

Architectural Inventory Form

**Official Eligibility Determination
(OAHF use only)**

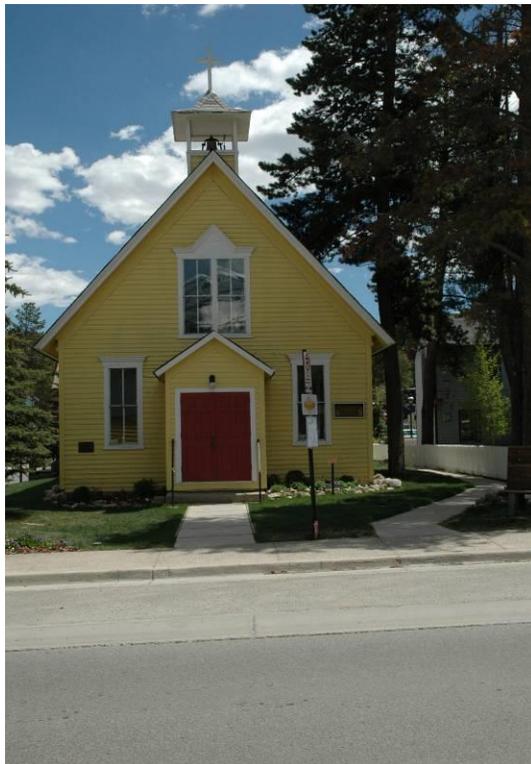
OAHF1403

Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
 - Determined Not Eligible – National Register
 - Determined Eligible – State Register
 - Determine Not Eligible – State Register
 - Need Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5ST.130.3** Parcel number(s):
2. Temporary resource number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic Building Name:
6. Current Building Name: **St. John the Baptist Episcopal Church**
7. Building Address: **100 S. French Street**
8. Owner Name: **St. John the Baptist Episcopal Church**
- Owner Organization:
- Owner Address: **P.O. 2166
Breckenridge, CO 80424**



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**
SE ¼ of SW ¼ of NE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410249 mE** **4370786 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **1-2, Block 4**
 Addition: **Abbott** Year of addition: **1880**
13. Boundary description and justification:
This legally defined parcel encompasses but does not exceed the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **36' N-S by 81' E-W overall dimensions**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/ Composition Roof**
 Other roof materials:
20. Special features:
Porch
Tower
Stained Glass
Fence

21. General architectural description:

This building at the southwest corner of S. French Street and Lincoln Avenue is made up of the original 1881 St. John the Baptist Episcopal Church, and a large 1986 addition which comprises the parish hall, wash rooms, and offices. The original church is rectangular in shape, measuring 25' N-S (across) by 36' E-W (deep). This is a tall wood frame front gabled building which fronts toward French Street to the west. Its exterior walls are clad with painted yellow horizontal wood siding, with 1" by 4" corner boards, while the roof is covered with brown asphalt composition shingles, and the eaves are boxed with painted white wood trim. A hipped-roof belfry, with a white cross extending above it, is prominently located at the west (front) end of the roof ridge. The original church's windows are entirely 2/2 double-hung sash, with painted white wood frames and surrounds, and with simple wood cornices. The windows are symmetrically arranged – three each along the north and south (side) elevations, one each on either side of the front entry door on the west elevation (façade), and a set of paired windows in the façade's upper gable end. A set of paired, painted red, wood-paneled doors lead into an enclosed 7' by 6' gabled vestibule centered on the façade.

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The irregular-shaped 1986 addition covers all of the original east (rear) elevation, and the east end of the south elevation, as well. Overall, the addition measures 40' N-S by 50' E-W. It is clad with painted yellow horizontal wood siding, and it is covered by a moderately-pitched cross gabled roof with asphalt composition shingles. The addition features multiple, vertically-oriented, fixed-pane and casement windows with painted white wood frames and surrounds, and with triangular-shaped transom lights. A painted red glass-in-wood frame door, with a full-length stained glass light, leads into the addition's north elevation from a 4-step wood porch. A set of 13 metal steps descends to a basement-level entry door on the addition's east elevation. Painted red wood-paneled doors enter the addition near the south end of the east elevation, and near the east end of the south elevation. There is also a red metal-paneled door, with one upper sash light, located on the addition's south elevation.

22. Architectural style: **Late Victorian**
 Building type: **N/A**
23. Landscape or special setting features: **This well-maintained property is located at the southeast corner of S. French Street and Lincoln Avenue, in the heart of the Breckenridge Historic District. The grounds are very nicely-landscaped, with a planted grass lawn, and with native trees, shrubs, flowers, and small boulders. A low white picket fence extends along the south property line, and along the rear of the property.**
24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1881**
 Source of information: **Fiester, Mark. *Blasted Beloved Breckenridge*. Boulder: Pruett Publishing Company, 1973. Sanborn Insurance Maps**
26. Architect: **Elias Nashold**
 Source of information: **Fiester, Mark. *Blasted Beloved Breckenridge*. Boulder: Pruett Publishing Company, 1973.**
27. Builder: **Elias Nashold**
 Source of information: **Fiester, Mark. *Blasted Beloved Breckenridge*. Boulder: Pruett Publishing Company, 1973.**
28. Original owner: **American Congregational Union Church**
 Source of information: **Town of Breckenridge, Department of Community Development files.**

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29. Construction history:

The original portion of this church building was constructed in 1881 by Elias Nashold, a prominent Breckenridge builder and craftsman. Built as a Congregational Church, the building was initially located near the northwest corner of French Street and Lincoln Avenue. By September of 1882, it had been moved to the east side of Harris Street, between Lincoln and Washington Avenues. It then stood at that location until 1891 when it was moved here, to the southeast corner of French Street and Lincoln Avenue where it was christened St. John the Baptist Episcopal Church. Nearly a century later, in 1986, a large addition was built onto the rear of the original building for use as a parish hall, wash rooms and offices.

