of a coast, located along an ancient sea, which migrated from the west. These layers, after deposition and compression, can now be found at elevations of over 11,000 feet above sea level.

About 65 million years ago, the Rocky Mountains began to slowly rise due to horizontal crustal compression. Between 35 million and 70 million years ago, the metal ores that would make the region famous were emplaced by several mechanisms. In brief, the faults and fractures or joints, contained in rocks under great stress, acted as conduits reaching mineral-laden fluids far below the surface. Igneous intrusions were responsible for precious mineral deposits around Breckenridge. These minerals are commonly found in zones around cooled magma. Nearest to the intrusion, where mineral-laden fluid temperatures were highest, gold, lead, and zinc minerals were deposited in veins or lodes. Farther away, where fluid temperatures were much cooler, silver, sphalerite, and galena solidified along with a little gold. The Breckenridge area was particularly rich in gold, lead, and zinc.

The Town of Breckenridge sits on the rounded boulders brought from valleys and gulches and deposited to depths of over 90 feet by glacial melt water. The townsite is only a diminutive part of the geologic base that the glaciers then modified to create the natural landscape of the Blue River Valley. As the glaciers worked their way down the mountainsides, they created unique features on the nearby peaks, such as glacial, ice-carved, steep walls; bowl-shaped depressions; and serrated, sawtooth ridges. As the glacial ice moved, it carried large amounts of mineralized, angular rocks and boulders, as well as free gold. These were eventually deposited in mounds (moraines) as the ice melted. The moraines weathered into loose, well-drained soils, which were a source of placer gold deposits. The moraines also supported the growth of lodgepole pine, Engelmann spruce, and subalpine fir.

As a direct result of the geology, Breckenridge became the site of the first gold strike on the Western Slope, during the Pike's Peak Gold Rush. Beginning in 1859, vernacular log buildings were first constructed in the survey area, directly on top of placer mining claims. After the first sawmills were erected, all of these log structures were eventually replaced with frame buildings that were, mostly, built from locally milled lumber. The survey area is situated in the Abbett subdivision, on the former Silverthorn and Abbett Placer mining claims.

Vegetation

At elevations that range from over 9,500 feet to 10,000 feet in the Montane Region, the majority of the vegetation in the study area has evolved from placer-mined areas to mature, subalpine forests featuring lodgepole pine, Engelmann spruce, and limber pine. The understory is comprised mainly of juniper and mahonia with an abundance of native wildflowers in the spring and summer. Although the natural vegetation in the town's commercial core has, historically, suffered at the hands of the early placer miners and urban planners, the banks of this section of the Blue River have been recently reclaimed and revegetated with all natural species by the Town of Breckenridge. Specific to the study area, the natural vegetation provides a great variety of shrubs and native wildflowers. Species such as potentilla, elderberry, Wood's rose, native grasses, and lodgepole pine grow here.

The Human Landscape

Mining for placer gold was the genesis for many early mountain towns in Colorado, and the Western Slope community of Breckenridge was no exception. The town was historically a commercial hub for the mines of southern Summit County, propelled first by rich gold deposits and then productive veins of silver and lead carbonates.

The 1859 Pike's Peak Gold Rush brought prospectors into the area. After Ruben J. Spalding and others officially discovered gold on August 10, 1859, on the Blue River, prospectors and merchants arrived nearly together. The first recorded gold strikes on Colorado's Western Slope, the "Blue River Diggings" ebbed and flowed with prospectors chasing rumors of instant riches. Men, lured by the seductive qualities of gold, lived by mining. The new settlement of Breckenridge, literally, grew on top of placer mining claims.

The region was a seamless wilderness and a summer hunting ground for the White River and Middle Park Utes before Ruben Spalding staked out his 200-foot-wide discovery claim. It didn't take long for news of the gold strike to spread, and soon others began staking off mining claims—theirs measuring 100 feet up and down the Blue River. With eight to ten men working each claim, the claims area resembled an endless human train. Fearing an Indian attack, the men built a log-walled fortification with sod roof on the west side of the Blue, which they named Fort Mabery to honor the first white woman in the area. Other sources give the name as Fort Mary B., Fort Maribeth, Fort Meriby, or Fort Meribeth. By the spring of 1860, the waters of the Blue River ran brown with mine tailings, and the scene was a busy one. That season, over 1,000 mining claims along the Blue River sold for $500 to $10,000 each.

General George E. Spencer, and others under the company name of Spencer, Humphreys, McDougal, and Wagstaff, created the town of Breckenridge in November of 1859. The townsite the company chose was already claimed, so the group surveyed a

320-acre site about a mile to the south, which had been named Independent by another town boomer, Felix Poznansky. Eventually, Independent became Breckinridge. By naming the new settlement for the politically prominent Breckinridge family the group hoped to gain mail service to the isolated area. As a result, the town was granted a U. S. Post Office on January 18, 1860.

The people of Breckenridge, however, did not make the same mistake in christening their streets. They named their central thoroughfare "C" street and later Main Street. A second main street was named "Ridge" and the remaining cross streets were named after prominent Union generals and early presidents of the United States—Lincoln, Grant, Sherman, Washington, Adams, Jefferson, and Madison. This came about after President Abraham Lincoln and Congress, caught up in the Civil War and hoping to keep the West loyal, created Colorado Territory in 1861.

