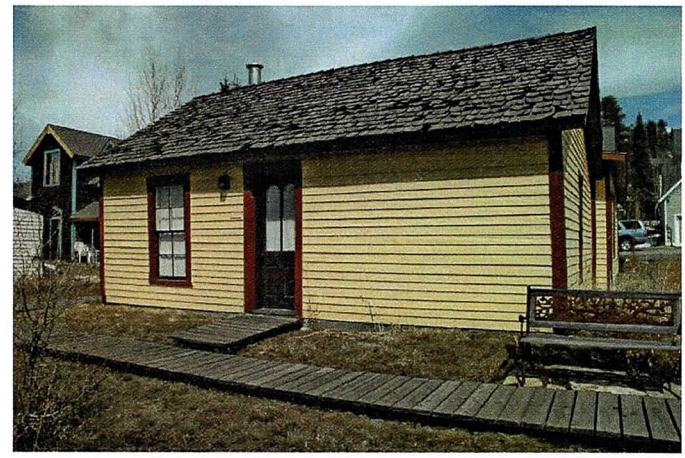
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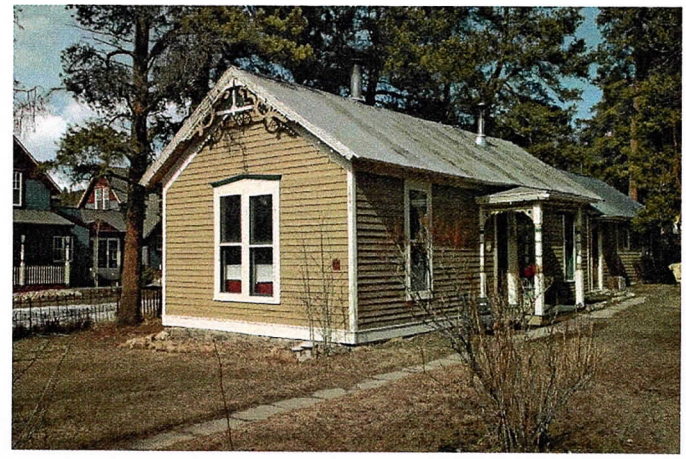
Phase V
CULTURAL RESOURCE SURVEY

Certified Local Government Grant
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1.0 INTRODUCTION

This project continues an ongoing effort to survey properties within the Breckenridge Historic District, at the intensive-level. Comprising the inventory of forty properties, Phase V of the Breckenridge Cultural Resource Survey focuses primarily on properties along Harris and High Streets near the eastern edge of the Breckenridge Historic District. This neighborhood contains highly visible cultural resources, including several notable residences and the 1908-1909 Breckenridge Schoolhouse. The survey recognizes significant buildings and structures and identifies those most in need of protection. During the Phase V 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 V 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 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 within the historic district 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 resources. 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 V 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 THE 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).

The properties surveyed are located within a slightly larger than four square block area along Harris and High Streets, from Adams Avenue on the south to the block north of Lincoln Avenue on the north. Overall, the survey area comprises approximately thirty acres.

