

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5ST130.108**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **House**
- 6. Current building name: **St. Mary's Catholic Church Rectory**
- 7. Building address: **115 S. French Street**
- 8. Owner name: **Catholic Archdiocese of Denver**
- Owner address: **unknown**
Denver, CO

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
SE3 of **NW3** of **SE3** of **SW3** of section **31**
- 10. UTM reference
Zone **13**
Easting: **410210**
Northing: **4370687**
- 11. USGS quad name: **Breckenridge, Colorado**
Year: **1970** (**Photorevised 1987**) **7.5'**
- 12. Lot(s): **15-16** Block: **11**
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:

No Style

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: **1160 square feet**
- 16. Number of stories: **1.5**
- 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):
Asphalt Roof / Composition Roof
- 20. Special features (enter all that apply):
Porch
Chimney
Dormers

21. General Architectural Description

This building consists of an original 20' by 26' side gabled dwelling (built prior to 1890), along with what appears to be three historic additions, as well as an attached garage addition. A 6' by 16' shed-roofed addition has been built onto the original north (side) elevation; a 6' by 19' shed-roofed addition, and a 10' by 19' gabled addition, have been added to the original west (rear) elevation; and the 20' by 12' shed-roofed attached garage has been built onto the building's far west end. The entire building is of wood frame construction, and its exterior walls are clad with painted white horizontal wood siding, with painted blue-grey 1" by 4" corner boards. The roof is covered with grey asphalt shingles, and the eaves are boxed with painted blue-grey wood trim. Two gabled dormers, each with a 1/1 double-hung sash window, are located on the south elevation. A crumbling red brick chimney protrudes from the roof ridge.

The house's windows are primarily single and paired 1/1 double-hung sash, with painted blue-grey wood frames and surrounds; however, there is a 1x1 horizontal sliding window on the west elevation, a single-light fixed-pane window on the north elevation, two single-light fixed-pane windows on the south elevation, and a single-light fixed-pane window in the upper gable end of the original west elevation. A non-historic metal-paneled door, with nine upper sash lights, a transom light, and with a white metal storm door, leads into the house from a 10' by 6' concrete porch which is located near the north end of the facade. The porch is covered by a low-pitched hipped porch roof, supported by four painted blue 4" by 4" wood posts with decorative scrolled brackets. Another metal-paneled door leads into the building from a 4' by 19' concrete porch located on the south side elevation. A painted white wood-paneled roll-away garage door (no longer in use) is located at the west end of the south elevation.



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22. Architectural style / building type: **No Style**

23. Landscape or setting special features:

This building is located at the northwest corner of S. French Street and Washington Avenue, in Breckenridge's oldest residential neighborhood. The original, and modern, St. Mary's Catholic Church buildings occupy the remainder of this block to the north.

24. Associated buildings, features, or objects

St. Mary's Catholic Church

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate **ca. 1888**

Actual

Source of information: **Sanborn Insurance maps, dated August 1886 and October 1890.**

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **unknown**

Source of information: **n/a**

28. Original owner: **unknown**

Source of information: **n/a**

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

Sanborn fire insurance maps provide documentation that the original portion of this dwelling was constructed during the years between 1886 and 1890. The main additions to the original west elevation were reportedly constructed in 1950. The garage addition appears somewhat newer.

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): **Religion / Religious-Related Residence**
- 34. Site type(s): **Residence / Catholic Church Rectory**

35. Historical Background

Sanborn Fire Insurance maps show this 1.5-story, wood-frame, dwelling for the first time in October 1890. Its tiny front porch was added sometime between October 1890 and January 1896. The building's interior walls were constructed of recycled wooden crating material that was once used to ship supplies into the area.

The house is best known as St. Mary's Catholic Church Rectory. According to notes written by Father John F. Slattery, the Archdiocese of Denver purchased the formerly private residence, with three lots to the south of the church, to be used as a rectory, in December 1965. It continued to serve as a residence for parish priests until a new rectory was constructed in Frisco in 1977. Today (in 2004), the building functions as a rental income property, and it continues to be owned by the Archdiocese of Denver.

A 260 square foot storage area was reportedly added to the house in 1950.

36. Sources of Information

Gilliland, Mary Ellen. *Century of Faith*, 1981.

Sanborn Fire Insurance Maps, dated August 1882, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor, Commercial Property Appraisal Record.

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).

XX Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

Architecture; Community Planning and Development40. Period of Significance: **ca. 1888**

41. Level of Significance:

National:

State:

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

This building is architecturally significant, to a limited extent, under National Register Criterion C, for its representative non-stylized side-gabled architectural plan dating from the late 1880s. Additions to the original structure - though for the most part over fifty years of age - have diminished the architectural significance, however. The building's significance relative to Criterion A is even more problematic. Little is known about its early owners and occupants; thus, the building's contributions to Breckenridge's historical development, prior to the time it became a Rectory in 1965, are not overly significant. For these reasons, the building does not qualify for individual listing in the National or State Registers of Historic Places. It also does not appear to qualify for individual local landmark designation by the Town of Breckenridge. It may though 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 somewhat 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 most diminished by the construction of a multiple additions (described above). For the most part, however, these additions are over fifty years of age and are beginning to become historically significant in their own right.

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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): **33-35**

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**