

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

- Date _____ Initials _____
- _____ Determined Eligible- NR
 - _____ Determined Not Eligible- NR
 - _____ Determined Eligible- SR
 - _____ Determined Not Eligible- SR
 - _____ Need Data
 - _____ Contributes to eligible NR District
 - _____ Noncontributing to eligible NR District

I. IDENTIFICATION

- | | | | |
|----------------------------|--|-------------------|-------------------------|
| 1. Resource number: | 5ST.130.1 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 2211-3134-04-001 |
| 3. County: | Summit | | |
| 4. City: | Breckenridge | | |
| 5. Historic building name: | Breckenridge Schoolhouse | | |
| 6. Current building name: | Town of Breckenridge Building, Colorado Mountain College Building | | |
| 7. Building address: | 103 S. Harris Street | | |
| 8. Owner name and address: | Town of Breckenridge | | |
| | P.O. Box 68 | | |
| | Breckenridge, CO 80424 | | |



Individual National Register field eligibility: **Eligible**

Local Landmark Eligibility Assessment: **Eligible/Contributing to National Register District**

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 6S Range 77
NE ¼ of NW ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (NAD27)
Zone 13N; 410310 mE 4370752 mN
11. USGS quad name: **Breckenridge**
Year: 1987 Map scale: 7.5'
12. Lot(s): 1-9 Block: 2
Addition: **Yingling & Mickles Addition Sub & Part Klack Gulch Placer MS #1224** 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.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **T-Shaped Plan**
15. Dimensions in feet: **9359 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped Roof/Gable-on-Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch, Chimneys, Attached Garage**
21. General architectural description:
Constructed in 1909 as the Breckenridge Schoolhouse, this imposing 2½-story Mission Revival style brick building is located on the west side of Harris Street, centered in the east half of the block between Lincoln and Washington Avenues. The building features a symmetrical façade which faces toward Harris Avenue on the east elevation. The building consists of a large two-story, centered, side-gabled section, with flanking intersecting front-gabled wings at the north and south ends, which are located behind prominent Mission Revival style parapets. A large intersecting rear gable (a 1921 addition) forms the building's west wing, and is located behind a larger Mission Revival style brick parapet which forms the top of the west elevation wall. The building is supported by a stone foundation, faced with concrete, which extends from approximately three feet above grade on the east elevation to six feet above grade on the west elevation. The foundation wall is penetrated by three-light hopper basement windows, with painted red wood frames and with sandstone sills. The building's walls are made of red brick laid in running bond, with corbelled brick work beneath many of the windows. The roof is covered with asphalt composition shingles, and a small gabled cupola is located near the center of the roof ridge. There are three brick chimneys, including one with a corbelled cap, respectively located on the south and west-facing roof slopes. Two sets of paired painted brown and red wood-paneled doors, each with four upper sash lights and covered by a transom light, enter the façade (east elevation) from within segmental arch entryways. Each of these entryways is covered by a shed roof supported by brown and red turned columns and curved brackets. A small 4-step concrete

porch, with a painted brown wood railing, and covered by a shed roof with curved knee braces, is located on the north elevation. The entry door from this porch is no longer existent and has been replaced by a 1/1 double-hung sash window. A painted red and brown wood-paneled door, with four upper sash lights and a large transom light, enters the south elevation from a non-historic metal handicapped-accessible ramp. Numerous, symmetrically-arranged, large, double-hung sash windows provided ample natural lighting for the building's initial use as a schoolhouse. The first story windows predominantly have flat brick arches, while the second-story windows predominantly have rounded brick arches. Five large 6/6 double-hung sash windows, with painted red wood frames and painted brown wood surrounds and with sandstone sills, penetrate the center of the façade's first story wall, between the two entryways. Directly above these windows, five large 6/6 double-hung sash windows, with rounded arches, penetrate the center of the façade's second story wall. This pattern is repeated at the east end of the north and south elevations, where at each of these two locations there are five 6/6 double-hung sash first-story windows with flat arches, and five 6/6 double-hung sash second-story windows with rounded arches.

