

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5ST130.101**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Willoughby House**
- 6. Current building name: **Miller House / The North Face**
- 7. Building address: **322 S. Main Street**
- 8. Owner name: **Dogfaces LLC**
 Owner address: **P.O. Box 5590**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NW3 of **SW3** of **SE3** of **SW3** of section **31**
- 10. UTM reference
 Zone **13**
 Easting: **410100**
 Northing: **4370426**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970** (**Photorevised 1987**) **7.5'**
- 12. Lot(s): **11** Block: **3**
 Addition: **Edmund G. Stiles Addition** Year of Addition **1892**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

- 22. Architectural style / building type:

No Style

Official Eligibility Determination

(OAHP use only)

____Determined Not Eligible - National Register

(Page 1 of 6) ____Determined Eligible - State Register

____Determined Not Eligible - State Register

____Needs Data

____Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Rectangular Plan
- 15. Dimensions in feet: **947 square feet**
- 16. Number of stories: **Two**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
- 20. Special features (enter all that apply):
Balcony

21. General Architectural Description

Built in 1880, the building at 322 S. Main Street in Breckenridge is a two-story wood frame building which originally measured 182 feet N-S (across) by 30 feet E-W (deep). To this original building, a 142' by 182' shed-roofed extension was added in the years prior to 1902, and a much more recent (circa 1980) 10' by 10' gabled addition was built onto the north (side) elevation. The building is of wood frame construction, and is supported by a stone or concrete foundation. The exterior walls are clad with painted blue horizontal wood siding, with painted white 1" by 4" corner boards. The roof is a moderately-pitched front gable, with brown asphalt shingles, and with boxed eaves with painted cream white and purple trim. There are no chimneys. Two sets of paired 1/1 double-hung sash windows (one set in the first story, and the second set directly above in the second story), penetrate the facade wall. These windows feature painted purple wood frames, painted cream white wood surrounds, and pediments. Windows elsewhere are primarily 1/1, 2/2, and 4/4 double-hung sash, with painted purple wood frames and painted cream white wood surrounds.

The main entry into the building is located at the north end of the facade where there is a painted blue with purple trim wood-paneled door, with one upper sash light, a transom light, and a pediment. Another wood-paneled door (similar to the door on the facade except that it is lacking a transom light and it is not pedimented), enter the building on the south elevation. This doorway is covered by a flat roof which also serves as a second story balcony. The porch roof / balcony is supported by four tall chamfered wood posts (painted cream white with purple trim), which continue to rise to support a gabled roof over the balcony. The balcony also features an open wood railing, while a solid wood door, with four upper sash lights and a wood screen door, enters from the balcony into the second story.

A 16' by 16' historic barn is located directly behind the building to the east, and is joined to the building by a small connector. (Sanborn insurance maps indicate that the building and barn have been connected in this manner since 1902.) The barn is supported by a wood timbers on grade foundation, and has vertical wood plank exterior walls. The barn roof is a moderately-pitched front gable, covered with badly deteriorated rolled asphalt roofing material over 1x wood decking and 2x wood rafters. A vertical wood plank door is located at the west end of the south elevation; a wood-paneled door is centered on the east elevation, below a fixed-pane 4-light window. Three windows on the north elevation have all been nailed over with horizontal wood planks; a vertical wood plank covered window opening is located at the east end of the south elevation.



22. **Architectural style / building type:** **No Style**

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

This building is located near the south end of downtown Breckenridge - on the east side of South Main Street in the block south of Adams Avenue.

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

n/a

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:**

Estimate

Actual **1880**

Source of information: **Summit County Clerk and Recorder, Quit Claim Deed book 52, pp. 140, 339.**

26. **Architect:** **unknown**

Source of information: **n/a**

27. **Builder/ Contractor:** **unknown**

Source of information: **n/a**

28. **Original owner:** **A.C. Burgess**

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record book 16, page 541.**

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

This two-story wood frame building was originally constructed as a "business building" in 1880. Less than a decade later, during the years between 1887 and 1891, the building was remodeled into a residence. The building remained in use as a residence until the early 1970s, when it was returned to its original use as a commercial building in downtown Breckenridge. A 10' by 102' gabled addition was built on to the original north (side) elevation in the 1970s. Much earlier (apparently prior to 1902), a 182' by 142' shed-roofed addition was built onto the original east (rear) elevation, and apparently at the same time, a small, 10' by 4', gabled connector attached the building to the historic barn which is located behind the building to the east.

