

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.36**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Williams House**
- 6. Current building name: **Williams House**
- 7. Building address: **303 / 303½ North Main Street**
- 8. Owner name: **K & B Partnership**
- Owner address: **P.O. Box 36**  
**Breckenridge, CO 80424**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**NE¼ of NE¼ of NW¼ of SW¼ of section 31**
- 10. UTM reference  
Zone **13**  
Easting: **410060**  
Northing: **4370910**
- 11. USGS quad name: **Breckenridge, Colorado**  
Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **2-3** Block: **n/a**  
Addition: **Snider's 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:

**Other Style / Wood Frame**  
**Gabled L Dwelling**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_ Determined Eligible - National Register
  - \_\_\_ Determined Not Eligible - National Register
  - \_\_\_ Determined Eligible - State Register
  - \_\_\_ Determined Not Eligible - State Register
  - \_\_\_ Needs Data
  - \_\_\_ Contributes to eligible National Register District
  - \_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

- 14. Building plan (footprint, shape):  
**Irregular Plan**
- 15. Dimensions in feet: **~1630 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material  
**Wood / Horizontal Siding**
- 18. Roof configuration (enter one):  
**Gabled Roof / Cross Gabled Roof**
- 19. Primary external roof material (enter one):  
**Metal Roof / Steel Roof**
- 20. Special features (enter all that apply):  
**Porch**  
**Fence**

**21. General Architectural Description**

This historic residence, known as the Williams House, is now made up of the original L-shaped dwelling with an intersecting gables roof, with multiple saltbox and shed-roofed additions to the west (rear) and north (side) elevations (see the sketch map). The building's east elevation (facade) is set back about 12½' from North Main Street with a small front yard and a concrete sidewalk between the street and the house. Currently used as a bed & breakfast, the building rests on a non-historic concrete block foundation. The exterior walls are painted beige horizontal wood siding, with painted green 1" by 4" corner boards. The intersecting gables roof is covered with relatively new steel roofing material, and the roof eaves are boxed. There are no chimneys. Windows are predominantly single and paired 2/2 double-hung sash with painted white wood frames and painted green wood surrounds. The building's most architecturally striking features are two L-shaped porches, located at either end of the facade. The porches combine to create a symmetrical facade, and are both covered by low-pitched hipped porch roofs, supported by painted white chamfered wood columns. Single, painted white, wood-paneled doors open onto both of the porches. both doors have wood screen doors, and are topped by transom lights. A secondary entrance is located on the building's west elevation where a wood-paneled door enters the addition to the west elevation.

**(Please see continuation sheet.)**

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

The Williams House at 303 N. Main Street was built in 1881 for Breckenridge saloonkeeper Joseph F. Reeder. Two bedrooms were added onto the house between 1896 and 1902. The small shed, located between this house and the Willoughby Cottage at 303½ N. Main Street, was built circa 1890, and was used historically as an ice house. The Willoughby Cottage itself was built in 1880-1881 and was originally located at 322½ S. Main Street. Following a long and colorful history at that location, it was moved here in 1990. The large modern structure to the rear of this property, called "The Barn" was built circa 1997.

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

This property is located on the west side of North Main Street, near the north end of downtown Breckenridge.

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

**Please see the continuation sheet**

**IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate **ca. 1881**

Actual

Source of information:

**Summit County Clerk and Recorder. Deed Record. book 29, p. 217.**

**26. Architect:**

**unknown**

Source of information:

**n/a**

**27. Builder/ Contractor:**

**unknown**

Source of information:

**n/a**

**28. Original owner:**

**Joseph F. Reeder**

Source of information:

**Summit County Clerk and Recorder. Deed Record. book 29, p. 217.**

**30. Original location: yes**

Moved **no**

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

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Commerce and Trade / Hotel**
34. Site type(s): **Bed & Breakfast**

### 35. Historical Background

**(Please see continuation sheet.)**

### 36. Sources of Information

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

Summit County Assessor Residential Property Appraisal Record.

Summit County Clerk and Recorder. Quit Claim Deed Record. Book 20, p. 40.

Summit County Clerk and Recorder. Quit Claim Deed Record. Book 29, p. 217.

Summit County Clerk and Recorder. Quit Claim Deed Record. Book 52, pp. 242, 339.

Summit County Mining Deed Record. Book 60, p. 204

Summit County Clerk and Recorder. Warranty Deed Record, Book 69, p. 563.

Summit County Clerk and Recorder. Warranty Deed Record, Book 115, p. 62.

*Summit County Journal*, September 17, 1899, August 30, 1902, May 30, 1903.

