

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
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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.130.158** Parcel number(s):
- 2. Temporary resource no.: **N/A** **2211-3131-20-001**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Fletcher House**
- 6. Current building name: **Kilgore/Sutterley House**
- 7. Building address: **100 S Harris Street**
- 8. Owner name and address: **Randall K. Kilgore and Janet L. Sutterley**  
**P.O. Box 3636**  
**Breckenridge, CO 80424**



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Individual National Register field eligibility: **Not Eligible**

Local Landmark eligibility field assessment: **Eligible/Contributing to District**

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**II. GEOGRAPHIC INFORMATION**

9. P.M. 6 Township 6S Range 77  
**SW ¼ of SE ¼ of NE ¼ of SW ¼ of section 31**
10. UTM reference (NAD27)  
Zone 13N; 410413 mE 4370591 mN
11. USGS quad name: **Breckenridge**  
Year: 1987 Map scale: 7.5'
12. Lot(s): 1 Block: 7  
Addition: **Yingling & Mickles** 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): **Irregular Plan**
15. Dimensions in feet: **32' North-South by 50' East-West**
16. Number of stories: 1½
17. Primary external wall material(s): **Wood/Log, Wood/Shingle**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Dormers**
21. General architectural description:

**This dwelling consists of the following elements: an original 1½-story front-gabled (middle) section which measures 20' N-S (across) by 27' E-W (across); an early 1½-story side-gabled addition, in front (west) of the original section, which measures 26½' N-S by 16' E-W; a shed-roofed addition to the north elevation which measures 6' N-S by 15' E-W; a new (2009) shed-roofed addition to the rear (east) elevation, which measures 7' N-S by 24' E-W; a new (2009) gabled addition to the east end of the south elevation. The walls of the historic sections are made of axe-cut squared logs with flush square-notched corners. Variegated wood shingles appear in the upper gable ends on the north and south elevations, while the upper gable end on the east elevation is clad with unpainted vertical wood planks. The roof is covered with corrugated metal roofing material, with 2" by 2" rafter ends exposed beneath the eaves. Two gabled wall dormers overlook the facade on the west elevation, each with a 1/1 double-hung sash window with a painted green wood frame and painted chocolate brown wood surround. Elsewhere, the home's historic windows are primarily 1/1 and 2/2 double-hung sash with painted wood frames and surrounds. The house features a symmetrical facade which faces Harris Street on the west elevation. A solid wood door enters the center of the facade from an 8' by 5' wood plank porch. This porch is covered by a shed roof supported by chamfered 4" by 4" wood posts. The new (2009) gabled addition to the east end of the south elevation features painted blue horizontal wood exterior siding with 1" by 4" corner boards, and a wood shingled roof. A shed-roofed entry porch on this addition's west elevation faces Harris Street. Two 2/2 double-hung sash windows overlook the porch. A 1/1 double-hung sash window and a single window in the upper gable end penetrate this addition's south elevation. The new (2009) shed-roofed addition to the east elevation replaced an original or very early shed-roofed extension, with rough-formed concrete walls, of the same dimensions.**

22. Architectural style/building type: **Pioneer Log**
23. Landscaping or special setting features: **This property is located at the southeast corner of Harris Street and Lincoln Avenue, within the Breckenridge National Register Historic District. Improvements on the property include the dwelling and a barn. A coal shed, a granary, and the remains of a privy, historically associated with this property have been reconfigured and are now located on the back half of the adjacent lot to the south.**

24. Associated buildings, features, or objects:

**Barn**

**This barn consists of a main 1½-story gabled section which measures 27' N-S by 14' E-W; a shed-roofed extension to the west elevation which measures 27' N-S by 9' E-W; and a lower single-story gabled extension to the south elevation which measures 24' N-S by 14' E-W. The main 1½-story section is supported by a new concrete foundation, and its walls are made of vertical wood planks, over wood frame construction. A set of paired diagonal plank doors face toward Lincoln Avenue on the north elevation. A vertical wood plank hayloft door penetrates the north elevation's upper gable end. A 4-light window penetrates the south elevation's upper gable end. The shed-roofed extension to the west elevation features vertical wood plank walls, and rusted corrugated metal roofing material laid over 1x wood decking. A vertical wood plank door faces toward Lincoln Avenue on the north elevation. A set of paired, non-historic, 2/2 double-hung sash windows penetrate the south elevation. The single-story gabled extension to the south elevation features vertical wood plank walls, and corrugated metal roofing material laid over 1x wood decking. A vertical wood plank door enters the west elevation from an uncovered wood porch. Two boarded window openings penetrate the east elevation overlooking the alley. One of these windows is filled with horizontal wood planks, while the other is filled with vertical wood planks. A non-historic 4-light awning window penetrates the east elevation. A set of paired, non-historic, 2/2 double-hung sash windows and a non-historic 4-light window in the upper gable end penetrate the south elevation. The west elevation is penetrated by a set of paired, non-historic, 2/2 double-hung sash windows.**