A non-historic two-stall wood frame garage addition is located at the west end of the north elevation. This garage has a concrete slab foundation and floor, and its exterior walls are clad with painted red exterior wood siding with painted brown 1" by 4" corner boards. The garage is covered by a low-pitched gabled roof with black asphalt composition shingles and with painted brown boxed eaves. Two painted red and brown wood paneled rollaway garage doors are located on the garage's north elevation. A set of paired painted red and brown wood-paneled doors, each with four upper sash lights, enter the garage's west elevation.

22. Architectural style/building type: **Late 19th and Early 20th Century Revivals / Mission**

23. Landscaping or special setting features:

This large building is located on the west side of Harris Street, centered in the block between Lincoln and Washington Avenue. Asphalt parking lots flank the building's north and south ends.

24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: original: **1908-1909**; rear addition: **1921**
 Source of information: **"New School House is the Pride of All." *Summit County Journal*, February 13, 1909, p. 1.**
26. Architect: **Eagleton and Mountjoy**
 Source of information: **"May have to Use Brick." *Summit County Journal*, August 1, 1908, p.1.**
27. Builder/Contractor: **Ladd-Sanger Construction Company**
 Source of information: **"Court House Contract Given Out." *Summit County Journal*, June 12, 1909, p. 1. (Ladd-Sanger constructed the Breckenridge Schoolhouse and the Summit County Courthouse)**
28. Original owner: **Town of Breckenridge**
 Source of information: **"New School House Assured at Recent School Election." *Breckenridge Bulletin*, May 9, 1908.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
This imposing Mission Revival style building was constructed as the Breckenridge Schoolhouse in 1908-1909. It was designed by the Denver architectural firm of Eagleton and Mountjoy, headed by the newly-formed partnership of Fred M. Eagleton and Frederick E. Mountjoy. Born on February 8, 1870, Frederick E. Mountjoy served as a draftsman for the architectural firm of Gove and Walsh in Denver between 1900 and 1908. By the spring of 1908, Mountjoy had left Gove and Walsh and had entered into a partnership with Fred M. Eagleton, another young, up and coming, Denver architect. Born in Brighton on June 29, 1882, Eagleton was the son of Dr. James S. Eagleton, a Denver school principal. Design of the Breckenridge Schoolhouse would be among the firm's first and only commissions, as the promising partnership was cut short when Eagleton died unexpectedly on November 30, 1910. Eagleton had visited the R.W. Foote family in Summit County over the Thanksgiving holiday, and had been suffering from a cold, but otherwise was thought to be in good health. He became gravely ill on the return train ride to Denver, however, and upon his return was admitted to St. Joseph's Hospital. He died there the next day, with pneumonia listed as the cause of death. He was just twenty-eight years of age.

Following Eagleton's death, Mountjoy practiced alone in 1911, before forming a new partnership with Park M. French (ca. 1911-1919). He then partnered with Frank W. Frewen in the architectural firm of Mountjoy and Frewen between 1920 and 1931. Further, according to the online guide "Architects of Colorado," (<http://www.coloradohistory-oahp.org/guides/architects/architectindex.htm>):

Although Mountjoy practiced alone after 1931, he often worked with other Denver architects. His interests included an active membership on Denver's Municipal Art Commission. Mountjoy died on October 25, 1941 at the age of seventy-one. He died during the construction of the addition to the Denver Municipal Auditorium, which he designed with C. Meredith Musick. At the time of his death, Mountjoy resided at 2901 York Street, where he had lived since 1916. He is interred in the Classical Revival-style Fairmount Cemetery mausoleum, a Denver landmark he designed with Frewen in 1930.