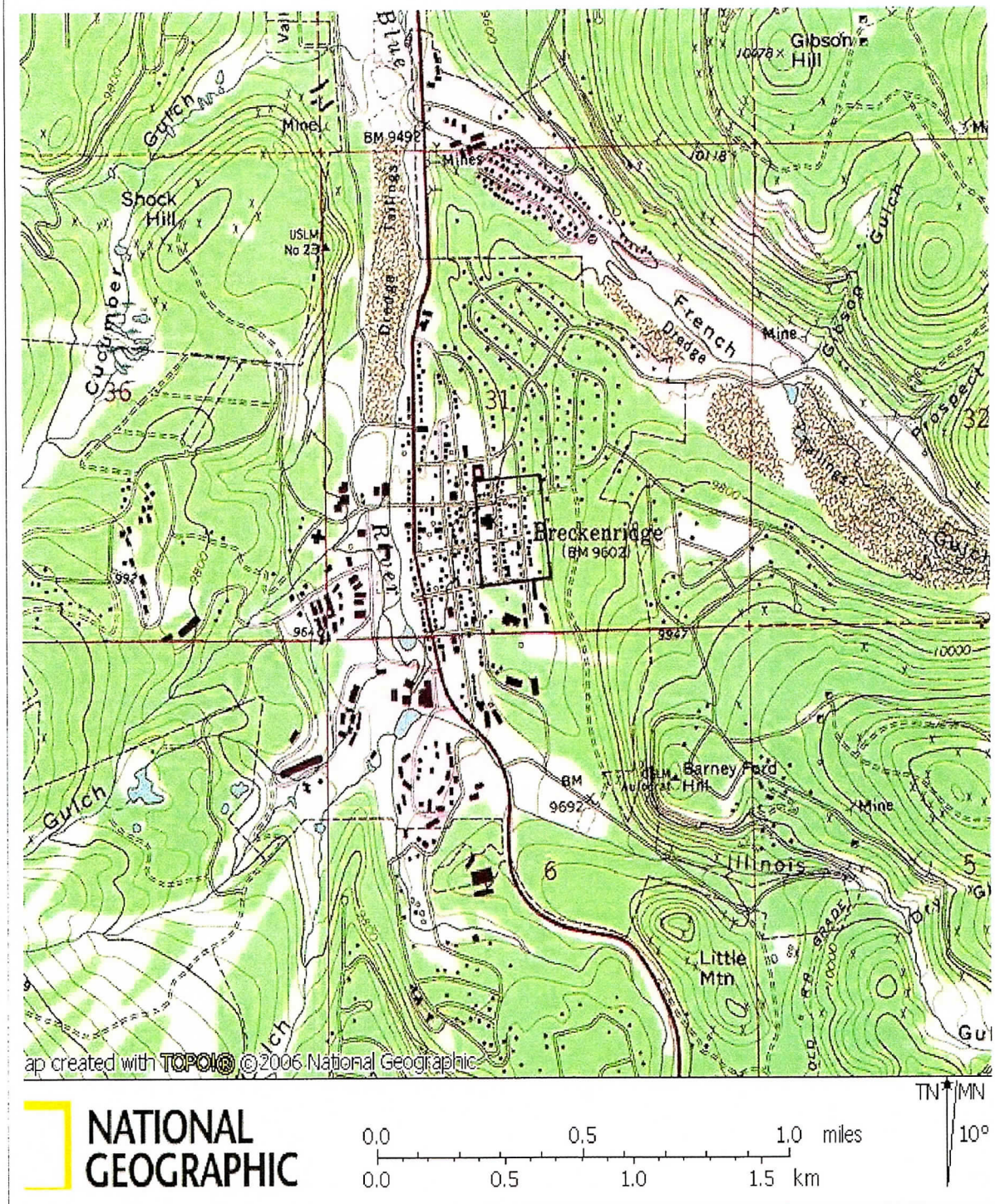


Figure 1: Town of Breckenridge Phase V Cultural Resource Survey project area, showing the survey areas boundaries. Copied from U.S.G.S. Quadrangle map "Breckenridge, Colorado."

3.0 HISTORIC CONTEXT

The historic landscape found in the Breckenridge Historic District 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 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 manmade 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, nearly all of these log structures were eventually replaced with frame buildings that were primarily built from locally milled lumber. The survey area is situated in the Abbetts 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 re-vegetated 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.

There are two theories regarding how Breckenridge was named. One theory is that the town was named for Thomas E. Breckenridge, a local prospector. The other theory is that it was named for Kentucky native John C. Breckinridge, who served as Vice-President under President James Buchanan from 1857 to 1861. Breckenridge ran unsuccessfully for President in 1860, but that same year was elected to the United States Senate. He was expelled from the Senate in December 1861, however, for his support of the Confederacy. He subsequently became a General in the Confederate States Army, and the people of Breckinridge, Colorado, no longer wishing to honor him, reportedly changed the town's spelling from Breckinridge to Breckenridge.

The people of Breckenridge, in christening their streets 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, but also 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.

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 the entire 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.

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.

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.

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."

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.

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.

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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 four previous phases, which primarily focused on Main, Ridge and French Street properties, this fifth phase concentrates on Harris and High Street properties. 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 four 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 intensive-level survey project was conducted between September of 2009 and June of 2010, in accordance with the "Colorado Cultural Resource Survey Manual Guidelines For Identification: History and Archaeology" (revised 2007), issued by the Colorado Historical Society, Office of Archaeology and Historic Preservation. Buildings to be surveyed at the intensive level were selected by the Town of Breckenridge in consultation with Cultural Resource Historians.

Archival Research and Oral Interviews

Archival research was conducted to provide contextual information about Breckenridge's historical development and to collect relevant information about each of the properties surveyed at the intensive level. 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 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.

