

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.45**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Porter House**
- 6. Current building name: **Bello House**
- 7. Building address: **213 North Ridge Street**
- 8. Owner name: **Eduardo F. & Pamela M. Bello**
 Owner address: **35 Hale Kuai #201
 Kihei-Maui, HI 96753**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
SW¹/₄ of NW¹/₄ of NE¹/₄ of SW¹/₄ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410160**
 Northing: **4370850**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987)7.5'**
- 12. Lot(s): **11, 12** Block: **n/a**
 Addition: **Abbetts Addition** Year of Addition **unknown**
- 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
 Cross Gabled 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):
L-Shaped Plan
- 15. Dimensions in feet: **1180 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Hipped Roof
- 19. Primary external roof material (enter one):
Gabled Roof / Cross Gabled Roof
- 20. Special features (enter all that apply):
**Porch
 Chimney**

21. General Architectural Description

The Porter House is located on the west side of Ridge Street, one block off Main Street in downtown Breckenridge. The building is set back just 6' from the street, and is sited on a steep hill slope which descends behind the building to the west. Built in 1880, this vernacular dwelling is supported by an uncoursed sandstone foundation. The exterior walls are sided with painted pale green horizontal wood siding, with painted white 1" by 4" corner boards. The roof features intersecting gable and shed roof forms, covered with corrugated steel roofing material. The roof eaves are boxed, and there is one red brick chimney located on the exterior of the west elevation.

The home's original windows are entirely 2/2 double-hung sash with painted white wood frames and surrounds. The front entry, located on the east elevation, is comprised of a wood-paneled door, with nine upper sash lights, which opens onto a small concrete and brick porch. The porch is recessed under a shed roof which intersects with the main gable roof, and features bracketed knee braces and one turned column. An enclosed shed-roofed rear porch addition is located on the west elevation. A single wood-paneled door, with nine upper sash lights, opens from this enclosed porch onto a large wood deck. The shed-roofed rear porch addition has a band of four 6/6 double-hung sash windows, and one single 6/6 double-hung sash window. An attached shed-roofed garage, which measures 10' N-S by 21½' E-W, is located at the north end of the building.

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

This modest cottage was constructed in 1880 by an unknown builder. James H. Porter, a long time owner, transformed the building's north shed-roofed addition into an automobile garage around the turn of the twentieth century. The house was modified after 1973 by a sun parlor addition which was built onto the rear, southwest corner.

23. Landscape or setting special features:

This property is located on the west side of Ridge Street, one block east of Main Street in downtown Breckenridge.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1880-1881**

Source of information:

Breckenridge Daily Journal, February 15, 1881.

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

Eunice H. Reno

Source of information:

Summit County Clerk and Recorder, Deed Record, book 22, page 88.

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): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

36. Sources of Information

Breckenridge *Daily Journal*, February 15, 1881

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. Warranty Deed Record, book 1, pp. 347-348.

Summit County Clerk and Recorder. Warranty Deed Record, book 22, p. 88.

Summit County Clerk and Recorder. Quit Claim Deed, book 24, p. 357.

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;

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; Community Planning and Development

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

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's development as a successful mining community beginning during the latter half of the 19th century. The property is also architecturally significant, under National Register Criterion C for its representation of the community's vernacular mining dwellings dating from before the turn of the twentieth century. Although its level of significance is probably not to the extent that it would qualify for individual listing in the National Register, this property should be regarded as contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This house's historic integrity has been modestly compromised by the construction of a enclosed rear porch sun parlor addition, built onto the original home's southwest corner after 1973. The addition, though, is relatively small in scale, and is compatible with the house's original construction.

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-12**

Frame(s): **1-4**

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 9, 2000**

50. Recordors: **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**