

**Architectural Inventory Form**

**Official Eligibility Determination  
(OAHF use only)**

OAHF1403

Rev. 9/98

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible – National Register
  - Determined Not Eligible – National Register
  - Determined Eligible – State Register
  - Determine Not Eligible – State Register
  - Need Data
  - Contributes to eligible National Register District
  - Noncontributing to eligible National Register District

**I. IDENTIFICATION**

1. Resource number: **5ST.130.141** Parcel number(s):
2. Temporary resource number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic Building Name: **A.C. Howard House**
6. Current Building Name: **Jane Shetterly House**
7. Building Address: **306 S. Ridge Street**
8. Owner Name: **Carolyn Kavana**
- Owner Organization:
- Owner Address: **205 S. Sunset Drive, No. 100  
Sedona, AZ 86336**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**  
**SW ¼ of SW ¼ of SE ¼ of SW ¼ of Section 31**
10. UTM reference  
 Zone: **13** **410212 mE** **4370455 mN**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **25, 26, Block 9**  
 Addition: **Abbett** 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.**  
 Metes and bounds?: Describe:

## III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **L-Shaped Plan**
15. Dimensions in feet: **44' N-S by 55' E-W overall dimensions**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/ Composition Roof**  
 Other roof materials:
20. Special features:  
**Porch**  
**Chimney**  
**Stained Glass**
21. General architectural description:  
**The historic dwelling at 306 S. Ridge Street is composed of the following elements: an original cross-gabled offset T-shaped house, which overall measures 44' N-S by 24' E-W; a shed-roofed addition which fills in the rear leg of the "T" on the east elevation, which measures 30' N-S by 8' E-W; and a shed-roofed addition to the north end of the east elevation, which measures 14' N-S by 22' E-W. The 1½-story wood frame building features painted white horizontal wood sided exterior walls, with painted green 1" by 4" corner boards. The cross gabled and shed roof forms are covered with grey asphalt composition shingles, and the eaves are boxed with painted white wood trim. A non-historic skylight is located on the south-facing roof slope. A short stone chimney is located on the east-facing roof slope. A diamond shaped stained glass window penetrates the upper gable end on the façade (west elevation), while another, similar, diamond shaped window, without the stained glass, penetrates the south elevation. Also on the façade, there is a set of paired 1/1 double-hung sash windows, and two sets of paired single-light windows, all with painted white wood frames and surrounds, and painted green decorative wood shutters. A painted white wood-paneled door, with one upper sash light, and with a dentil course and scrollwork in its locking rail, and with a decoratively carved lower panel, enters the façade. This door leads into the house from a concrete**

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**porch with turned columns which support a low-pitched hipped porch roof. Two painted white wood-paneled doors enter the shed-roofed extension near the east end of the south elevation. One other unpainted wood-paneled door enters the building on the east elevation.**

22. Architectural style: **Late Victorian**  
 Building type: **N/A**
23. Landscape or special setting features: **This property is located on the east side of S. Ridge Street, in the block between Adams and Jefferson Avenues, near the north end of the Breckenridge Historic District. The property is not being well cared for by its absentee owner.**
24. Associated buildings, features or objects: **N/A**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1881; ca. 1907-1908** Actual:
- Source of information: **Town of Breckenridge, Department of Community Development files.**
26. Architect: **Whitney Newton (original 1881 building)**  
 Source of information: **Town of Breckenridge, Department of Community Development files.**
27. Builder: **Whitney Newton (original 1881 building)**  
 Source of information: **Town of Breckenridge, Department of Community Development files.**
28. Original owner: **Whitney Newton**  
 Source of information: **Town of Breckenridge, Department of Community Development files.**
29. Construction history:  
**The original portion of this house, which consisted only of the 14' N-S by 24' E-W front-gabled north wing, was built by Whitney Newton circa 1881. Newton was also responsible for the construction of two false-front commercial buildings on Ridge Street around the same time – the Exchange Building at 100 S. Ridge Street, and the Colorado House at 106 S. Ridge Street. The side-gabled south wing was built some years later, circa 1907-1908. The date of construction for the two shed-roofed additions for the two shed-roofed extensions are unknown; however, they appear quite old.**
30. Original location: **Yes** Moved: **No** Date of move(s) **N/A:**