The design of the Breckenridge Schoolhouse was originally awarded to an architect named Rosenberg (given name unknown), but was re-let to Eagleton and Mountjoy after Rosenberg became ill, as reported by the *Breckenridge Bulletin* on August 8, 1908:

Work on the new school house will soon be in full blast. It is probable it would have been in progress now had not Architect Rosenberg taken sick and been unable to look after the matter. His sickness, being of such long duration, compelled the board to abandon dependence in him, and the firm of Eagleton and Mountjoy, of Denver, have been given the architectural contract.

Interestingly, initial plans called for the building to be constructed of "cement blocks." However, after Eagleton's and Mountjoy were hired, they instead designed the building with red brick walls supported by a stone foundation. The school's construction contract was awarded to the Ladd-Sanger Construction Company of Denver, which also received the contract to build the Summit County Courthouse the following year. The original front wing of the Breckenridge Schoolhouse was completed in February of 1909. The rear wing addition was completed in 1921.

30. Original location: **yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Education/School**
32. Intermediate use(s): **Government/City Hall**
Education/School
33. Current use(s): **Government; Recreation and Culture**
34. Site type(s): **Former Breckenridge Schoolhouse/Breckenridge Town Hall Building**

35. Historical background:

This Mission Revival style building was erected in 1908-1909 and it served as the Breckenridge Schoolhouse from that time until 1961. A large rear addition was completed in 1921, resulting in the building's T-shaped plan. Following its closure as a school, the building was next utilized as the Breckenridge Town Hall between 1961 and 1977. From that time until 2010 the building has served as the Breckenridge campus for the Colorado Mountain College.

36. Sources of information:

"Architects of Colorado." <http://www.coloradohistory-oahp.org/guides/architects/architectindex.htm>

"Those Two New Buildings Again." *Summit County Journal*, April 18, 1908, p. 1.

"Emphatic for New \$20,000 Building." *Summit County Journal*, May 9, 1908, p. 1.

"New School House Assured at Recent School Election." *Breckenridge Bulletin*, May 9, 1908, p. 1.

"School Building Bonds Are Advantageously Disposed Of." *Summit County Journal*, May 30, 1908, p. 1.

"May Have to Use Brick." *Summit County Journal*, August 1, 1908, p. 1.

"Will Commence Work at Once." *Breckenridge Bulletin*, August 8, 1908, p. 1.

"The School House is Completed..." *Breckenridge Bulletin*, January 9, 1909, p. 4.

"New School House is the Pride of All." *Summit County Journal*, August 8, 1908, p. 1.

“Court House Contract Given Out.” *Summit County Journal*, June 12, 1909, p. 1.

“Death Brings Sorrow: Fred M. Eagleton.” *Summit County Journal*, December 3, 1910, p. 1.

Summit County Assessor. Residential Property Appraisal Record

Town of Breckenridge. Department of Community Development Files.

United State Census records.

VI. SIGNIFICANCE

37. Local Landmark Designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

xx 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;

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; or

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, Education**

40. Period of significance: **1908-1909; 1908-1961**

41. Level of significance: **Local**

42. Statement of significance:

This building is architecturally significant for its Mission Revival style and for the fine craftsmanship shown in its brick construction. It is also historically significant for its long initial use as the Breckenridge School between 1909 and 1961. Displaying an overall high level of physical integrity, this building may be regarded as individually eligible for inclusion in the State and National Registers, and it is a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays an overall high level of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, location, setting, design, materials, workmanship, feeling and association. Apart from a comparatively modest garage addition at the west end of the north elevation, there have been no additions or adverse alterations to the historic building.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Eligible**

45. Is there National Register district potential? **N/A**

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 N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **Yes**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1, Images 55-62**