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **1885** Actual:
- Source of information: **Summit County Assessor**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder/Contractor: **Unknown**
- Source of information: **N/A**
28. Original owner: **The Colorado Boot and Shoe Manufacturing Company**
- Source of information: **Summit County Clerk and Recorder, Warranty Deed Book 1. Page 134.**

29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**Research conducted primarily through Summit County Assessor records indicate that this property was developed beginning in the late 1870s or early 1880s. Oral tradition (passed down to Ed Hagen, the great-grandson of Eli Fletcher) holds that the original portion of the house was built in 1877. Physical evidence shows that the house was built in stages. The middle, front-gabled, log section was built first, and was extended to the east (rear) shortly thereafter. The oldest front-gabled section was followed by the 1½-story side-gabled section closest to Harris Street which was built circa 1882. The shed-roofed addition to the north elevation reportedly dates to the early 1940s. At the time of survey in November 2009, a gabled addition to the east end of the south elevation and a shed-roofed addition to the east elevation had just been completed. Also at the time of survey, the building's interior was undergoing renovation, and horizontal siding which had covered the log walls for several years had recently been removed.**
30. Original location: **Yes** 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): **Domestic/Single Dwelling**
34. Site type(s): **Single Family Dwelling**
35. Historical background:  
**The large barn on this property is an early commercial structure. It dates back to circa 1882, when Lincoln Avenue served as a second main street to the town. County records show that it was owned by The Colorado Boot and Shoe Manufacturing Company. It is uncertain if the two smaller outbuildings (formerly on this property but now located next door to the south) were associated with this operation.**

**The circa 1885 house is best known as the former home of Eli and Emma Fletcher. Four generations of the Fletcher family have lived on this property. The historic part of the house is built of logs which were long covered with clapboard sheathing, until the clapboard was removed in the fall of 2009.**

**Eli Fletcher came to Colorado with his family in 1867 and to Breckenridge around 1870. He married Emma Naumann in 1881, and eight children were born to this union. In 1883, Mr. Fletcher conducted a meat market for a short time on Lincoln Avenue, and, later, made his living as a “painter and paper hanger.” On August 7, 1889, Mrs. Emma Fletcher purchased this property from Mrs. M. J. Watson, “together with improvements.”**

**Eli also was a talented ski maker, and during the winter of 1899 railroad blockade, he made a trip over Boreas Pass to Como on snow shoes (skis), returning with a load of canned goods. He was a charter member of Kiowa Tribe, No. 6, Improved Order of the Red Men; the Woodcraft of the World, Camp 305 of Breckenridge, Colorado; and the Pioneer Hook and Ladder Fire Company. He was elected chief of the fire department in 1885 and secretary of the department in 1915.**

In 1936, a seventy-six-year old Eli Fletcher died in this home. His widow, Emma, died the next year. However, their son Theodore (Ted) went on to raise his family in the same house he was born in. He graduated from Breckenridge High School and married Helen Theobald in 1929. The couple had two children. Like his father, Ted became active in the Breckenridge Fire Department. Through the years, he served as Mayor and a Town Council member. He worked in the mines and, later became the Summit County Assessor.

Upon Ted's death in 1969, his widow Helen continued to live in the house. The Fletchers' heirs inherited the property when Helen passed away in 1983. Their grandson, Edward J. (Jim) Hagen, continued to reside in the house until 2009. The property is presently owned by Randall K. Kilgore and Janet L. Sutterley. They were in the process of renovating the property in the fall of 2009.

36. Sources of information:

Summit County Clerk and Recorder. Plat book.

Summit County Clerk and Recorder. Warranty Deed Record book 1, page 134.

Summit County Clerk and Recorder. Warranty Deed Record book 55, page 281.

Summit County Assessor Residential Property Appraisal Record.

*Summit County Journal*. April 3, 1936.

*Summit County Journal*. October 22, 1937.

*Summit County Journal*. April 11, 1969.