In June of 1860, the main street was nothing more than a pathway through stumps and boulders along the Blue River. A short row of log cabins, tents, and shanties lined the west side of the street. By 1861, Breckenridge boasted 75 to 100 people, several stores, hotels, saloons, and a U. S. Post Office. That year hydraulic mining was introduced to the gold-lined gulches surrounding the settlement. On October 11, 1861, the settlement secured the Denver, Bradford, and Blue River Road Wagon Company connection, giving lifeblood to the infant community. On January 6, 1862, Breckenridge was established as the permanent county seat of Summit County, Colorado Territory.

Throughout the 1860s, isolated Breckenridge had a hard time retaining its population. Specific population figures for the mid-1860s are not available. However, 1866 saw the population of Breckenridge drop to fewer than 500 because not only was there no more "easy," free gold to be found and the Civil War had cleared the town of miners and merchants. Hydraulic gulch mining was greatly expanded as individual miners and mining companies began consolidating their claims in 1868. By the winter of 1870, however, the town's population had dropped to fifty men and one woman.

As the result of hydraulic mining, Summit School District No. 1 was established in Breckenridge in 1870, and the area experienced yet another placer boom in 1873. In 1879, another rush of fortune hunters invaded after rich silver and lead carbonates were discovered in the hillsides nearby. Miners now turned to underground mining, following the gold, silver, and lead veins (lodes) down into solid rock. The improved prospects transformed the fledgling settlement into a booming mining camp. As news of daily mineral strikes spread, hundreds of miners, freighters, merchants, tradesmen, lawyers, would-be ranchers, and others moved their families into the area.

Breckenridge grew vigorously with the rapid industrialization of the area's mines. The first sawmills were brought in by pack train and many Breckenridge residents eyed the hillside east of Main Street for residential building sites. Comfortable homes soon crystallized, and the mountains soon disappeared behind the western-style false fronts that marched down the main street.

Born in the wake of a post-Civil War migration, most of the early inhabitants were white Caucasians of northern European ancestry. Those who were foreign-born came mainly from British America (Canada), England, Wales, Ireland, Scotland, Germany, Norway, Sweden, and Denmark. Together, they participated in the pioneer experience of building the town and in creating an identity that would assure its continued existence. These town builders enthusiastically promoted the municipality. Together they tackled tasks that were essential to Breckenridge's survival, including incorporating the town and establishing a permanent fire department in 1880. That same year, the community showcased a new, wood frame Victorian fire hall and the town's population jumped to 1,657 people. In addition, there were buildings serving a variety of functions: religious, news, entertainment, transportation, supply, educational, governmental, and residential.

Breckenridge's wide, main street allowed for ease in turning around freight wagons and became the center of social and athletic activities. Eighteen-eighty Breckenridge provided the miners with a community that offered a variety of possibilities and attractions. Without the camp's activities, the miners' lives would have passed through an endless cycle of isolation, routine, and work.

Churches were established in the community. The earliest congregation and church buildings were Methodist in 1880 followed by Catholic and Congregationalist in 1881. Breckenridge's first newspapers, the Breckenridge *Daily Journal* and the Summit County *Leader* both began publishing in 1880. The newspaper editors served as the community's promoters and "watch dogs." They helped to keep residents informed and entertained. The weekly *Summit County Journal* was added in 1883.

During the 1880s, Breckenridge was at its commercial best. The town found itself an important mining location and prominent supply center. The mining boom led to a parallel demand for basic urban services. Among the standard services available were the telegraph, fire, and police protections. Minnie Roby, wife of pioneer merchant John D. Roby, wrote the following in 1880:

> *The business of the place is rapidly falling into established channels and at present writing is conducted as follows: abstract office, 1; assayers, 4; attorneys, 12; banks, 1; blacksmith shops, 4; boot and shoe dealers, 3; bakeries, 6; boarding houses, 5; barbers, 4; clothing dealers, 2; contractors and builders, 6; crockery stores, 1; dentists, 2; dance halls, 2; drug stores, 5; dry goods establishments, 2; mining exchanges, 6; furniture stores, 2; general stores, 5; grocery stores, 5; hardware stores, 4; hotels, 10; intelligence office, 1; jewelers, 3; laundries, 10; lunch stands, 10; livery stables, 2; lodging tents, 18; lumber dealers, 4; meat markets, 3; museums, 1; music halls, 1; newspaper 1; newsstands and stationers, 5; notaries, 10; real estate and mining offices, 9; saloons 18; smelters 1; projected smelters, 2; sawmills, 3; stage offices, 2; tin shops, 3...*

Mrs. Roby also noted that the mining camp boasted nine hotels, including the Silverthorn Hotel, and the camp boasted Mr. Barney Ford's "California style chop house" along with several other first-class restaurants. Saloon, dance hall, and gambling establishments were also soon established, primarily confined to the commercial streets.

The Denver, South Park, and Pacific Railroad brought its rail service to town in 1882. As a result, Breckenridge out-paced a half dozen other rival towns in the area, including Swan City, Preston, and Lincoln City. The mining community was a transient one. When one boom fizzled, another beckoned. However, Breckenridge because of its railroad economy, continued to show signs of permanence. The town developed as a service center for Summit County.