Field Survey, Photography, Completion of Inventory Forms

The exterior form and appearance of each primary building surveyed was recorded in detail by a systematic description of materials, form and design, stylistic attributes, setting, condition, and integrity. Any associated secondary buildings such as garages and sheds were also similarly documented. The manually recorded field notes, as well as the results of the archival research were then used to complete a computer-generated "Colorado Cultural Resource Survey Architectural Inventory Form," for each property in accordance with the "Colorado Cultural Resource Survey Manual Guidelines For Identification: History and Archaeology" (revised 2007).

Locational information (UTM coordinates; legal lot and block descriptions; and Section, Township and Range grid position to within 2½ acres) was obtained for all intensively surveyed properties. The location of each intensively surveyed property was pinpointed on a segment of the Breckenridge, Colorado U.S.G.S. Quadrangle map. Current ownership for each property was also determined using online Summit County Assessor records.

Black-and-white digital photographs of each intensively surveyed property were made, the number of views being dictated by each subject. Where possible, three photographs were taken of each primary building, including a head-on view of the

facade, as well as oblique views from two angles showing the facade and one side elevation and the rear and other side elevation. Two sets of borderless 4" by 6" black-and-white prints were developed, packaged, and labeled according to Colorado Historical Society guidelines; one set for the Town of Breckenridge and the other set for the Colorado Historical Society, Office of Archaeology and Historic Preservation.

Each inventory form included a site sketch map showing the footprint and placement of the intensively surveyed properties, including their relationship with adjacent buildings in the same block.

Perhaps most important, each inventory form also included an evaluation of the surveyed property's eligibility to be listed in the National Register of Historic Places, and whether or not it qualifies as a contributing property within the Breckenridge Historic District. To be listed in the National Register of Historic Places, a property should, under most circumstances, be at least fifty years old, possess significance under one of the National Register Criteria, and exhibit sufficient integrity to be able to convey a sense of its historic significance. The National Register Criteria and the concept of integrity as it relates to significance are discussed in greater detail in the following section.

Eligibility Criteria for Individual Listing in the National Register of Historic Places

Properties eligible for inclusion in the National Register of Historic Places must be deemed significant under one or more of the National Register Criteria, as defined by the National Park Service:

Criterion A	The property is associated with events that have made a significant contribution to the broad patterns of our history.
Criterion B	Properties that are associated with the lives of persons significant in our past.
Criterion C	Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
Criterion D	Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Potential Eligibility to be Listed in the National Register of Historic Places as a Contributing Property Within a Historic District

Many properties which do not meet the threshold for individual listing in the National or State Registers may be eligible as contributing resources within a National Register historic district. Contributing properties within a historic district are typically linked by context, display above-average integrity, and date to a specific time period. Older properties with below average integrity, that are not associated with the district's significance, or properties that are less than fifty years of age, are usually considered non-contributing. A key aspect of this project was to evaluate whether or not each property was a contributing resource within the Breckenridge Historic District.

Integrity

The historical integrity of each property inventoried was evaluated as it relates to the National Register Criteria. To qualify for inclusion in the National Register of Historic Places, a property must not only be significant, but also have integrity. A property's integrity refers to its ability to convey its historic significance. In other words, integrity represents how much a property has been altered from its historic appearance. Properties that have been altered substantially have poor integrity, while those that have not been altered at all have excellent integrity.

As defined by the National Park Service, there are seven qualities of integrity that must be considered: location, design, setting, materials, workmanship, feeling, and association. Historic properties do not need to retain all seven qualities of integrity to be eligible for listing in the National Register of Historic Places; however, they must retain enough of these qualities to convey a sense of their historic significance.

6.0 RESULTS

The fifth phase of the Breckenridge Cultural Resource Survey has resulted in the intensive-level survey and completion of Colorado Cultural Resource Survey Architectural Inventory forms for 69 individual buildings at 39 properties. The results of the survey closely matched the expectations identified in the research design. The 39 primary buildings surveyed include: 30 single-family residences; six multiple dwellings; the historic Breckenridge Schoolhouse, built in 1908-1909; and two Town of Breckenridge owned buildings, the Klack Placer Cabin and the Purbaugh/Batcheller Barn. The multiple dwellings are primarily duplexes, although one condominium building is included in the survey. In addition to the primary buildings, the survey also resulted in the inventory of 30 secondary buildings, including eight sheds, six barns, six secondary residences, four garages, three privies, two barns/garages, and one playhouse. The sheds are small utilitarian structures primarily used for storage. The secondary buildings were recorded on the same form as the primary building with which they were associated.