30. **Original location:** **yes**

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Business**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Commerce and Trade / Specialty Store**
34. Site type(s): **Originally a business, later a residence, currently a retail store.**

35. Historical Background

This two-story dwelling was best known as the home of Main Street grocers R.W. and Rozella Willoughby, owners of Willoughby and Company. At this location, the Willoughbys did not crave a "view." A second-story balcony faced south overlooking forested Hoosier Pass and west to the majestic Ten Mile Range. Open space was not a premium here in those days. The balcony once projected out over a huge side yard which accommodated a vegetable garden, a privy, and a horse stable that later became a dwelling for their son, Ralph and his bride, Maude. (The stable turned honeymoon cabin was relocated to 303² S. Main Street in 1990 where it still exists today.)

The two-story frame building was originally built as a "business building" for A.C. Burgess in 1880. The building was then remodeled into a dwelling during the years between 1887 and 1891. Molly C. Vaught purchased the property in 1887, and Rozella Willoughby acquired it as a residence in 1891. It is unclear which owner renovated the building into a house, however.

The Willoughbys sold the house to Lena Filger, a widow, in 1904. Filger sold the property to George A. Roby in 1925, who in turn, conveyed it to Detlev Roby in 1927. Albert and Katherine Miller acquired the property in 1936, and it remained in the Miller family until 1972, when William Reed acquired it. Recent owners and retail occupants of the property include Dogfaces LLC, Crazy Shirts, Breckenridge Ski Enterprises, and the North Face.

36. Sources of Information

Sanborn Fire Insurance Maps, dated November 1902, and August 1914.

Summit County Assessor, Commercial Property Appraisal Record.

Summit County Clerk and Recorder. Deed Record book 16, page 541.

Summit County Clerk and Recorder. Mining Deed Record book 60, page 204.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 227, page 332.

Summit County Clerk and Recorder. Mining Deed Record book 60, page 204.

Summit County Clerk and Recorder. Warranty Deed Record book 69, page 563.

Summit County Clerk and Recorder. Warranty Deed Record book 115, page 62.

Daily Journal, February 15, 1881.

Summit County Journal, February 1899.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **XX**

Date of Designation: **n/a**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in prehistory or history;

Qualifies under Criteria Considerations A through G (see Manual).

XX Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **1880; 1880 - ca. 1936**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The former Willoughby House is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's development and evolution as a successful Colorado mining town during the late 1800s and early 1900s. The building is also architecturally significant, relative to National Register Criterion C, for its representative vernacular front gabled architectural plan, and for its relatively early 1880 date of construction. Few, early, non-stylized buildings such as this still remain in downtown Breckenridge. Because it has lost some measure of physical integrity, the building probably does not qualify for individual listing in the National or State Registers of Historic Places. The building does qualify, however, for individual local landmark designation by the Town of Breckenridge. It also should be considered as a contributing resource located within the boundaries of the existing Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

The former Willoughby House displays a reasonably high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. A circa 1980, 10' by 10' gabled addition to the north (side) elevation is the most notable alteration postdating the period of significance. The barn is in deteriorated condition, and appears to be suffering from neglect.

Resource Number: **5ST130.101**

Temporary Resource Number: **N/A**

Architectural Inventory Form

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **XX**

Need Data:

45. Is there National Register district potential?

Yes: **XX**

No:

Discuss: **This property is located within the boundaries of the Breckenridge Historic District which was listed in the National Register of Historic Places on April 9, 1980.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **XX**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **BREC-20**

Frame(s): **21-26**

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

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

49. Date: **May 8, 2004**

50. Recorders: **Carl McWilliams** **Rebecca Waugh**

51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**

52. Addresses: **1607 Dogwood Court
Fort Collins, Colorado 80525** **150 Ski Hill Road
Breckenridge, Colorado 80424**

53. Phone numbers: **970/493-5270** **303/629-6966 ext. 142**