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**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. Applicable National Register Criteria

**xx** 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;

**xx** 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 history or prehistory;

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

Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

**Architecture; Commerce; Community Planning and Development**

40. Period of Significance: **ca. 1880-1951**

41. Level of Significance:

National:

State:

Local: **xx**

**42. Statement of Significance**

The Williams House, at 303 N. Main Street, the Willoughby Cottage, at 303½ N. Main Street, and the small historic ice house located between them are all historically significant relative to National Register of Historic Places Criterion A. These buildings are historically important for their association with Breckenridge's development as a regionally successful mining community beginning in the late 1800s. The Williams House is also architecturally significant, under National Register Criterion C, for its distinctive wood frame vernacular design. Although it has been moved from its original location, the Willoughby Cottage is judged to meet the requirements of Criteria Consideration B. Due to some loss of integrity, these buildings qualify for listing in the National Register only as contributing resources located within the Breckenridge Historic District. They are not considered individually eligible to be listed in the National Register.

**43. Assessment of historic physical integrity related to significance:**

This property's integrity of setting was adversely affected by the circa 1997 construction of a large building known as "The Barn" at the rear of the property. Although this building's materials are compatible with other structures in the area, its large size is out of context with Main Street's existing architecture. The integrity of the Willoughby Cottage was affected when it was moved from its original location in 1990, and by a small shed-roofed addition to the west (rear) elevation. The integrity of the Williams House has also been diminished by additions to its west elevation.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible: **XX**

Not Eligible:

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-8**

Frame(s): **5-8**

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

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

49. Date: **October 8, 2000**

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

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

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

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

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**21. General Architectural Description (continued)**

Another historic residence, the "**Willoughby Cottage**" (photos: Roll Brec-8, Frames 11-14), is located next door to the north at 303½ North Main Street. This building measures 12½' N-S by 36' E-W, including the original 12½' N-S by 25' E-W gabled original portion, and a 12½' by 9' shed-roofed addition to the west (rear) elevation. The original building features a front gabled roof, with a false front facade. Both the original roof and the shed-roofed addition have wood shingles and boxed eaves. There are no chimneys. The walls are painted yellow horizontal weatherboard, with 1" by 4" corner boards. A distinctive multi-paned window is located near the north end of the facade (east elevation). There is one 4/4 double-hung sash window located on the south elevation. One small awning window penetrates the west elevation wall, and there are two single-light windows on the north elevation. An ornate painted white wood-paneled door, with decorative carved panels and rails, and with a distinctive wood storm door, opens onto a wood porch which extends the full length of the facade. Painted white turned columns and an open wood balustrade support a low-pitched hipped porch roof. A secondary entrance is located on the south elevation, where a painted white wood-paneled door opens onto a wood ramp which extends next door to the Williams House at 303 North Main Street. A gable hood, with kneebrace supports, appears over the entry on the south elevation.

A small 1½-story **Storage Shed** (photo: Roll Brec-8, Frame 10), is located between the Williams House and the Willoughby Cottage. Historically an ice house, this structure measures 8' N-S by 12' E-W, and is supported by a concrete slab foundation and floor. It has unpainted vertical wood plank exterior walls, and a steeply-pitched front gable roof, with rusted corrugated tin roofing material over 2x wood decking and 2x wood rafters. There are no chimneys, and no windows. A set of paired vertical wood plank doors, side hinged with metal strap hinges, are located on the west elevation. This building has not had any notable additions or alterations subsequent to its original construction. It is in good condition.

"**The Barn**" (photo: Roll Brec-8, Frame 10), is a large modern building which is located behind (west of) the other buildings, above the east bank of the Blue River. Built circa 1997, this building houses the office for the bed & breakfast office, as well as several bed & breakfast residences. "The Barn" is a tall 1½-story L-shaped building which overall measures 54' N-S by 24' E-W. It is supported by a concrete foundation faced with decorative stone. The walls are stained natural brown board-and-batten, and the intersecting gables roof is covered with brown asphalt shingles and has boxed eaves. There are no chimneys. Windows are primarily single and paired 1/1 double-hung sash with stained wood frames and surrounds. Four first-story, and four second-story glass-in-wood-frame atrium doors open respectively onto a wood porch or balcony which extend the full length of the west (rear) elevation. A solid wood door, with four upper sash lights opens onto a 4-step wood stoop on the north elevation. A set of paired vertical wood plank barn doors, side hinged with metal strap hinges, are located at the east end of the north elevation. The building's main entry is located near the south end of the east elevation. Here, a wide wood-paneled door, with one upper sash light, opens onto a large gabled entryway with a tile floor and knotty pine walls. This building is in excellent condition.

Resource Number: **5ST130.36**

Temporary Resource Number: **N/A Architectural Inventory Form**

(Continuation Sheet)

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**35. Historical Background (continued)**

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(Continuation Sheet)

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**35. Historical Background (continued)**