Breckenridge had plenty of room to grow and, thus, the mining camp entered into its "town phase," with more substantial architecture. The town's rapid growth signaled a demand for a larger public schoolhouse in 1882. Although the town organized a fire department to protect its vulnerable wooden structures, a fire in 1884 destroyed a number of structures in the 100 South blocks of Main Street and Ridge Street. Another conflagration in 1896 destroyed almost all of the buildings in the 200 South block of Main Street. However, despite the fire danger, the citizens continued to build with wood because of the reduced time and effort in construction, availability of materials, and lower costs. As a result, few stone or brick buildings ever appeared in early Breckenridge.

It was estimated that 35-million dollars worth of placer gold was taken from the Upper Blue River Valley between 1859 and 1900. The discovery of Colorado's largest gold nugget, "Tom's Baby," in 1887 also helped to put the area's mines and the town of Breckenridge on the map. The dazzling, wire-crystallized-gold nugget weighed an amazing 136 oz. 5 dwt.

As early as 1892, mines, dredges, residents, and businesses obtained power from the Breckenridge Electric Company and, later, the Gold Pan Shops. The Colorado Telephone Company began serving Breckenridge in the summer of 1899 and a new reservoir and waterworks were installed above the town that same year.

Although the town's population dropped to 714 in 1890, the stability of Breckenridge's economy was plainly visible in 1893. Its 1890s economy was impacted by the world slump in the price of silver. In July of 1893, the price of silver dropped sharply and within a week the State's silver mines began closing down. Colorado quickly shifted back to the precious metal of her earlier years, and the new gold boom drew people away from the silver mining areas and into the old gold camps. Consequently, the Town of Breckenridge enjoyed a new gold boom that lasted into the twentieth century.

Breckenridge was home to a population of 976 inhabitants in 1900. However, despite a successful gold dredging boom, which began in 1898, the town's population continued to fluctuate. By 1910, the town's population had dwindled to 384, but a decade later, at the height of the gold dredging boom, it had more than doubled to 897.

Membership in various clubs and lodges was popular in Breckenridge at the turn of the twentieth century. Voluntary associations facilitated interaction for residents and provided opportunities for charitable efforts through dances, parties, dinners, plays,

lectures, and other cultural events. Clubs for men and women included a kitchen, bridge, thimble, Shakespeare, history, taffy, and ladies glee club. A 1911 Breckenridge directory listed as many as twelve lodges in the town of 384 people.

Gold dredging continued into the 1930s and 1940s, but at a less frantic pace. By 1930, Breckenridge's population had slipped to 436, and by 1940, it had dropped further, to 381 inhabitants. As the town's population decreased, more and more buildings were vacated, and, as a result, town officials sought ways to stabilize Breckenridge's shrinking economy.

Thinking that the Tiger Placers Company would provide jobs in an era of national depression, Breckenridge town officials allowed the Tiger #1 dredge to chew is way into the northern town limits and continue on to the south end of Main Street. The two-story pontoon boat supported an armature that carried a line of moving buckets that dug up placer mining ground to the depths of 48 feet in the riverbed. In the process, virtually all vegetation and buildings in the path were destroyed, and the actual channel of the river itself was altered. As a result, only a few buildings survived on the west side of the river.

During this period, Breckenridge's situation was not unique. Like other mining towns in Colorado, the residents were feeling the stress of circumstances beyond their control. The mines were closing because of reduced demand for low-grade ore and the high cost of shipping it. Many miners moved their families to more prosperous regions.

Prosperity did not return soon. In 1937, the Colorado and Southern Railroad abandoned its rail line to Breckenridge. Five years later, World War II cleared the town of young men, devastating the mining economy, although a few area mines supplied zinc to the war effort. Breckenridge's population declined to 254.

Dredging in the Blue River valley was brought permanently to a halt at midnight on October 15, 1942, as Order L203 of the War Production Board stopped all gold mining in the United States. The end of World War II then caused the area's zinc production to bottom out.

After the war, hardrock and small-scale placer mining resumed, and Breckenridge's population rose to 296 in 1950. At the time, the largest employer in the town was the Wellington Mine. Many buildings in the town were lost during this period for a variety of reasons. Some property owners demolished their buildings to reduce their tax burden. Other buildings were lost to accidental fires, while others were purposefully burned in practice exercises of volunteer fire crews. Still others were torn down for firewood. By the late 1950s, the heartbeat of mining had slowed. The town found itself caught in a downward spiral until a new market based on skiing and recreation emerged in the early 1960s.

Rounds and Porter, a lumber company based in Wichita, Kansas, opened the Breckenridge Ski Area on December 18, 1961, and a new "rush" began. Transportation improvements fueled the new boom. The Dwight D. Eisenhower Tunnel, on Interstate 70, was completed in 1973, followed by a second bore, the Edwin C. Johnson Tunnel, completed in 1979. These tunnels greatly reduced the driving time from Denver to Breckenridge, helping to foster a renewed building boom, and popularizing summer recreational activities such as bicycling, hiking, fishing, golfing, and heritage tourism.

Although the town of Breckenridge continues to experience cycles of economic recession, it has clearly reemerged as a vibrant Colorado community and a first-class resort area. Yet, Breckenridge's small town atmosphere and architecture remain and continue to reflect the ups and downs of Colorado's mining heritage.

The Survey Area

The study area encompasses the French Street neighborhood portion of the East End Character Area of the Breckenridge National Register Historic District. A few properties from the adjacent North and South End Character Areas were also surveyed. More specifically the survey area generally encompassed both sides of French Street, from Wellington Road on the north to the block south of Jefferson Avenue on the south, and the east side of Ridge Street, from where it connects with French Street on the north, to the block south of Jefferson Avenue on the south.