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### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/ Single Dwelling**
32. Intermediate use(s): **Domestic/ Single Dwelling**
33. Current use(s): **Domestic/ Single Dwelling**
34. Site type(s): **Residence**

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35. Historical background:

**Local builder and lumberman Whitney Newton built the original portion of this cottage as his home circa 1881. Starting out as a simple rectangular box, the south wing addition was built onto the original building circa 1907-1908. Newton also built two false-front commercial buildings on Ridge Street around the same time – the Exchange Building at 100 S. Ridge Street, and the Colorado House at 106 S. Ridge Street.**

**In 1892, Newton sold the property to a business associate, O.E. Harris, who in turn, immediately sold it to Arthur C. Howard. A miner, Howard's business interests included the O'Riley Mining Company, and the Bay State property.**

**Howard proceeded to purchase lots 23 and 24 of this block in 19100, and he occupied this house with his family until his death in 1925. The Howards eventually lost the house to a tax sale. It was purchased by Christ Kaiser as an income property, and sold to Julia A. Simmons in 1945. Two years later, Simmons sold the property to George A. Graham. Graham then sold it to Olivia S. Beckman. Tony and Olivia Tomsic acquired the property in 1958. Tomsic next sold it to Jane Stapleton Shetterly in 1965. Recent owners include Michael J. Bertaux and Carolyn Kavana. The property is presently (in 2006) a poorly-maintained rental.**

36. Sources of information:

**Summit County Clerk and Recorder. Quit Claim Deed Record book 52, page 423.**

***Summit County Journal*, September 26, 1908.**

***Summit County Journal*, March 1912.**

**Summit County Assessor Residential Property Appraisal Record.**

**Town of Breckenridge. Department of Community Development files.**

### VI. SIGNIFICANCE

37. Local landmark designation:    Yes            No             Date of designation:            **N/A**

Designating authority: **N/A**

38. Applicable National Register criteria:

- 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;
  - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished 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.

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39. Area(s) of significance: **N/A**
40. Period of significance: **N/A**
41. Level of significance: National: State: Local:

42. Statement of significance:

**This property is historically significant for its associations with Breckenridge's historical development during the "Town Phase" and Stabilization Phase" periods of the town's evolution. The building, in essence, grew along with the town – from a small 336 square-foot cabin, to a handsome comfortable home for a family by the early 1910s. The property's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. It does, however, qualify for individual local landmark designation by the Town of Breckenridge, and it is a contributing resource located within the boundaries of the Breckenridge Historic District.**

43. Assessment of historic physical integrity related to significance:

**This property exhibits a high 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. There have been no recent alterations to the property; however, it is suffering from neglect.**

44. National Register eligibility field assessment **:Not Eligible**

Local landmark eligibility field assessment **:Eligible**

45. Is there National Register district potential? Yes No **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 National Register district potential, is this building contributing? **N/A**

46. If the building is in existing National Register district, is it contributing **Yes**

### VII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-1; Images 53-59** Images filed at: **Town of Breckenridge  
150 Ski Hill Road  
Breckenridge, CO 80424**
48. Report title: **Town of Breckenridge Phase IV Cultural Resource Survey**
49. Date(s): **June 12, 2006**
50. Recorder(s): **Carl McWilliams** **Rebecca Waugh**
51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**
52. Address: **1607 Dogwood Court** **150 Ski Hill Road**  
**Fort Collins, CO 80525** **Breckenridge, CO 80424**
53. Phone number(s): **(970) 493-5270** **(303) 629-6966 ext. 142**

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## Sketch Map

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## Location Map