Single-Family Dwellings	30
Multiple Dwellings	6
Schoolhouse	1
Klack Placer Cabin	1
Purbaugh/Batcheller Barn	1
Sheds	8
Barns	6
Secondary Residences	6
Garages	4
Privies	3
Barns/Garages	2
Playhouse	1
Total	69

Table 1. Buildings by Function/Use

The primary buildings were also categorized by their architectural style or building type. As is typical of cities and towns throughout Colorado, most of Breckenridge's historic dwellings were not built in a style which has been identified by the Colorado Historical Society, Office of Archaeology and Historic Preservation. As a result, eleven of the

primary buildings surveyed were evaluated as not representative of an identified architectural style, and, thus, are listed in the "No Defined Style" category. Similarly, thirteen primary buildings are architecturally classified under the broad headings of "Late Victorian."

Late Victorian	13
No Defined Style	11
Pioneer Log	4
Late 19th and Early 20th Century American Movements	4
Modern Movements	2
Modern Movements/ Neo Mansard	1
Late Victorian/Edwardian	1
Late 19th and Early 20th Century Revivals/Mission	1
Modern Movements/Neo-Victorian	1
Hipped-Roof Box	1

Table 2. Primary Buildings by Architectural Style/Type

Eligibility Evaluations

Each property was evaluated regarding its eligibility to be individually listed in the National Register of Historic Places, whether or not it qualified for local landmark designation by the Town of Breckenridge, and whether or not it qualified as a contributing resource within the Breckenridge Historic District. The following evaluations constitute only the professional opinion of Cultural Resource Historians; they are not official determinations of eligibility.

Two properties were evaluated as individually eligible for inclusion in the National Register of Historic Places. These are the Breckenridge Schoolhouse at 103 S. Harris Street (5ST.130.1), and the Thompson House at 314 Lincoln Avenue/ 103 N. Harris Street (5ST.130.113). Twenty-nine properties were evaluated as individually eligible for local landmark designation by the Town of Breckenridge, and as contributing resources within the district; ten properties were evaluated as ineligible for both the National Register and for local landmark designation, and as noncontributing resources within the district. Six of the noncontributing properties were constructed after the district's period of significance, between circa 1964 and 1995. One noncontributing building was moved into the district in 1961, and then substantially altered. The remaining three noncontributing properties have historic primary buildings which have lost a

significant measure of their physical integrity. These properties are no longer able to convey a sense of their historic significance. The evaluations for all of the properties may be gleaned from the comprehensive survey logs, which appear in Tables 3 and 4 at the end of this report. The Colorado Cultural Resource Survey Architectural Inventory Forms, prepared for each of the 39 intensively-surveyed properties, are presented under separate cover.

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. 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.

Table 3: Comprehensive Survey Log (organized by site number)

Site No.	Address	Historic Building Name	Current Building Name	Individual Nat'l Register Eligibility	Contributes to Existing District
5ST.130.1	103 S. Harris Street	Breckenridge Schoolhouse	Colorado Mountain College Building	Eligible	Contributing
5ST.130.6	100 N. High Street	Nashold House	Balma House	Not Eligible	Contributing
5ST.130.111	106 N. Harris Street	Herkert House, Jones House	Wedding House	Not Eligible	Contributing
5ST.130.113	314 Lincoln Avenue/103 N. Harris Street	Thompson House	Peterson House	Eligible	Contributing
5ST.130.153	114 S. Harris Street	Sisler House	Gallagher House	Not Eligible	Contributing
5ST.130.156	310 Lincoln Avenue	Evans House	Lincoln Investments, LLC House	Not Eligible	Contributing
5ST.130.157	206 S. Harris Street	Wahlstrom House	Stroble House	Not Eligible	Contributing
5ST.130.158	100 S. Harris Street	Fletcher House	Kilgore/Sutterley House	Not Eligible	Contributing
5ST.130.159	112 S. Harris Street	Enyeart House	Gallagher House	Not Eligible	Noncontributing
5ST.130.160	104 N. Harris Street	Briggle House	Briggle House	Not Eligible	Contributing
5ST.130.161	100/102 N. Harris Street	McNamara House	Milne House	Not Eligible	Contributing
5ST.130.162	105 N. Harris Street	Enyeart Cabin (possibly)	Ascher/Evans House	Not Eligible	Contributing
5ST.130.163	East end of Adams Ave.	Purbaugh Barn	Batcheller Barn	Not Eligible	Contributing
5ST.130.164	312 Lincoln Avenue	Evans House	Lincoln Investments, LLC House	Not Eligible	Noncontributing
5ST.130.165	Klack Placer Gulch	Klack Placer Cabin	Klack Placer Cabin	Not Eligible	Contributing
5ST.130.166	106 S. Harris Street	The Pastor's House	Kosh House, Galetta House	Not Eligible	Contributing