Significance of the Breckenridge National Register Historic District

Breckenridge is a good example of a Colorado mining town that has endured through a succession of distinct stages, each of which is represented in the surviving historic architecture. The area's high-altitude climate, geography, and geology has placed its signature upon the land and molded the character of the community. Historic phases of the town's growth are evident in the town's infrastructure. The settlement, camp, and town phases of development, as well as their progression, are evident in numerous log houses; simple, clapboard cottages; log and frame outbuildings; false-front commercial buildings; and more ornately detailed, frame and masonry buildings in the historic district. Here, both public and quasi-public historic buildings such as courthouse, schools, churches, and Masonic hall are represented. Consequently, in 1980 the Breckenridge Historic District was listed on the National Register of Historic Places.

The charm of Breckenridge lies in the human interaction with its mountainous setting during the evolution of the town, local cultural attitudes concerning quality of life, and the residents past and present activities in the town. Founded in 1859, during the Pike's Peak Gold Rush, the town's character, which has evolved over 146 years, is an honest reflection of the past from the mining to the ski booms. Historically, Breckenridge was a

"rough and ready" town, built for function, not for elegance, and this western, mining town character is the essence of what its citizenry seeks to preserve.

General Architectural and Town Plan Character

The vernacular architecture and the grid pattern layout of the blocks and streets in Breckenridge are strongly representative of development in mining boomtowns in Colorado; however, some features are distinctively characteristic of Breckenridge.

The Town Plan

The streets were designed wide enough to accommodate the maneuvering of horse and wagon teams and for crowds during social events that occurred there. Main Street and Lincoln Avenue were the primary commercial areas, and some false front commercial buildings were located on Ridge Street. French Street is also wide, representing the primary route to the French Gulch mines—one of Breckenridge's main employers.

The primary residential areas were located on the hillside to the east, which caught the afternoon sunshine. The north and south ends of Main Street were also desirable locations for residences.

The area to the west of Main Street, across the Blue River, developed for use by light industry and more modest residences. A hydraulic pit mining operation, railroad depot, smelter, lumberyard, coal yard, mill, and a red light district were located here.

Chronology of Platted Town Additions

1880 Abbett Addition
1882 Yingling & Mickle's Addition
1892 Snider Addition
1892 "Bartlett & Shock" Placer Addition
1892 Edmund G. Stiles Addition
1898 Park Addition

Character of Development

The East Side Residential Character Area began developing in 1880 with mostly residential and a few commercial buildings. It is bounded on the west by French Street running one block south of Sherman Avenue at its northernmost edge and to the south just before Jefferson Avenue at its southernmost edge. The eastern boundary is defined by the rear property line of lots on the west side of High Street, continuing north to Lincoln Avenue and south to Adams Avenue. Adjacent neighborhoods located on the far north and south ends of Ridge Street are also residential in use.

Builders of institutional buildings favored this area, to avoid the "rough and ready" culture of the Main Street. Consequently, the area boasts three historic church buildings. Subsequently, the neighborhood evolved into an area of fine residential buildings that housed families. A few of the homes were two stories in height, although most were only one to one-and-one-half stories.

Almost exclusively, the residential buildings that appeared were wood frame with clapboard siding. The buildings were rectangular in form or ell-shaped with the narrow, gabled end of the buildings oriented perpendicular to the street. Shed roof additions, which usually housed the kitchen areas, were seen on the rear of the residences. The main houses had painted finishes. The more utilitarian structures often remained unpainted. This surface treatment distinguished them from the primary buildings. Landscaping consisted chiefly of evergreen pine trees and small gardens. Some flowerbeds and narrow-leaf cottonwood trees were planted in the front yards as accents, but most areas remained simple with native grasses and only a few flower gardens. Historic photos show the area as sparsely developed. Developed lots typically retained extensive yards.

The buildings represented in the East End Residential Character Area typically developed from 1880 to the turn of the 20th century and conveyed a low-density residential character in the early years.

Visible from this character area was a large, industrial complex—The Gold Pan Shops. Architecturally, the machine shop included several sloping, metal-roofed structures and related industrial-type buildings. The complex was an abrupt change in scale and materials from the residential neighborhood; however, it was typical to have light industrial activities located at the edge of successful mining towns.

Period of Significance

Most of the historic buildings in the town date from a span of eight decades, during which a series of important events and social patterns occurred related to mining activity. Currently, the local "period of significance" used for planning decisions in the Breckenridge Historic District extends from its settlement in 1859 to the shutdown of the last dredge mining operation in 1942, although buildings built in the 1950s are now under consideration. (The "National Register of Historic Places Inventory—Nomination Form" for the Breckenridge Historic District does not specify a period of significance.) During these years, the town saw a progression of mining technology and a range of populations and architectural styles associated with the mining economy of the area. The physical evidence of these periods, including houses, storefronts, barns, sheds, and other site features are valuable resources that should be preserved. Buildings that survive in their original condition are historically significant, as are alterations to buildings that occurred during this time span.

The architectural characteristics of all of the town's defined development phases except for the "Settlement Phase" can be found within the boundaries of the Breckenridge Phase IV Cultural Resource Survey area.

