

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.58**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Sumner's Grocery**
- 6. Current building name: **The Wildflower**
- 7. Building address: **132 South Main Street**
- 8. Owner name: **Richard and Norma Jean Taylor**
- Owner address: **P.O. Box 327**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NE¹/₄ of **NE¹/₄** of **SW¹/₄** of **SW¹/₄** of section **31**
- 10. UTM reference
Zone **13**
Easting: **410112**
Northing: **4370461**
- 11. USGS quad name: **Breckenridge, Colorado**
Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **N¹/₂ 4** Block: **1**
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:

Other Style / Vernacular
Wood Frame Building

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):
Rectangular Plan
- 15. Dimensions in feet: **1288 square feet**
- 16. Number of stories: **Two**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Shed 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 just after the turn of the twentieth century, this false-front, wood-frame structure is located on the east side of Main Street in downtown Breckenridge. Featuring a rectangular plan, the original building, measures 20' N-S (across) by 78' E-W (deep). An addition to the east (rear) elevation, comprising two apartments and a garage, has added another 656 square feet to the structure. This addition dates to 1980; however, the 1902 and 1914 Sanborn maps depict earlier extensions or additions to the building's east elevation. The building's exterior walls are clad with painted cream yellow horizontal wood siding, and it is covered by a nearly flat shed roof, with closed eaves. Fronting toward Main Street on the west elevation, the building's facade has an asymmetrical design. A painted salmon and yellow wood-paneled entry door, with nine upper sash lights, a flanking sidelight, and with a leaded glass transom light, is set within a recessed entryway at the north end of the facade. To the south of the entry door, there are two large single-light fixed-pane storefront display windows, topped by three leaded glass transom lights. A non-historic wooden balcony, supported by four, chamfered, squared wood posts, extends out over the sidewalk, and visually separates the facade's first and second stories. The underside of the balcony is adorned by a spindle frieze, and, above, the balcony is enclosed by an open wood railing. Between the balcony railing and spindle frieze, a sign band advertises the building's current retail tenant: **WILDFLOWER**. A painted yellow wood-paneled door, with nine upper sash lights, opens onto the balcony from the second story. The door is flanked on either side by single 1/1 double-hung sash windows, with canvas awnings. A set of nineteen wood steps, on the building's south elevation, ascends to a wood-paneled door leading into the residential unit in the second story. On the north elevation, there are two 1/1 double-hung sash windows, with painted yellow wood frames and painted salmon color wood surrounds.

Please see continuation sheet.

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

This two story commercial building was constructed in 1901, and existed historically with multiple extensions or additions which extended the building all the way to the alley to the east. At some point the early additions were removed, but were replaced by a newer apartment and garage addition in 1980. The balcony at the front of the building was also added in 1980. The 12' by 20' shed appears to date to the 1920s or 1930s.

23. Landscape or setting special features:

This property is located on the east side of Main Street in downtown Breckenridge.

24. Associated buildings, features, or objects

Shed

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

Estimate

Actual **1901**

Source of information:

Summit County Journal, May 17, 1901

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

E.E. Sumner

Source of information:

Summit County Journal, May 17, 1901

28. Original owner:

Eva J. Sumner

Source of information:

Summit County Clerk and Recorder. Warranty Deed Record book 69, pp. 376, 377.

30. Original location: yes

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Grocery Store**
32. Intermediate use(s): **Domestic / Multiple Dwelling; Government / Public Works**
33. Current use(s): **Commerce and Trade / Specialty Store**
34. Site type(s): **Commercial Building**

35. Historical Background

Former Dillon schoolmaster Elmer E. Sumner began building this fine, false-fronted, commercial structure in 1901. He pushed his new grocery store up to the boardwalk, lending a prosperous image to his business. He placed big plate glass windows in the storefront to illuminate the long narrow isles of merchandise inside. At first, business was not great, but Elmer found a way to increase trade. In 1904, he installed one of the town's first telephones. Patrons could simply ring up "RED 282" and get all of their necessities conveniently delivered by Sumner. Although he offered a wide range of goods, he specialized in notions, groceries, and, of course, school supplies. From their second-story apartment, the Sumner family could look across to Ten Mile Range, and down at the busy seventy-foot-wide street and turning wagon trains.

After E. E. Sumner passed away suddenly in 1911, the building became Kistler's grocery until 1914. In 1915, District Attorney Barney L. Whatley remodeled the downstairs into a splendid suite of offices. Later, in the 1920s, the downstairs became the Public Service Company, with apartments upstairs.

In 1925, the Sumner family lost the property to back taxes. That year, Summit County issued a treasurer's Deed to E. C. Peabody; however, Peabody deeded the property back in 1934. Six years later, Summit County sold the property to Lilius E. Stafford. Stafford then sold the property to William Hal Johnston and Chester A. Storrer. By 1960, the entire building had been divided into apartments. Owners in recent years include Rebecca S. Miller, Douglas and Nancy Lott, and Richard and Norma Taylor. The Wildflower gift shop has occupied the downstairs retail space since 1971. A rear addition, including two apartments and a garage, was added to the structure in 1980. The front balcony was also added to the structure at that time.

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. Commercial Property Appraisal Record.

Summit County Clerk and Recorder. Miscellaneous Record book 129, page 395.

Summit County Clerk and Recorder. Miscellaneous Record book 157, page 50.

Summit County Clerk and Recorder. Quit Claims Deed Record book 120, page 20.

Summit County Clerk and Recorder. Tax Sales book, December 19, 1925.

Summit County Clerk and Recorder. Warranty Deed Record book 69, pp. 376, 377.

Summit County Journal, November 4, 1899, June 29, 1901, January 2, 1904, March 25, 1911, May 8, 1914, June 19, 1915.

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 history or prehistory;

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; Commerce and Trade; Community Planning and Development

40. Period of Significance: **1901-1950**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Built as a grocery store with an upstairs apartment in 1901, this two-story commercial structure is historically significant - under National Register of Historic Places Criterion A - because it is a tangible link to Breckenridge's days as an important mining community during the early 1900s. Under Criterion C, the building is architecturally significant for its representative vernacular, wood-frame, two-story plan. Due to some loss of integrity - a balcony has been erected on the facade, and an addition has been built onto the east elevation - the property is not individually eligible for inclusion in the National Register of Historic Places. The property, though, may be eligible for local landmark designation by the Town of Breckenridge, and it still rates as a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This building's historical integrity has been compromised by the construction of a balcony on the facade, and by the construction of a rear addition, both in 1980.

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-14**

Frame(s): **18-21**

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 7, 2002**

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**

Resource Number: **5ST130.58**

Temporary Resource Number: **N/A**

Architectural Inventory Form

(Continuation Sheet)

21. General Architectural Description (continued)

The rear addition to the east elevation is of wood frame construction. Its exterior walls are made of painted cream yellow horizontal wood siding, with painted salmon color 1" by 4" corner boards. The addition is covered by a shed roof, and there is a false-front facade, with a rounded-arch parapet, on the east elevation. This part of the building is used as a garage, and below the false-front parapet, there is an overhead garage door, and a single door, which open toward the alley to the east. Three single entry doors open onto a shed-roofed porch on the addition's south elevation.

A **shed**, which measures 12' N-S by 20' E-W, is located just to the north, toward the rear of the main building. Apparently used for storage, the shed is supported by a wood timbers on grade foundation, has vertical wood plank exterior walls, and a shed roof covered with corrugated metal over 1x wood decking. A single plywood door is located at the east end of the shed's north elevation.