

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.34**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Goodier House**
- 6. Current building name: **Ready Paint Fire Pottery Studio**
- 7. Building address: **301 North Main Street**
- 8. Owner name: **Bernard P. McMenemy**
 Owner address: **P.O. Box 648**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NE¼ of NE¼ of NW¼ of SW¼ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410060**
 Northing: **4370880**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **1** Block: **n/a**
 Addition: **Snider's Addition** 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.**

22. Architectural style / building type:

Other Style / Wood Frame 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: **1140 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Gabled Roof / Side Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof
- 20. Special features (enter all that apply):
Porch
Chimney
Fence

21. General Architectural Description

Presently used as a pottery studio, this house is located at the northwest corner of North Main Street and Watson Avenue, near the north end of downtown Breckenridge. The current building includes the original, 29' N-S by 15' E-W, 1½-story, side gabled house, and two shed-roofed additions to the west (rear) elevation. The larger of the two additions measures 29' N-S by 15' E-W, while the smaller addition (which is built onto the west elevation of the larger addition) measures 29' N-S by 8' E-W. The entire building is of wood frame construction, and is supported by a concrete foundation. The exterior walls are painted beige horizontal wood siding, with painted white 1" by 4" corner boards. The main side gabled roof, and both shed roofs over the additions, are covered with brown asphalt shingles. The roof eaves are boxed, and there is one brick chimney with concrete pargeting on the south facing roof slope. A canted hipped-roof bay, with three 2/2 double-hung sash windows with painted white wood frames and painted burgundy color wood surrounds, is located at the south end of the east elevation (facade). The bay is covered by a bellcast hipped roof with decorative scrolled brackets beneath the eaves. Windows elsewhere on the house are primarily 2/2 double-hung sash with painted white wood frames and painted burgundy wood surrounds. A painted white and burgundy wood-paneled front door opens onto a small wood porch and sidewalk on the facade. The porch, which is centered on the facade, is covered by a small gable hood with kneebrace supports. A painted white wood-paneled door, with one upper sash light, opens onto a concrete stoop and patio at the north end of the west elevation.

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

This residence was built circa 1881 as a residence for Joseph F. Reeder. The prominent bay window on the facade was built between 1886 and 1890, torn off, and rebuilt in 1908. That same year, a small addition was built onto the rear of the structure.

23. Landscape or setting special features:

This property is located at the northwest corner of North Main Street and Watson Avenue, near the north end of downtown Breckenridge. The house is set back 18' from Main Street, and 40' from Watson Avenue.

24. Associated buildings, features, or objects

Buildings at 100 / 102 Watson Avenue (5ST130.35), located behind this house to the west, were historically associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate **ca. 1881**

Actual **1904**

Source of information:

Summit County Clerk and Recorder. Quit Claim Deed. book 29, p. 217.

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

Joseph F. Reeder

Source of information:

Summit County Clerk and Recorder. Quit Claim Deed. book 29, p. 217.

30. Original location: yes

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Commerce and Trade / Business**
34. Site type(s): **Pottery Studio**

35. Historical Background

36. Sources of Information

Sanborn Fire Insurance Maps, 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. Quit Claim Deed Record, book 20, p. 40.

Summit County Clerk and Recorder. Quit Claim Deed Record, book 29, p. 217.

Summit County Clerk and Recorder. Quit Claim Deed Record, book 52, p. 104.

Summit County Treasurer. Trust Deed Record, book 35, p. 316.

Summit County Clerk and Recorder. Warranty Deed Record, book 55, p. 499.

Summit County Clerk and Recorder. Quit Claim Deed Record, book 91, p. 56.

Summit County Journal, December 12, 1908.

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;

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; Commerce; Community Planning and Development

40. Period of Significance: **ca. 1881-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's evolution as a successful mining community beginning during the latter half of the 19th century. Built circa 1881, this house is also architecturally notable, under National Register Criterion C for its vernacular wood frame side gabled plan. It is representative of Breckenridge's vernacular dwellings dating from before the turn of the twentieth century. Although the property's level of significance in these regards is probably not to the extent that it would qualify for individual listing in the National Register, this property should be regarded as contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This residence displays an above average degree of historical integrity. The larger of two additions to the west (rear) elevation is reportedly well over fifty years old. Both additions are compatible with the house's original construction.

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-7**

Frame(s): **11-15**

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. Recordors: **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**