Settlement Phase (1859-1870)

The Settlement Phase began with the extraction of the most accessible placer gold along streambeds where the precious mineral was likely to be deposited and where water was available. With the opportunity to get rich quick, buildings were constructed swiftly and placed near the mineral deposits. Settlers built simple log cabins, cut from nearby timber. Only limited amounts of milled building materials were imported. Hand craftsmanship, therefore, predominated and there were a number of tent lodging and saloon facilities located on or near Main Street, then known as "C" Street. It is likely that many of the residents and businessmen did not view their buildings as permanent quarters, but temporary shelters needed only until they made their fortunes and could return to their home towns.

"C" Street was laid out along a single survey line and the population was very small. Early maps and photographs show that many of the buildings' footprints encroached into the street rights-of-way. The main thoroughfare was nothing more than a pathway through tree stumps and boulders. The primary water source for the settlement was a water ditch that ran down the east side of the street. Because milled lumber needed to be brought in by pack trains, few frame buildings appeared.

Buildings from the Settlement Phase are nonexistent in the survey area.

Camp Phase (1870-1881)

The second phase or Camp Phase occurred when the settlement populations grew larger after richer mineral deposits were discovered. Successful ore strikes in Leadville, Colorado had encouraged prospectors to come over the mountain range to Breckenridge in search of silver and lead carbonates. Large-scale hydraulic mining also reached its peak at this time. The increased population and prosperity supported a more substantial building industry and an intense building cycle occurred in town. Sawmills were set up, and many wooden, framed buildings appeared.

The rapid growth of the town was advanced by balloon-frame construction techniques, made possible by the arrival of the first sawmill and manufactured wire nails. Buildings no longer had to be fashioned from hand-hewn logs or held together with joints. A hastily assembled framework of 2 x 4s and cheap, wire nails did the trick. More specifically, vertical uprights were placed from sill to eave with horizontal clapboard siding nailed to the skeleton. Horizontal, lap siding (clapboard) and vertical, rough-sawn barn wood were the predominant construction materials of these buildings. Some milled lumber was brought in by pack trains from other areas. Double-hung windows

were used on residences and on the second floor of commercial buildings, while large display windows began to appear on the first floors of these commercial buildings.

Formal streets were laid out in a traditional, grid pattern and Breckenridge was incorporated as a municipality in 1880. False-fronted commercial buildings were confined to the main streets, which included Main Street, Lincoln Avenue, Ridge Street, and Washington Avenue. Main Street and Ridge Street were approximately 75 feet wide, with wider intersections to accommodate the turning of wagon trains and street festivities. Lincoln Avenue was platted 60 feet wide, while Washington Avenue initially measured 50 feet in width. The first public and civic amenities appeared, including a water works, smooth-graded streets, wooden bridges, board sidewalks, a fire hall with three fire companies, and three churches. A number of wells were dug along the main rights-of-way to serve as fresh water sources.

Camp Phase utilitarian structures of vernacular character, such as barns, woodsheds, and stables are also found throughout the survey area. These structures appeared about the same time the "parent" residences were established and served to house supplies, equipment, and livestock. Many were built of log construction; others were rough-sawn or unfinished, milled lumber.

A good example of a Camp Phase residential building in the study area is the A. S. Hall Residence (5ST.130.140), located at 214 North Ridge Street. Built between March 1880 and February 1881, this otherwise plain box was dressed up by the builder with window trims of Greek Revival pediments and a front, square-bay window

Town Phase (1882-1920)

The Town Phase, or third phase of development, occurred when the mining camp became the center for transportation, supplies, and mining in the region. The architecture became more elaborate, more finished materials were used, and buildings began to take on a feeling of permanence. A greater variety of building materials was available. Some builders even used brick and stone, suggesting a confidence in the stability of the town.

Although most of the architecture from this phase is also of a "vernacular" style created by local contractors and builders, there are clear influences of Victorian-era styles that were popular elsewhere in the country. These include Greek Revival, Gothic Revival, Italianate, and Romanesque Revival styles.

Local craftsmen created most of the decorative features, while other elements were imported from commercial supply systems in Denver and Leadville. A striking example of a residence from the Town Phase, in the survey area, is the Tonopah Placers Company's Superintendent's house, located at 400 South Ridge Street (5ST.130.145). The American dream in a kit, this substantial structure was presumably mail ordered from Sears and Roebuck in 1915.

Stabilization Phase (1921-1942)

Mining continued, but at a slower pace during this period. No longer a boom economy in which individual prospectors expected to make their fortunes, the community stabilized." Most miners worked in the zinc mines or for the dredging companies. New building construction slowed. When an additional building did appear, it was more likely moved in from another location. Otherwise, construction activities were generally limited to modest alterations to existing buildings. The last gold dredge ceased operations on October 15, 1942, drawing an end to the "Stabilization Phase."

There are no buildings or structures represented from this period in the study area.

Interim Period (1943-1960)

This slowest-paced phase produced few new buildings. Very little alteration and rehabilitation or restoration work occurred during this period. Some older buildings were lost to scavenging activity, fire, and other reasons, but, in general, the character of the district remained intact. A few mines continued to produce zinc until the end of World War II.

There are no buildings or structures represented from this period in the study area.

Resort Phase (1960-present)

Development pressures from skiing began to introduce new buildings and stimulate rehabilitation and restoration of existing buildings. New building types, such as condominiums, began to appear. Some early stylistic experiments, including "alpine" chalets and "rustic" Colorado lodge-type images, deviated from the historic character.

