

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5ST130.10**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Brown's Hotel**
- 6. Current building name: **The Brown Hotel & Restaurant**
- 7. Building address: **208 N. Ridge Street**
- 8. Owner name: **Michael R. Cavanaugh**  
 Owner address: **P.O. Box 878**  
**Breckenridge, CO 80424**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**SW<sup>1</sup>/<sub>4</sub>** of **NW<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of **SW<sup>1</sup>/<sub>4</sub>** of section **31**
- 10. UTM reference  
 Zone **13**  
 Easting: **410200**  
 Northing: **4370800**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **6, 7** Block: **n/a**  
 Addition: **Abbetts Addition** Year of Addition **pre-1900**
- 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 / Italianate**

**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: **2649 square feet**
- 16. Number of stories: **2½**
- 17. Primary external wall material  
**Wood / Horizontal Siding**
- 18. Roof configuration (enter one):  
**Hipped Roof**
- 19. Primary external roof material (enter one):  
**Metal Roof / Steel Roof**
- 20. Special features (enter all that apply):  
**Porch**  
**Decorative Cornice**  
**Roof Cresting**  
**Dormer**

**21. General Architectural Description**

The Brown Hotel is located on the east side of Ridge Street, one block off Main Street in downtown Breckenridge. The building is separated from the street by a small front yard, with a low stone retaining wall paralleling the sidewalk along Ridge Street; the backyard is enclosed by a wood privacy fence. Fronting toward Ridge Street to the west, the 2½-story structure is supported by a stone or concrete foundation. The exterior walls are painted beige horizontal wood siding, with 1" by 4" corner boards. The roof is hipped, covered with corrugated steel roofing material, and ornamented with roof cresting. The roof eaves are boxed, and they feature paired brackets with scrollwork and drop pendants. There are two historic brick chimneys - one of brown brick located on the interior of the north elevation, and one of red brick located on the interior of the east elevation. There is also a large non-historic stone chimney on the exterior of the south elevation. Two hipped-roof dormers, each with a 2-light window, and with square-cut wood shingle cladding, are located respectively on the west elevation (facade), and on the south elevation. A two-story hipped-roof canted bay window, with two sets of paired 2/2 double-hung sash windows, is located on the south elevation. The building's historic windows are otherwise entirely 2/2 double-hung sash, with painted dark brown wood frames and surrounds. First story windows have gabled wood pediments, while second story windows have flat arches. Two wood-paneled doors, with decoratively painted panels and rails, enter into an enclosed canted foyer on the facade. The doors open onto a concrete porch covered by a gable and shed roof supported by chamfered squared posts with scrolled brackets. A secondary entrance is located on the east elevation.

A very large L-shaped addition has been built onto the hotel's original north elevation. The addition features concrete block walls, a flat roof, and a canted bay on the west elevation. Another addition has been built onto the second story of the original building. This addition is supported by large 8" by 8" wood posts, and has a shed roof. **(Please see continuation sheet.)**

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

This building was originally constructed in the early 1880s, and then was extensively remodeled in 1898. A very large L-shaped addition has been built onto the hotel's original north elevation. The addition features concrete block walls, a flat roof, and a canted bay on the west elevation. Another addition has been built onto the rear of the second story of the original building.

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

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

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

**Please see continuation sheet**

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

Estimate **ca. 1880; 1898**

Actual

Source of information:

**Summit County Journal, 1898.**

**26. Architect:**

**unknown**

Source of information:

**n/a**

**27. Builder/ Contractor:**

**unknown**

Source of information:

**n/a**

**28. Original owner:**

**Lloyd Adamson**

Source of information:

**Summit County Clerk and Recorder.  
Warranty Deed Record, book 1, p. 225.**

**30. Original location: **yes****

Moved **no**

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

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Hotel**

32. Intermediate use(s): **Domestic / Single Dwelling**

33. Current use(s): **Domestic / Hotel**

34. Site type(s): **Hotel and Restaurant**

**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. Warranty Deed Record, book 1, p. 225.

Summit County Clerk and Recorder. Warranty Deed Record, book 69, p. 39.

Summit County Clerk and Recorder. Warranty Deed Record, book 132, p. 308.

*Summit County Journal*, 1898.

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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;

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 Brown Hotel is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's commercial and social development beginning in the early 1880s. A prominent local landmark, the building is particularly notable for its early use as a hotel and residence. In addition to its historical significance, the building is also architecturally significant under National Register Criterion C for its Italianate style. Although its integrity has been diminished by an incompatible addition, the Brown Hotel probably represents Breckenridge's best expression of the Italianate style. The loss of integrity precludes the Brown from qualifying for individual listing in the National Register; it does, however, qualify as contributing resource within the Breckenridge Historic District.

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

This building's historic integrity has been diminished by the construction of a large L-shaped concrete addition to the original building's north elevation. If not for this addition, the Brown Hotel would undoubtedly qualify for individual listing in the National Register of Historic Places. As it is, though, the property merely qualifies for National Register listing, as a contributing property located within the boundaries of the Breckenridge Historic District.

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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-9**

Frame(s): **18-25**

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. 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**

Resource Number: **5ST130.10**

Temporary Resource Number: **N/A**

**Architectural Inventory Form**

(Continuation Sheet)

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

A **Secondary Building** (photos: Roll Brec-9, Frames 22-24) is located just 5' behind (east of) the hotel. Dating from the late 1800s, this structures fronts toward French Street to the east. Overall, the building measures 30' N-S by 21' E-W, including a 21' by 21' gabled portion, and a 9' by 21' shed-roofed extension to the south. The structure is supported by a wood timbers on grade foundation, and its exterior walls are corrugated tin, over horizontal wood planks. The roof is covered with rusted corrugated tin, over 1x wood decking and 2x wood rafters. The main gable portion of the building has a symmetrical facade on its east elevation. A painted red wood-paneled door with a gabled pediment, is flanked by two 4/4 double-hung sash windows, also with simple wood pediments. A painted red vertical wood plank door, and a painted red wood-paneled door, are both located on the west (rear) elevation. A 4/4 double-hung sash window is located in the upper gable end on the west elevation. This building is in deteriorated condition.

**35. Historical Background (continued)**