30. Original location: **No** Moved: **Yes** Date of move(s) :**1882, 1891**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Religion/ Church**
 32. Intermediate use(s): **Religion/ Church**
 33. Current use(s): **Religion/ Church**
 34. Site type(s): **Church**

35. Historical background:

St. John the Baptist Episcopal Church shows the stylistic influences of a one-room schoolhouse in the pitch of its roof and placement of windows and front door. The building originally served as a Congregational Church and was owned by the American Congressional Union Church. The building was designed and built in 1881 by one of Breckenridge's most prominent craftsmen—Elias Nashold. Nashold was the builder of many of Breckenridge's most outstanding buildings, including the William F. Forman House, Barney Ford House, and the 1882 Breckenridge School.

The building's original location was on the corner of Lincoln Avenue and French Street (probably on the northwest corner). Sometime before September of 1882, it was moved to the east side of Harris Street, between Lincoln and Washington Avenues. On November 9, 1891, the building was sold to the Cathedral of St. John the Evangelist, Denver, for \$350. In early December 1891, the building was moved to its present location, and a Sunday school room was added on. This station was known as the Mission of St. John the Evangelist of Denver. Its interior was remodeled in January 1892. St. John's was formerly opened and dedicated on March 13 with Reverend C. W. Hodder the rector. Many gifts from various members of the congregation were presented at that time. These included a white and gold altar, solid brass cross, brass altar desk, two polished brass flower vases, candlesticks (Eucharistic lights), and vesper lights (three branches). A handsome, wrought iron and brass lectern, the work of J. and R. Lamb of New York, was given as a memorial to Judge Marshel and Agnes Silverthorn, who were among the town's first settlers. One of the most beautiful gifts was a magnificent, solid silver communion set, consisting of Chalice and Paten, that was presented by

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the Little Mustard Seeds group in memory of Sister Finding. This elegant piece was the work of the Tiffany Glass and Decoration Company of New York.

Other donated furnishings included an oak and plush sanctuary chair, credence table, wall hanging, prayer desk, carpet, stove, matting-chairs, and even the chimney flue. There was also a plain Latin cross to go outside the church. The new altar rail was the result of collections taken up at private services. There were smaller gifts as well, including parament hangings, cruets, organ, and communion linen. Finally, Judge Clark donated a modern electric plant complete with chandeliers of four lights in the center of the church, one of two lights in the sanctuary, and one light over the sanctuary chair.

The first vestry was formed March 14, 1892, and the parish was designated as St. John the Baptist Episcopal Church. Rev. Hodder's salary was \$100 per month. He was highly educated and often presented lectures of public interest in the Grand Army Republic Hall.

The Breckenridge Electric Company was incorporated January 2, 1892, and electricity was turned on in town on March 24, 1892. Consequently, St. John's was the first Breckenridge church to have electric lights. (The original light fixtures are still in use in the sanctuary today.) However, internal bickering was not long in coming, and Rev. Hodder left the Breckenridge parish in late September 1894. The next rector, Rev. Richard Mercer, was appointed November 17, 1895. He remained only six months. Rev. Galway was a popular rector, serving in 1900. The vestibule was added during his tenure in 1905. Rev. Chauncey Edgar Snowden was a well-liked minister from 1908 to 1910. In short, there have been a number of short-term ministries at this church, including that of Rev. Robert John Stewart, who served from June 6, 1967, to Mary 23, 1968.

The belfry was added to the building in December of 1965. Through the years, the 1891 Sunday school addition disappeared, but a rear addition of similar dimensions was added in 1986. This addition currently houses the parish restrooms and offices. The front doors were replaced on the church in 1988.

36. Sources of information:

Fiester, Mark. *Blasted, Beloved Breckenridge*. Boulder: Pruett Publishing Company, 1973.

Sanborn Fire Insurance Maps, dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor. Commercial Property Appraisal Records.

Town of Breckenridge. Department of Community Development Files.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: N/A

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Designating authority: **N/A**

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).

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

39. Area(s) of significance: **N/A**

40. Period of significance: **N/A**

41. Level of significance: National: State: Local: √

42. Statement of significance:

This building is historically significant for its long associations with Breckenridge's social and cultural development, due to its initial use as a Congregational Church, and for its long sustained use as St. John the Baptist Episcopal Church. The original church building is also architecturally significant for its Carpenter Gothic style of architecture. Although the original church building would appear to meet the requirements for Criteria Consideration B (regarding moved properties), due to some loss of integrity, it probably does not qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties, based on its historical and architectural significance. However, the building should be considered individually eligible for individual local landmark designation by the Town of Breckenridge, and it qualifies as a strongly contributing resource located within the boundaries of the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property exhibits a somewhat below-average 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. The construction of a large rear addition in 1986 has impacted the original building's physical integrity. Although it is large, the addition covers only the original rear elevation, and a small portion of the original south elevation. The original church and the addition are also generally compatible in terms of their materials and scale.

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Sketch Map

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Location Map