With the building boom of the past twenty-five years, the "Resort Phase" of development is well represented in the Breckenridge Phase IV Cultural Resource Survey area.

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4.0 RESEARCH DESIGN

The primary intent of this cultural resource survey is to review the eligibility status of certain historic properties in the Breckenridge Historic District, subsequent to the completion of the initial 1979 survey. The basic scope of the project was to conduct intensive-level surveys of forty properties selected by the Town of Breckenridge. Building on the three previous phases, which primarily focused on Main and Ridge Street properties, this fourth phase concentrated on French Street and Ridge Street properties. This represents a shift of surveying primarily commercial properties in the previous phases, to mostly residential properties in this the fourth phase. The expected results were that many properties would be found to have been altered or had additions in the years since 1979. However, it was also expected that few buildings would be found to have been razed altogether, and that most properties would still contribute to the historic district and/or still be eligible for local landmark designation. In part, these expectations were based on patterns established during the first three phases.

Rebecca Waugh, Breckenridge Town Historian, conducted research and wrote the Introduction and Historical Context statements for the survey report and the Historical Background statements for each property. Carl McWilliams, Cultural Resource Historians of Fort Collins, conducted the field surveys, and prepared the Colorado Cultural Resource Survey Architectural Inventory Forms, including the sketch maps, location maps, and photographs. All of the cultural resources within the scope of work were surveyed at an intensive level. This included the architectural descriptions, construction history, location information, current owners, photographs, site plans, and other items.

5.0 METHODOLOGY

The project was completed in accordance with the Colorado Cultural Resource Survey Manual (2005), Moreover, the Office of Archaeology and Historic Preservation was consulted, and State Identification numbers were determined, before the field survey and evaluations were conducted. As outlined in the research design, Carl McWilliams, Cultural Resource Historians, of Fort Collins, conducted the field survey. Rebecca Waugh, Breckenridge Town Historian, conducted historic research and wrote the historical background narratives for each property. A small portion of the survey work was completed in October of 2005. The bulk of the fieldwork was then completed between late April and early June of 2006.

Research was undertaken to collect pertinent information on the survey area and on the individual buildings and sites identified as needing surveys. The primary sources of this information included County tax assessor's records, clerk and recorder records, treasurer's records, newspaper articles, history books, maps, personal interviews, and other published reports. As part of the methodology, photographs and sketch maps

were prepared to complete the Colorado Cultural Resource Survey Architectural Inventory Forms.

Literature Review

A file search for the project area was conducted at the Colorado Historical Society Office of Archaeology and Historic Preservation and at the Town of Breckenridge in 2005. In addition, Summit County Government records, Sanborn Insurance Maps, local history books, local newspapers, and personal interviews have provided information about the history of the buildings and sites in the project area. In addition, some information was used from the "National Register of Historic Places—Nomination Form" for the Breckenridge Historic District. These bibliographical references are listed at the end of the historical context narrative.

6.0 RESULTS

Phase IV of Breckenridge's Cultural Resource Inventory represents the fourth stage of a larger survey project, with the ultimate goal of inventorying all properties located within the town's National Register Historic District boundaries. Phase I, completed in 2001, resulted in the intensive-level surveys and completion of Colorado Cultural Resource Survey Architectural Inventory Forms for 32 properties within the Breckenridge Historic District. In addition, the Valley Brook Cemetery and Iowa Hill Placer Mine site were surveyed at the intensive-level and recorded on Colorado Cultural Resource Survey Management Data forms. During Phase II, completed in 2002, an additional 30 properties were surveyed at the intensive-level and recorded on Colorado Cultural Resource Survey Architectural Inventory Forms. Phase III was then completed in 2004, resulting in an additional 31 properties which were again surveyed at the intensive-level and recorded on Colorado Cultural Resource Survey Architectural Inventory Forms.

In this, Phase IV of the Breckenridge Cultural Resource Survey, another 40 properties were surveyed at the intensive-level, bringing the total number of properties surveyed to 135, including the Valley Brook Cemetery and Iowa Hill Placer Mine site. The results of the fourth phase closely matched the expectations identified in the research design, following the pattern established in phases 1-3.

All of the primary buildings surveyed were of wood frame construction. Architecturally, thirteen of the primary buildings were classified as not being representative of any particular style. For the most part, these are modest, rectangular,-shaped vernacular wood frame buildings. They were constructed by local craftsmen using locally-available materials, with utilitarianism taking precedence over style. Accordingly, these buildings are classified in the "No Style" category in accordance with the CHS/OAHP lexicon. Several of the remaining historic buildings are classified in the broad "Late Victorian" architectural style category. These are late 19th century or very early 20th century wood frame buildings which display influences of the Late Victorian era, but are not truly representative of a particular architectural style of the period. Such common features in Breckenridge include prominent bay windows, decorative porch details such as turned columns, often with brackets, and narrow double-hung sash windows, often with a 2/2 glazing pattern. These Late Victorian era buildings also typically feature tall angular proportions, with symmetrical facades and steeply-pitched gabled roofs. Three historic churches were included in the survey, including two representative of the Late Victorian/ Carpenter Gothic architectural style. Just one building is representative of the "Late 19th and Early 20th Century American Movements" category. Finally, nine of the primary buildings surveyed are considered modern buildings, constructed from the late 1960s to the early 2000s. Four of these buildings are classified in the broad "Modern Movements" architectural style category, while the remaining five are representative of the "Modern Movements/ Neo-Victorian" architectural style.