## VI. SIGNIFICANCE

37. Local landmark designation: **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 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)

**xx** Does not meet any of the above National Register criteria

39. Area(s) of significance: **N/A**

40. Period of significance: **N/A**

41. Level of significance: **Local**

## 42. Statement of significance:

**This house and related secondary building are historically significant for their associations with Breckenridge's commercial and residential development from the time of their construction, circa early 1880s. The house and barn are also architecturally significant as excellent representative unstylized examples of vernacular architecture, and for their early dates of construction. The house is a notable example of a vernacular gabled dwelling, of pioneer log construction. The barn is a notable example of a gable-roofed single-wing barn, with a historic gabled addition. This property's significance in these regards may not be to the extent that it would qualify for individual listing in the National Register of Historic Places. However, the property clearly qualifies for local landmark designation, and it is a contributing property within the Breckenridge Historic District.**

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

**This property displays a reasonably high standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. There have been no additions to the house and barn within the past fifty years. The house is currently undergoing renovation.**

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**44. National Register eligibility field assessment: **Not 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.**

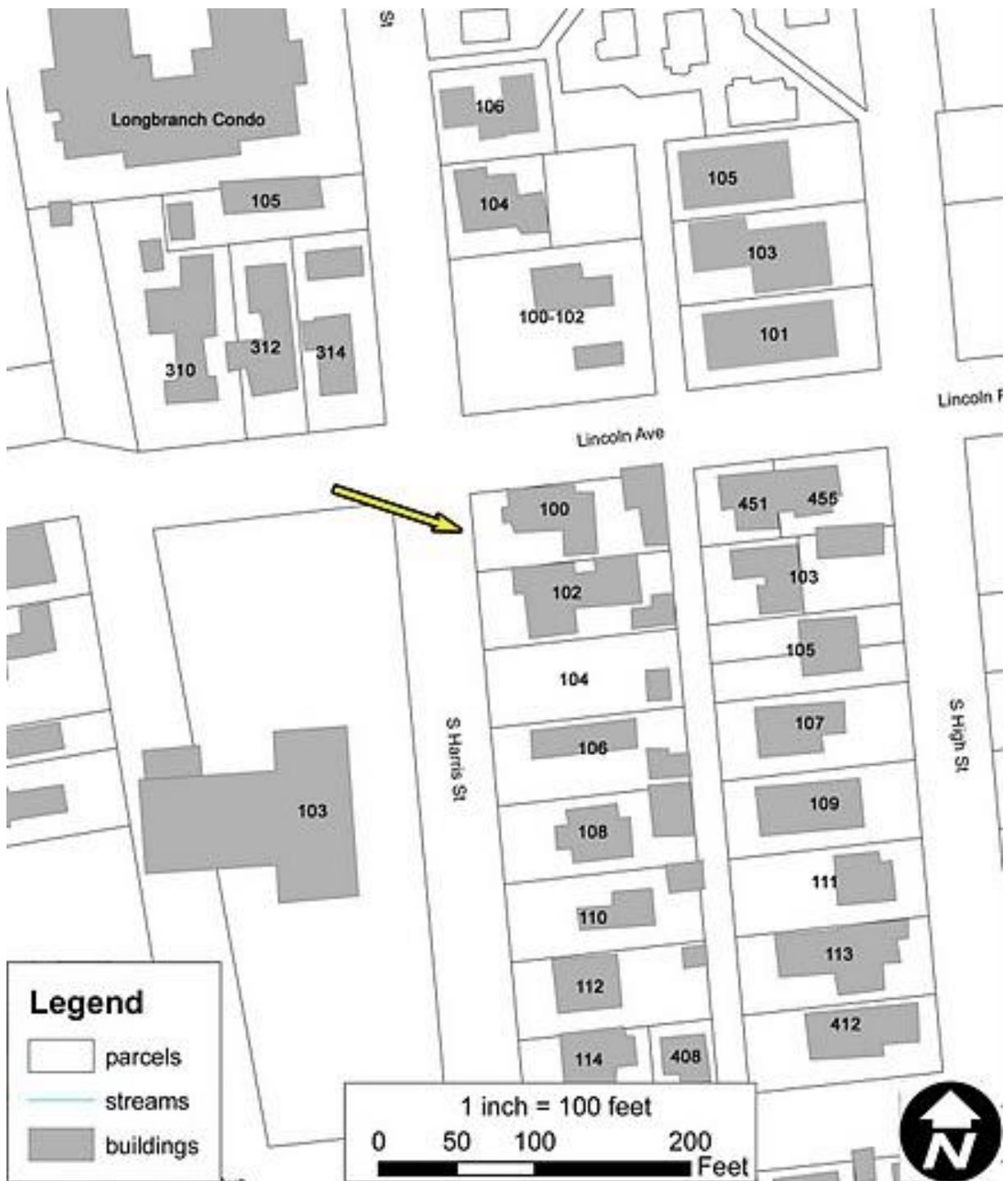
If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **Contributing****VIII. RECORDING INFORMATION**47. Photograph numbers: **CD #1; Images 7-12**

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

48. Report title: **Breckenridge Historic District Phase V Cultural Resource Survey**49. Date(s): **November 16, 2009**50. Recorder(s): **Carl McWilliams, Rebecca Waugh**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

