

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.22**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Walker House**
- 6. Current building name: **Walker House**
- 7. Building address: **211 Lincoln Avenue**
- 8. Owner name: **James D. and Valerie Novak**  
 Owner address: **32499 Woodland Dr.  
 Evergreen, CO 80439**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**SW<sup>1</sup>/<sub>4</sub>** of **SW<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: **410250**  
 Northing: **4370580**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987)**
- 12. Lot(s): **2-4** Block: **11**  
 Addition: **Abbett 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:

**Other Style (Log Side-Gabled Dwelling)**

**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):  
**Rectangular Plan**
- 15. Dimensions in feet: **704 square feet**
- 16. Number of stories: **2½**
- 17. Primary external wall material  
**Wood / Log**  
**Wood / Vertical Siding**
- 18. Roof configuration (enter one):  
**Gabled Roof / Side Gabled Roof**
- 19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
- 20. Special features (enter all that apply):  
**Stained Glass**

**7.5'**

**21. General Architectural Description**

The Walker House is a tall, angular, 2½-story log structure. The original building measures 32' N-S by 18' E-W, with a large (4' by 8') rectangular two-story bay window on the north elevation. A single-story shed-roofed addition, located at the north end of the west elevation, measures 11½' N-S by 8' E-W. The building is supported by a stone foundation, with a bulkhead cellar entrance on the west elevation. The building's walls are whole logs, with concrete chinking, and with square-notched corners. Board-and-batten appears in the upper gable ends on the north and south elevations. The roof is a steeply-pitched side-gable, with black asphalt shingles over 1x wood decking and 2x wood rafters. The large two-story bay window on the north elevation is the building's most notable architectural feature. This bay features four 2/2 double-hung sash first story windows, and two 2/2 double-hung sash second story windows. Horizontal sawtooth bands appear above and below the second story windows, and above the first story windows. The bay's windows are divided by vertical wood panels, and a recessed horizontal panel appears below the first story windows. Windows elsewhere are primarily 4/4 double-hung sash, with painted wood frames and surrounds. Two, painted blue and cream white, wood-paneled entry doors open onto a large brick porch on the house's east elevation. The entry door to the north features stained glass panes in its upper sash, and is covered by a gable hood with kneebrace supports. **(Please see continuation sheet)**

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

This two-story, 16' by 28', hewn timber dwelling, with stacked square-bay windows, was built between the months of March 1880 and February 1881 for \$400.00. Charles A. and Miriam E. Walker were the original owners. The large barn-like structure to the south of the house, as well as a small false-front building to the east, were both built prior to 1883. Both were historically associated with the Walker House. The barn's loft was altered in the 1960s.

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

The Walker House property is located on the south side of Lincoln Avenue, across from the Summit County Courthouse. The building, though, fronts toward French Street to the east. A high concrete retaining wall parallels the sidewalk along Lincoln Avenue.

**24. Associated buildings, features, or objects****Secondary Residence****IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual **1880-1881**

Source of information:

**26. Architect:****n/a**

Source of information:

**n/a****27. Builder/ Contractor:****unknown**

Source of information:

**n/a****28. Original owner:****Charles A. Walker**

Source of information:

**Breckenridge Daily Journal, February 15, 1881.****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): **Domestic / Hotel**

34. Site type(s): **Bed and Breakfast**

**35. Historical Background**

**36. Sources of Information**

Breckenridge *Daily Journal*, February 15, 1881.

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. 137.

*Summit County Journal*, June 13, 1903.

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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;

**XX** 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; Community Planning and Development; Ethnic Heritage / European**

40. Period of Significance: **1880-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

The Walker House property is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's development as a successful mining community beginning in the late 1800s, and extending through the first half of the twentieth century. The property is also historically significant relative to Criterion B for its association with Charles A. Walker. A regionally prominent civil and mining engineer, Walker surveyed Breckenridge for its incorporation in 1880, and made other significant contributions to the town's socioeconomic development. Finally, the Walker House is architecturally significant, under National Register Criterion C for its pioneer log construction with an original two-story bay window. The Walker House, thus, is individually eligible for inclusion in the National Register. It should also be regarded as contributing resource within the Breckenridge Historic District.

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

The Walker House has retained a large measure of its physical integrity, relative to the National Register Criteria. A small shed-roofed addition to the west (side) elevation impacts the building's integrity to a small degree. The property's secondary structure - historically used as a barn - has been dramatically altered. Because it has lost much of its integrity, this building should be considered a non-contributing resource within 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-11**

Frame(s): **18-24**

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. Recorders: **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**

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

A secondary residence (formerly a barn) is located approximately 35' south of the Walker House. This is a 1½-story log building which measures 30' N-S by 20' E-W. Supported by a relatively new concrete perimeter walls foundation, this residence features whole log walls, with concrete chinking, and with square-notched corners. Board-and-batten appears in the upper gable ends on the north and south elevations. A gambrel roof, with corrugated metal roofing material over 1x wood decking, evidences the building's historic use as a barn. Three shed-roofed dormers penetrate the roof on the east elevation. Two of these dormers have three-light windows, while the other has a 12-light window. Two large gabled wall dormers penetrate the roof on the west elevation. Both of these dormers feature wood-paneled doors, with flanking multi-paned sidelights. These doors open onto a wood balcony which extends the full length of the west elevation. The building's main entry is located on the north elevation, where a wood-paneled door opens onto a concrete stoop. Another wood-paneled door is located at the south end of the west elevation. Two single-light fixed-pane windows, with transom lights, are located on the first story, on the north elevation. The upper gambrel ends, on the north and south elevations, both feature multiple fixed-pane windows.