Site No.	Address	Historic Building Name	Current Building Name	Individual Nat'l Register Eligibility	Contributes to Existing District
5ST.130.167	108 S. Harris Street	Bernatchie House	Holmes House	Not Eligible	Noncontributing
5ST.130.168	110 S. Harris Street	Stouffer House, Davenport House	Hamilton House	Not Eligible	Contributing
5ST.130.169	201 S. Harris Street	Mickles House	Paragon Partners House	Not Eligible	Contributing
5ST.130.170	200 S. Harris Street	Brand House (possibly)	Montepare/Crook House	Not Eligible	Contributing
5ST.130.171	203 S. Harris Street	Brower House	McCormick House	Not Eligible	Noncontributing
5ST.130.172	204 S. Harris Street	Allen House, Burger House	Randall House	Not Eligible	Contributing
5ST.130.173	205 S. Harris Street	Harris Street Condominiums	Harris Street Condominiums	Not Eligible	Noncontributing
5ST.130.174	208 S. Harris Street	Ruffe House	Snowlover Properties House	Not Eligible	Contributing
5ST.130.175	209 S. Harris Street	N/A	Ratzan House	Not Eligible	Noncontributing
5ST.130.176	210 S. Harris Street	Jones House, Player House	Lamb/Do House	Not Eligible	Contributing
5ST.130.177	211 S. Harris Street	Jackson House	Kaufman House	Not Eligible	Contributing
5ST.130.178	103 S. High Street	Thompson Cabin	Lumian House	Not Eligible	Contributing
5ST.130.179	413 Washington Avenue	Blundell House, Huntington House	McGovern / Dupey House	Not Eligible	Noncontributing
5ST.130.180	203 S. High Street	Terrill House, Swanson House	Montepare House	Not Eligible	Contributing
5ST.130.181	215 S. High Street	Miars House, Otterson House	Kilgore/Sutterley House	Not Eligible	Contributing

Site No.	Address	Historic Building Name	Current Building Name	Individual Nat'l Register Eligibility	Contributes to Existing District
5ST.130.182	102 S. High Street	Duncan House, Condon House	Ducayet House	Not Eligible	Contributing
5ST.130.183	104 S. High Street	Noble House, Jackman House	Tyler House	Not Eligible	Contributing
5ST.130.184	107 S. High Street	Hopkins House	Crispell House	Not Eligible	Noncontributing
5ST.130.185	109 S. High Street	Erdman House	Cromie House	Not Eligible	Noncontributing
5ST.130.186	108 S. High Street	McKenna House	Hayes House		
5ST.130.187	200 S. High Street	Francis House	High Street Partnership and H&S Holdings, LLC House	Not Eligible	Noncontributing
5ST.130.188	208 S. High Street	Kistler House, Jones House	Urrata House	Not Eligible	Contributing
5ST.130.189	212 S. High Street	Green House	Norrdin/Patricelli House	Not Eligible	Contributing

Table 4: Comprehensive Survey Log (organized by address)

