

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5ST130.87**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Knorr House**
- 6. Current building name: **Knorr House**
- 7. Building address: **303 S. Main Street**
- 8. Owner name: **Knorr House Building Inc.**
 Owner address: **P.O. Box 2111**
Breckenridge, CO 80424

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: **410048**
 Northing: **4370456**

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

- 12. Lot(s): **2-4** Block: **6**

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:

Late Victorian

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):

Rectangular Plan

- 15. Dimensions in feet: **2210 square feet**

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

- 17. Primary external wall material

Wood / Horizontal Siding

Wood / Shingle

- 18. Roof configuration (enter one):

Gabled Roof

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

Wood Roof / Shingle Roof

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

Porch

Decorative Shingles

21. General Architectural Description

The former dwelling at 303 S. Main Street in Breckenridge appears to consist of: an original 27' by 30' 1.5-story gabled section which fronts toward South Main Street to the east; a 29' by 40' 1.5-story gabled extension to the original west (rear) elevation; a 4- by 24' one-story shed-roofed addition to the original south (side) elevation; and a newer 12' by 12' one-story addition at the south end of the west elevation. The building is of wood frame construction, with painted red horizontal wood siding exterior wall cladding, with painted white 1" by 4" corner boards. Painted black and white variegated wood shingles appear in the upper gable end on the west elevation. The roof is covered with wood shingles, and the eaves are boxed with painted black and white wood trim. A set of paired 15-light glass-in-wood-frame doors enter into "Breckenridge Ski and Ride School" near the south end of the facade (east elevation). A painted cream white 10-light glass-in-wood-frame door enters into another retail space (currently vacant), near the north end of the facade. Both of these entry doors lead into the building from a large wood plank porch, with an open wood balustrade and turned columns supporting a hipped and gabled porch roof. Two secondary entry doors open onto a concrete porch, covered by a gable roof, on the west elevation. One of these doors is a stained natural brown wood-paneled door, with nine upper sash lights; the other is a stained natural brown wood-paneled dutch door, also with nine upper sash lights, which enters into the 12' by 12' gabled addition. Windows on the facade include a canted bay with three single-light fixed-pane windows, and with decorative carved scrollwork in the kickplate panels. A set of paired 1/1 double-hung sash windows, with triangular pediments, are located above the canted bay in the facade's upper half story. A set of paired 1/1 double-hung sash windows penetrate the building at the far south end of the east elevation. Another set of paired 1/1 double-hung sash windows, with triangular pediments, are set below an intersecting gable on the south elevation. A non-historic canted bay window is located on the west elevation.



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22. Architectural style / building type: **Late Victorian**

23. Landscape or setting special features:

This building is located in downtown Breckenridge - on the west side of South Main Street, near the north end of the 300 block. This building is in-between 301 S. Main Street to the north and 309 S. Main Street to the south. The river walk and the Blue River lie to the west.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1898**

Source of information: ***Summit County Journal, June 18, 1898.***

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **William P. Knorr**

Source of information: ***Summit County Journal, June 18, 1898.***

28. Original owner: **William P. Knorr**

Source of information: ***Summit County Journal, June 18, 1898.***

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

The original portion of this house was built in 1898 by William P. "Wild Billy" Knorr. There appears to have been three additions to the original building (described above). Two of the additions appear more than fifty years old, while the 12' by 12' gabled extension to the west elevation appears more recent. All of the additions are reasonably compatible with the building's original construction.

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 / Business; Vacant / Not In Use**
34. Site type(s): **Former Residence; Presently a Commercial Building**

35. Historical Background

William and Theodore Knorr came to Breckenridge during the wild years. As the proprietors of the Pioneer Club Rooms, the two young brothers lived the great epic of the Silver and Lead Carbonate Rush. They got their feet on the ground and decided that, mines or no mines, they wanted to live in Colorado. "Wild Billy," as William was called, began building this quaint, bay-windowed dwelling on June 18, 1898. He took up ranching, and married Corrine Guyselman, Judge William Guyselman's daughter. In 1902, Billy and Corrine moved to their Lakeside Ranch, selling their residence to Billy's brother Theodore and his wife, Josephine. When Ted and Josie left Breckenridge, they rented their charming Main Street residence until 1940, when Josie sold the property to Oscar and Ruth Griffin. Ten years later, Ruth Griffin sold the house to George and Sophie Hoxie, who re-sold the dwelling to James L. and Marry Ellen Capp in 1953.

Owners of the Knorr House after 1955 include William R. and Linda Lebarary, M. J. and Marilyn Kutner, Breckenridge Agency, Breckenridge Enterprises, Daniel T. Lindsay and Dennis M. Mathisen, and William A. Graham.

36. Sources of Information

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

Summit County Assessor, Residential and Commercial Property Appraisal Records.

Summit County Clerk and Recorder. Warranty Deed Record book 69, pages 91, 457.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 127, page 325.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 138, page 529.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 145, page 192.

Summit County Journal, June 18, 1898.

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).

XXDoes not meet any of the above National Register criteria.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **1898; 1898 - 1940**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The Knorr House 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 in 1898, through the end of its ownership by Ted and Josie Knorr in 1940. The building is also architecturally significant, under Criterion C, for its representative style of architecture dating from the Late Victorian era. Due to some loss of integrity, the building should probably be considered ineligible for individual listing in the National and State Registers of Historic Places. The building, though, may well qualify for individually for local landmarking by the Town of Breckenridge, and it should be considered a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

As described above, this building's original integrity appears to have been moderately compromised by three additions. Two of these additions, however, are probably more than fifty years old, and may well predate the end of the period of significance.

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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-21**

Frame(s): **11-15**

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

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

49. Date: **June 9, 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**