Primary Buildings by Architectural Style *Table 1.*

Architectural Style	No. of Primary Buildings Represented
Late Victorian	15
No Style	11
Modern Movements/ Neo-Victorian	5
Modern Movements	4
Late Victorian/ Carpenter Gothic	2
Late 19th and Early 20th Century American Movements	2
False Front Commercial	1

The surveyed buildings were field evaluated regarding their eligibility to be individually listed in the National Register of Historic Places, to be individually designated as local landmarks by the Town of Breckenridge, and whether or not they qualified as contributing resources within the existing Breckenridge Historic District. These evaluations represent only the professional opinions of Cultural Resource Historians, and are not official determinations of eligibility. Just one property was field evaluated as potentially eligible for individual listing in the National Register of Historic Places. A total of thirty properties were evaluated as eligible for local landmark designation by the Town of Breckenridge and/or eligible for inclusion in the National Register as contributing resources located within the Breckenridge Historic District. Ten properties (nearly all modern buildings) were evaluated as ineligible for National Register and local landmark designation, and as non-contributing resources within the Breckenridge Historic District. To see the evaluation for a specific property, please refer to the comprehensive survey log.

7.0 RECOMMENDATIONS

The primary recommendation is for the Town of Breckenridge to continue with the intensive-level survey throughout the remainder of the existing Breckenridge Historic District. Once the entire district has been surveyed, the Town may wish to consider making adjustments to the district boundaries, based on the total results of the intensive-level surveys. The only other recommendation is for the Town to continue to provide positive information regarding the social and economic benefits of historic preservation. These benefits include both direct financial benefits such as tax credits for individual property owners and more intangible benefits which affect the entire community.

APPENDIX 1 COMPREHENSIVE SURVEY LOGS

Site No.	Address	Historic Name	Current Name	Individual N.R. Eligible?	Individual L.L. Eligible?	Contribu to Existi District?
5ST.130.3	100 S. French St.	St. John the Baptist Episcopal Church	St. John the Baptist Episcopal Church	No	Yes	Yes
5ST.130.7	109. S. French St.	St. Mary's Catholic Church	St. Mary's Catholic Church	Yes	Yes	Yes
5ST.130.13	310 Wellington Rd.	Methodist Episcopal Church	Father Dyer United Methodist Church	No	No	Yes
5ST.130.14	312 S. French St.	McDougall House	Doran House	No	No	Yes
5ST.130.49	305/307 E. Washington Ave.	Paden/Bradley Cabin	Pravda Properties Cabin	No	Yes	Yes
5ST.130.115	208 E. Adams Ave.	Evans House	Ahern House	No	Yes	Yes
5ST.130.116	108 N. French St.	Mairs House	Potter House; Summit Foundation Bldg.	No	Yes	Yes
5ST.130.117	110 N. French St.	Turner House	Lachy House	No	Yes	Yes
5ST.130.118	112 N. French St.	Casey House	Figel House	No	Yes	Yes
5ST.130.119	114 N. French St.	Tiller House	Waltz House	No	Yes	Yes
5ST.130.120	300 N. French St.	Adams House	Tillet House	No	No	Yes
5ST.130.121	102 S. French St.	Stephenson House; Evans House	Evans-McLean House	No	Yes	Yes
5ST.130.122	104 S. French St.	N/A	Intelisano House	No	No	No
5ST.130.123	105 S. French St.	Norge Laundry	Norge Laundry	No	No	No
5ST.130.124	106 S. French St.	Howe House	Alpine Medical Health Clinic	No	Yes	Yes
5ST.130.125	107 S. French St.	York House	Louie Paul House	No	Yes	Yes
5ST.130.126	107½ S. French St.	N/A	Marek House	No	No	No
5ST.130.127	112 S. French St.	Charles Levy House	Charles Levy House	No	No	Yes
5ST.130.128	200 S. French St.	N/A	J.P. Property Management House	No	No	No
5ST.130.129	202 S. French St.	Abbett House	Kluth House	No	No	Yes
5ST.130.130	203 S. French St.	Cammett House	Renberger House	No	Yes	Yes
5ST.130.131	204 S. French St.	Holmes House	Morton House	No	No	Yes
5ST.130.132	205 S. French St.	Thomas House	Kaiser House; Abbett Placer Inn	No	Yes	Yes

