

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5ST130.105**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Hardy House**
- 6. Current building name: **Breckenridge Land and Cattle Co.**
- 7. Building address: **200 S. Ridge Street**
- 8. Owner name: **Carberry Place LLC.**

feet

Owner address: **635 W. Wrightwood Ave.
Chicago, IL**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
SW3 of **NW3** of **SE3** of **SW3** of section **31**

- 10. UTM reference
Zone **13**
Easting: **410178**
Northing: **4370641**

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

- 12. Lot(s): **31-32** Block: **10**
Addition: **Abbett Addition** Year of Addition **1880**

- 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: **~1066 844 square**
- 16. Number of stories: **Two**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
- 19. Primary external roof material (enter one):
Wood Roof / Shingle Roof
- 20. Special features (enter all that apply):
Porch

21. General Architectural Description

The original two-story section of this building measures 20' N-S (across) by 36' E-W (deep), and also includes a 4' by 15' shed-roofed side porch on the south elevation. A single-story, 19' by 15' flat and shed-roofed addition has been built onto the original building's east (rear) elevation. The building is of wood frame construction, is supported by a low stone foundation, and its exterior walls are clad with painted pale purple horizontal wood siding. A wooden beltcourse separates the foundation from the upper wall surface, and serves as a water table. The steeply-pitched front gable roof is covered with wood shingles, and has boxed eaves. Gable ornaments appear in the upper gable ends on the east and west elevations.

A 10' by 4' hipped-roof, rectangular, bay window is located in the south half of the facade (west elevation). It features five 1/1 double-hung sash windows, with painted green wood frames and painted purple wood surrounds. The bay's lintels and mullions are adorned with diamond-shaped motifs, and there are painted purple and green wood panels beneath the windows. A stained glass, single-light fixed-pane window penetrates the upper gable end on the original east elevation. Windows elsewhere are primarily single 1/1 double-hung sash, with painted green wood frames and painted purple wood surrounds. Windows on the facade are also pedimented. A non-historic set of metal steps, flanked by painted purple wood railings, leads to a 9' by 5' tongue-and-groove wood porch which occupies the north half of the facade. The porch, and the large bay window to the south, are covered by a common hipped roof. A stained natural brown wood-paneled door, with two rounded upper sash lights, and with a transom light, leads into the building from the porch. A stained natural brown wood-paneled door, located on the south elevation, leads into the 4' by 15' shed-roofed side porch. A long flight of non-historic metal stairs leads from the Washington Avenue side of the building (north), to the roof of the rear addition, which serves as a balcony with access out of the original upper half story on the east elevation.

A 17' by 12' wood frame storage shed is located a short distance off of the building's north elevation. This structure features unpainted horizontal wood plank walls, and a front gable roof, covered with wood shingles and with boxed eaves. Gable ornaments appear in the garage's upper gable ends. A 4-light window penetrates the west elevation, and a 6-light window penetrates the south elevation. A set of paired vertical wood plank doors, side hinged with metal strap hinges, are located on the north elevation. A single wood-paneled door is located on the south elevation.



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

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

This building is located at the southeast corner of S. Ridge Street and Washington Avenue, on the east fringe of downtown Breckenridge. This area is home to a variety of commercial businesses, including several restaurants, and a few private dwellings.

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

Shed

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:**

Estimate

Actual **1880**

Source of information: **Breckenridge *Daily Journal*, February 25, 1881.**

26. **Architect:** unknown

Source of information: **n/a**

27. **Builder/ Contractor:** unknown

Source of information: **n/a**

28. **Original owner:** Citizens of Breckenridge

Source of information: **Breckenridge *Daily Journal*, February 25, 1881.**

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

According to the Breckenridge *Daily Journal*, this building was constructed in 1880 to house the Summit County *Leader* newspaper office. The building stood as originally built until 1988, when a 20' by 15' addition was built onto the rear of the original building. Sanborn maps indicate that the shed was built prior to 1883. It was moved a short distance from its original site east of the building in 1988, to accommodate the addition.

30. **Original location:** yes

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Business**

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

33. Current use(s): **Commerce and Trade / Restaurant**

34. Site type(s): **Residence; former newspaper office**

35. Historical Background

According to the February 25, 1881 edition of the Breckenridge *Daily Journal*, this two-story building was constructed as the Summit County *Leader*, newspaper office, with \$1450.00 raised by the citizens of Breckenridge. The *Leader* began publishing on July 31, 1880, under the firm of "Bishop and Caswell." Charles E. Hardy took over the newspaper in 1884, and operated in until 1892. The business building was remodeled into Mrs. Charles Hardy's residence in 1898, where she continued to reside until her death in 1919. Her daughters sold the property to W.B. Milne in 1925, and the building became known as the "Milne House" for many years.

Other owners have included Lawrence C. Evans, Edward Theobald, Floyd and Geraldine Crouch, Martin Bauer, James L. Faulkner, Jr., Randall M. Wilson, John Moye, Gail and Todd Stedman, Josephine and Tylerk Norton, TKJ LLC, and Anthony Fletcher. In recent years, the building has been known as the Breckenridge Land and Cattle Company. Presently, it houses "Mrs E & Me Restaurant and Bar."

36. Sources of Information

Breckenridge *Daily Journal*, February 25, 1881.

Fiester, Mark. *Blasted Beloved Breckenridge*. Boulder: Pruett Publishing Co., 1973.

Sanborn Fire Insurance Maps, dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor, Residential and Commercial Property Appraisal Record.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 108, page 176.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 152, page 392.

Summit County Clerk and Recorder. Warranty Deed Record book 101, page 508.

Summit County Clerk and Recorder. County Treasurer's Deed Record book 133, page 287.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 142, page 98.

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 Development40. Period of Significance: **1880; 1880-1919**

41. Level of Significance:

National:

State:

Local: **XX****42. Statement of Significance**

This building is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's development and evolution as a successful Colorado mining town during the last two decades of the nineteenth century, and the first two decades of the twentieth century. The building is significant for its original use as a newspaper office, and for its association with the Hardy family (publishers of the newspaper) which effectively ended with the death of Mrs. Charles Hardy in 1919. The building is also architecturally significant, relative to National Register Criterion C, for its representative architectural style dating from the late Victorian era. Because it has lost some measure of physical integrity, the building probably does not qualify for individual listing in the National Register of Historic Places. The building likely does qualify, however, for listing in the State Register of Historic Places, and for individual local landmark designation by the Town of Breckenridge. It also should be considered as a contributing resource located within the boundaries of the existing Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays a slightly less than exemplary level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. The original building's integrity has been slightly diminished by the construction of a rear addition, evidently in 1988. This addition, though, is fairly small, and is generally compatible with the original construction. As a result, the building overall is still able to convey a sense of its historic significance.

Resource Number: **5ST130.105**

Temporary Resource Number: **N/A**

Architectural Inventory Form

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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-22**

Frame(s): **16-21**

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 8, 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**