Site No.	Address	Historic Building Name	Current Building Name	Individual Nat'l Register Eligibility	Contributes to Existing District
5ST.130.161	100/102 N. Harris Street	McNamara House	Milne House	Not Eligible	Contributing
5ST.130.160	104 N. Harris Street	Briggle House	Briggle House	Not Eligible	Contributing
5ST.130.162	105 N. Harris Street	Enyeart Cabin (possibly)	Ascher/Evans House	Not Eligible	Contributing
5ST.130.111	106 N. Harris Street	Herkert House, Jones House	Wedding House	Not Eligible	Contributing
5ST.130.158	100 S. Harris Street	Fletcher House	Kilgore/Sutterley House	Not Eligible	Contributing
5ST.130.1	103S. Harris Street	Breckenridge Schoolhouse	Colorado Mountain College Building	Eligible	Contributing
5ST.130.166	106 S. Harris Street	The Pastor's House	Kosh House, Galetta House	Not Eligible	Contributing
5ST.130.167	108 S. Harris Street	Bernatchie House	Holmes House	Not Eligible	Noncontributing
5ST.130.168	110 S. Harris Street	Stouffer House, Davenport House	Hamilton House	Not Eligible	Noncontributing
5ST.130.159	112 S. Harris Street	Enyeart House	Gallagher House	Not Eligible	Noncontributing
5ST.130.153	114 S. Harris Street	Sisler House	Gallagher House	Not Eligible	Contributing
5ST.130.170	200 S. Harris Street	Brand House (possibly)	Montepare/Crook House	Not Eligible	Contributing
5ST.130.169	201 S. Harris Street	Mickles House, Holmes House	Paragon Partners House	Not Eligible	Contributing
5ST.130.171	203 S. Harris Street	Brower House	McCormick House	Not Eligible	Noncontributing

Site No.	Address	Historic Building Name	Current Building Name	Individual Nat'l Register Eligibility	Contributes to Existing District
5ST.130.172	204 S. Harris Street	Allen House. Burger House	Randall House	Not Eligible	Contributing
5ST.130.173	205 S. Harris Street	Harris Street Condominiums	Harris Street Condominiums	Not Eligible	Noncontributing
5ST.130.157	206 S. Harris Street	Wahlstrom House	Stroble House	Not Eligible	Contributing
5ST.130.174	208 S. Harris Street	Ruffe House	Snowlover Properties House	Not Eligible	Contributing
5ST.130.175	209 S. Harris Street	N/A	Ratzan House	Not Eligible	Noncontributing
5ST.130.176	210 S. Harris Street	Jones House, Player House	Lamb/Do House	Not Eligible	Contributing
5ST.130.177	211 S. Harris Street	Jackson House	Kaufman House	Not Eligible	Contributing
5ST.130.6	100 N. High Street	Nashold House	Balma House	Not Eligible	Contributing
5ST.130.182	102 S. High Street	Duncan House, Condon House	Ducayet House	Not Eligible	Contributing
5ST.130.178	103 S. High Street	Thompson Cabin	Lumian House	Not Eligible	Contributing
5ST.130.183	104 S. High Street	Noble House, Jackman House	Tyler House	Not Eligible	Contributing
5ST.130.184	107 S. High Street	Hopkins House	Crispell House	Not Eligible	Noncontributing
5ST.130.186	108 S. High Street	Mckenna House	Hayes House	Not Eligible	Contributing
5ST.130.185	109 S. High Street	Erdman House	Cromie House	Not Eligible	Noncontributing
5ST.130.187	200 S. High Street	Francis House	High Street Partnership House H&S Holdings House	Not Eligible	Noncontributing

Site No.	Address	Historic Building Name	Current Building Name	Individual Nat'l Register Eligibility	Contributes to Existing District
5ST.130.180	203 S. High Street	Terrill House, Swanson House	Montepare House	Not Eligible	Contributing
5ST.130.188	208 S. High Street	Kistler House, Jones House	Urrata House	Not Eligible	Contributing
5ST.130.189	212 S. High Street	Green House	Norrdin/Patricelli House	Not Eligible	Contributing
5ST.130.181	215 S. High Street	Miars House, Otterson House	Kilgore/Sutterley House	Not Eligible	Contributing
5ST.130.156	310 Lincoln Avenue	Evans House, Palmer House	Lincoln Investments, LLC House	Not Eligible	Contributing
5ST.130.164	312 Lincoln Avenue	Evans House	Lincoln Investments, LLC House	Not Eligible	Noncontributing
5ST.130.113	314 Lincoln Avenue/103 N. Harris Street	Thompson House	Peterson House	Eligible	Contributing
5ST.130.179	413 Washington Avenue	Blundell House, Huntington House	McGovern / Dupey House	Not Eligible	Noncontributing
5ST.130.165	Klack Placer Gulch	Klack Placer Cabin	Klack Placer Cabin	Not Eligible	Contributing
5ST.130.163	East end of Adams Ave.	Purbaugh Barn	Batcheller Barn	Not Eligible	Contributing



Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data and use of the product for any purpose is at user's sole risk

Cultural Resource Survey V

printed August 12, 2010

contributing | non-contributing | individual