5ST.130.133	206 S. French St.	Spencer House	Cummins-Ballard House	No	Yes	Yes
5ST.130.134	303 S. French St.	Ziegler House; Robinson House	Markey House	No	Yes	Yes
5ST.130.135	307 S. French St.	Sutton-Keables House; Summit County Hospital	Theobald House	No	Yes	Yes
5ST.130.136	311 S. French St.	Harris House	Eagle's Nest Lodge	No	No	No
5ST.130.137	409, 411, 411½ S. French St.	N/A	French Ridge Condominiums Building	No	No	No
5ST.130.138	213 E. Lincoln Ave.	Walker Cottage	Knight House; Amazing Grace Natural Foods	No	Yes	Yes
5ST.130.139	212 N. Ridge St.	Roby House	Roby House	No	Yes	Yes
5ST.130.140	214 N. Ridge St.	A.S. Hall House	Jane Porter Robinson House	No	Yes	Yes
5ST.130.141	306 S. Ridge St.	A.C. Howard House	Jane Shetterly House	No	Yes	Yes
5ST.130.142	306½ S. Ridge St.	N/A	Interiors by Design Building	No	No	No
5ST.130143	308/310 S. Ridge St.	Trollhagen Condominiums	Trollhagen Condominiums	No	No	No
5ST.130.144	314 S. Ridge St.	Hallen House	Small Grace House	No	Yes	Yes
5ST.130.145	400 S. Ridge St.	Tonopah Placers Company Superintendent's House	Culbreath House	No	Yes	Yes
5ST.130.146	407 S. Ridge St.	Ecklund House	Gore-Perrin House	No	No	Yes
5ST.130.147	213 E. Washington Ave.	House	Rittinger House	No	No	No
5ST.130.148	300 E. Washington Ave.	Searle House	Marz House	No	Yes	Yes
5ST.130.149	315 S. French St.	Groll Apartments	Groll Apartments	No	No	No

Address	Site No.	Historic Name	Current Name	Individual N.R. Eligible?	Individual L.L. Eligible?	Contributes to Existing District?
208 E. Adams Ave.	5ST.130.115	Evans House	Ahern House	No	Yes	Yes
108 N. French St.	5ST.130.116	Mairs House	Potter House; Summit Foundation Bldg.	No	Yes	Yes
110 N. French St.	5ST.130.117	Turner House	Lachy House	No	Yes	Yes
112 N. French St.	5ST.130.118	Casey House	Figel House	No	Yes	Yes
114 N. French St.	5ST.130.119	Tiller House	Waltz House	No	Yes	Yes
300 N. French St.	5ST.130.120	Adams House	Tillet House	No	No	Yes
100 S. French St.	5ST.130.3	St. John the Baptist Episcopal Church	St. John the Baptist Episcopal Church	No	Yes	Yes
102 S. French St.	5ST.130.121	Stephenson House; Evans House	Evans-McLean House	No	Yes	Yes
104 S. French St.	5ST.130.122	N/A	Intelisano House	No	No	No
105 S. French St.	5ST.130.123	Norge Laundry	Norge Laundry	No	No	No
106 S. French St.	5ST.130.124	Howe House	Alpine Medical Health Clinic	No	Yes	Yes
107 S. French St.	5ST.130.125	York House	Louie Paul House	No	Yes	Yes
107½ S. French St.	5ST.130.126	N/A	Marek House	No	No	No
109 S. French St.	5ST.130.7	St. Mary's Catholic Church	St. Mary's Catholic Church	Yes	Yes	Yes
112 S. French St.	5ST.130.127	Charles Levy House	Charles Levy House	No	No	Yes
200 S. French St.	5ST.130.128	N/A	J.P. Property Management House	No	No	No
202 S. French St.	5ST.130.129	Abbett House	Kluth House	No	No	Yes
203 S. French St.	5ST.130.130	Cammett House	Renberger House	No	Yes	Yes
204 S. French St.	5ST.130.131	Holmes House	Morton House	No	No	Yes
205 S. French St.	5ST.130.132	Thomas House	Kaiser House; Abbett Placer Inn	No	Yes	Yes

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303 S. French St.	5ST.130.134	Ziegler House; Robinson House	Markey House	No	Yes	Yes
307 S. French St.	5ST.130.135	Sutton-Keables House; Summit County Hospital	Theobald House	No	Yes	Yes
311 S. French St.	5ST.130.136	Harris House	Eagle's Nest Lodge	No	No	No
312 S. French St.	5ST.130.14	McDougall House	Doran House	No	No	Yes
315 S. French St.	5ST.130.149	Groll Apartments	Groll Apartments	No	No	No
409, 411, 411½ S. French St.	5ST.130.137	N/A	French Ridge Condominiums Building	No	No	No
213 E. Lincoln Ave.	5ST.130.138	Walker Cottage	Knight House; Amazing Grace Natural Foods			
212 N. Ridge St.	5ST.130.139	Roby House	Roby House	No	Yes	Yes
214 N. Ridge St.	5ST.130.140	A.S. Hall House	Jane Porter Robinson House	No	Yes	Yes
306 S. Ridge St.	5ST.130.141	A.C. Howard House	Jane Shetterly House	No	Yes	Yes
306½ S. Ridge St.	5ST130.142	N/A	Interiors by Design Building	No	No	No
308/310 S. Ridge St.	5ST.130143	Trollhagen Condominiums	Trollhagen Condominiums	No	No	No
314 S. Ridge St.	5ST.130.144	Hallen House	Small Grace House	No	Yes	Yes
400 S. Ridge St.	5ST.130.145	Tonopah Placers Company Superintendent's House	Culbreath House	No	Yes	Yes
407 S. Ridge St.	5ST.130.146	Ecklund House	Gore-Perrin House	No	No	Yes
213 E. Washington Ave.	5ST.130.147	House	Rittinger House	No	No	No
300 E. Washington Ave.	5ST.130.148	Searle House	Marz House	No	Yes	Yes
305/307 E. Washington Ave.	5ST.130.49	Paden/Bradley Cabin	Ravda Properties Cabin	No	Yes	Yes
310 Wellington Rd.	5ST.130.13	Methodist Episcopal Church	Father Dyer United Methodist Church	No	No	Yes



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Cultural Resource Survey IV

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