CDs/Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424**

48. Report title: **Town of Breckenridge Phase V Cultural Resource Survey**

49. Date(s): **June 1, 2010**

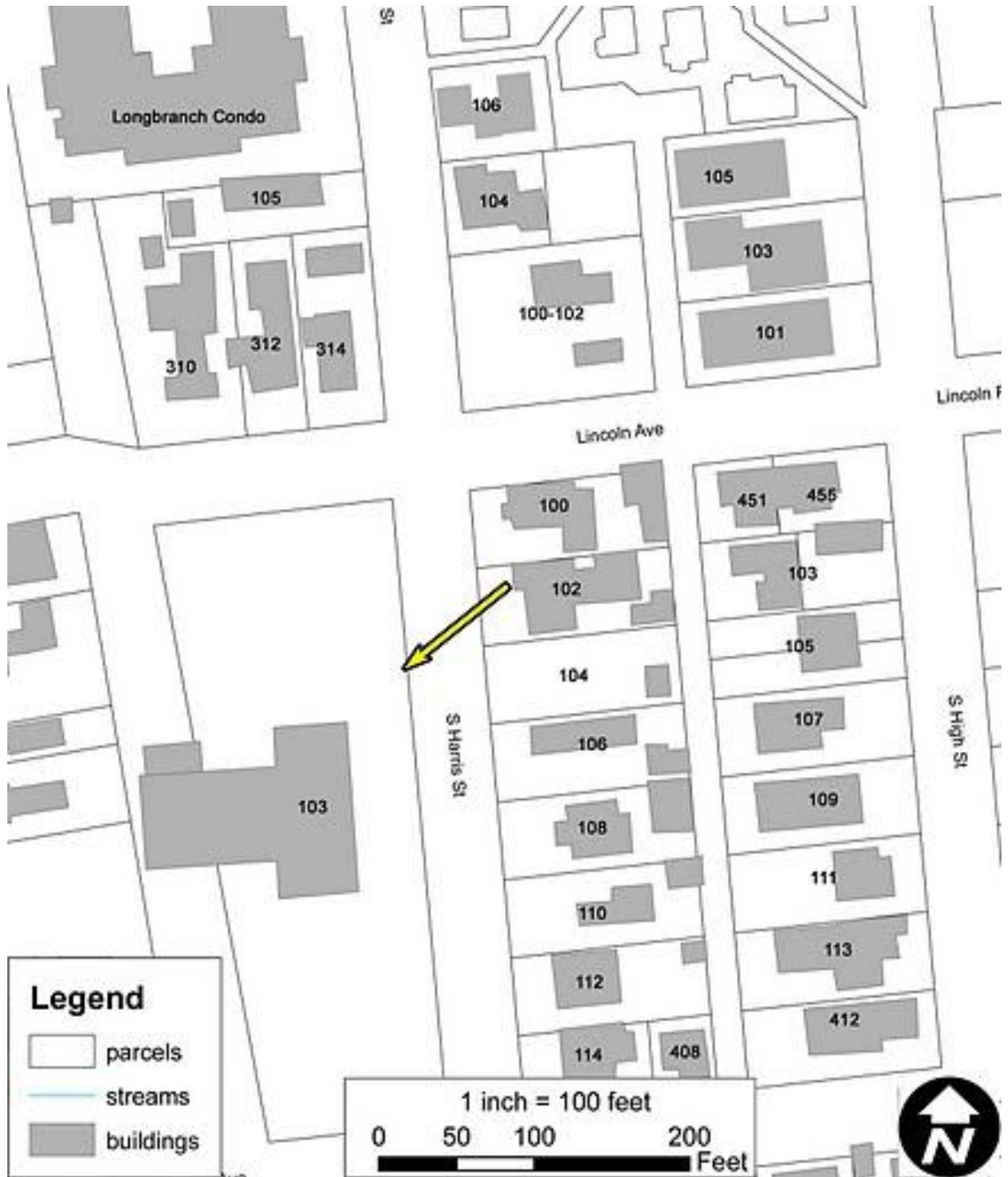
50. Recorder(s): **Carl McWilliams, Rebecca Waugh, Timothy Wilder**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map

