

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5ST130.103**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Goodier Cabin**
- 6. Current building name: **Mountain Haus**
- 7. Building address: **326 S. Main Street**
- 8. Owner name: **Frank K. Scott**
 Owner address: **440 Springline Dr.**
Naples, FL

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**

SE3 of **SE3** of **SW3** of **SW3** of section **31**

- 10. UTM reference

Zone **13**
 Easting: **410129**
 Northing: **4370402**

- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970** (**Photorevised 1987**) **7.5'**

- 12. Lot(s): **14-15** 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):

Irregular Plan

- 15. Dimensions in feet: **~450 square feet**

- 16. Number of stories: **1.5**

- 17. Primary external wall material

Wood / Log

Wood / Horizontal Siding

- 18. Roof configuration (enter one):

Gabled Roof / Side Gabled Roof

- 19. Primary external roof material (enter one):

Wood Roof / Shingle Roof

- 20. Special features (enter all that apply):

Porch

Dormers

21. General Architectural Description

Constructed circa 1882, the original cabin at this location is a 1.5-story building of squared, hewn log construction. It measures 26' N-S across) by 16' E-W (deep), and there is also a very large canted hipped-roof bay located at the south end of the facade (west elevation). The cabin's log walls are exposed in some places, but otherwise covered with stained natural brown horizontal wood siding, with 1" by 4" corner boards. The roof is a moderately-pitched side gable, covered with wood shingles. The eaves are boxed, with stained dark brown wood trim. Two historic gabled wall dormers, each with a 1/1 double-hung sash window, overlook the facade. A 12' by 8' wood plank porch occupies the north half of the facade. The porch is covered by a shed roof, supported by a single square post. A stained natural brown wood-paneled entry door, with nine upper sash lights, leads from the porch into the building which is currently occupied by "Portiera Designs." A set of paired, 12-light, glass-in-wood-frame entry doors, flanked by single 1/1 double-hung sash windows, are set below a hipped-roof entryway which has been built onto the cabin's original south (side) elevation.

An extremely large, two-level, L-shaped, complex of retail shops extends from the rear of the original cabin - extending to the alley to the east, and to Jefferson Avenue to the south. The complex encloses a sunken courtyard, and is occupied by numerous retail businesses. Exhibiting a Rustic style of architecture, the large complex displays whole round or squared log construction, King Post trusses beneath intersecting gables, and a log railing around the upper level. The complex also features several canted and rectangular bay windows, and stained natural brown glass-in-wood-frame entry doors.



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Architectural Inventory Form

(Page 3 of 6)

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

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

The former Goodier Cabin is located near the south end of downtown Breckenridge - on the east side of South Main Street near the south end of the block between Adams and Jefferson Avenues.

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

n/a

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:**

Estimate **1892**

Actual

Source of information: **Summit County Clerk and Recorder. Quit Claim Deed Record book 52, page 415.**

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

Source of information: **n/a**

27. **Builder/ Contractor:** **George Goodier (probably)**

Source of information: **Summit County Clerk and Recorder. Quit Claim Deed Record book 52, page 415.**

28. **Original owner:** **Emma W. Goodier**

Source of information: **Summit County Clerk and Recorder. Quit Claim Deed Record book 52, page 415.**

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

The Goodier Cabin was constructed circa 1892, most likely by its original owners, George and Emma Goodier. In 1987, an extremely large, L-shaped, two-level, complex of retail shops was built onto the rear of the historic cabin. Comprising some 10,200 square feet of retail space, the large complex extends to the alley to the east, and to Jefferson Avenue to the south, enclosing a sunken courtyard. Jon Gunson, Architect, designed the complex.

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

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

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

35. Historical Background

This was the circa 1892 home of George and Emma Goodier. Beginning in 1880, George worked in the area's amalgamating and stamp mills, while Emma dabbled in Breckenridge real estate. She bought properties, and sold or rented them to transient mining families. In 1909, sixty-four-year-old George P. Goodier died of mercurial poisoning, which he contracted while working at the mills. Throughout his adult life, his bones were demineralized, and finally crumbled from the chemicals used in refining ores. However, his real estate mogul widow, Emma, lived to be eighty-nine years of age.

Mary Johanna Dusing, an early Slate Creek ranch settler, purchased the property in 1908. Following her death in 1925, the house was conveyed to her daughter, Lizzie Tubbs. Nine years later, Tubbs sold the property to Flora Coltman, proprietor of Coltman Pharmacy. The property then did not change hands again until Dean Huntington purchased it at a tax sale in 1947. Huntington later sold it to Robert T. and Harriet L. White.

Owners after April 1955 include Bob L. and Marie Wilson, Elzie and Elsie Golden, Elsie and Sharon Ward, Fred and Barb Nelson, William T. Reed, and Frank Scott.

36. Sources of Information

Sanborn Fire Insurance Maps, dated August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor, Residential and Commercial Property Appraisal Records.

Summit County Clerk and Recorder. Quit Claim Deed Record book 52, page 415.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 267.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 113, page 542.

Summit County Clerk and Recorder. Warranty Deed Record book 115, pages 21, 218.

Summit County Clerk and Recorder. Tax Sales Book 2, page 16.

Summit County Clerk and Recorder. Miscellaneous Record book 136, page 425.

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: **ca. 1892; ca. 1892 - 1925**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The former Goodier Cabin is historically significant, relative to National Register of Historic Places Criterion A, for its association with Breckenridge's progression as a successful Colorado mining town - from the time of its construction circa 1892, through its periods of ownership by George and Emma Goodier, and Mary Johanna Dusing, ending in 1925. The cabin is also architecturally significant, under Criterion C, for its pioneer log construction. However, due to a rather substantial loss of integrity, the building should be considered ineligible for individual listing in the National and State Registers of Historic Places, and ineligible for individual local landmark designation by the Town of Breckenridge. The building should also probably be considered a non-contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

The historic integrity of the former Goodier Cabin has been appreciably compromised by the construction of an extremely large L-shaped, two-level, complex of retail shops which is attached to the east elevation of the cabin, and extends to the east and south. The cabin is noticeably overshadowed by the modern construction, and is no longer able to adequately convey a sense of its historic significance.

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Architectural Inventory Form

(Page 6 of 6)

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:

Noncontributing: **XX**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **BREC-20**

Frame(s): **31-37**

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**