

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.57**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Whitehead Building**
- 6. Current building name: **Prospector Restaurant**
- 7. Building address: **130 South Main Street**
- 8. Owner name: **Bert Goldwater**
 Owner address: **5048 Lakeridge Terrace East
 Reno, NV 89509**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NE¼ of NE¼ of SW¼ of SW¼ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410112**
 Northing: **4370487**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **3** Block: **1**
 Addition: **Edmund G. Stiles 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 / Vernacular
 Wood Frame, Front-Gabled
 Building**

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: **1120 square feet**
- 16. Number of stories: **2½**
- 17. Primary external wall material
Wood / Weatherboard
- 18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
- 19. Primary external roof material (enter one):
Metal Roof
- 20. Special features (enter all that apply):

21. General Architectural Description

Built in the early 1890s, this wood-frame, front-gabled structure is located on the east side of Main Street in downtown Breckenridge. Featuring a rectangular plan, the building, overall, measures 20' N-S (across) by 56' E-W (deep). Included in these dimensions is the main 2½-story front-gabled portion of the structure to the west, which measures 20' by 38', as well as two single-story gabled extensions to the east (rear), which measure, respectively, 20' by 10' and 20' by 8'. The building's exterior walls are clad with painted yellow horizontal weatherboard siding, with painted chocolate brown 1" by 6" corner boards at either end of the facade. The front-gabled roof is moderately-pitched, and is covered with corrugated metal roofing material. The roof eaves are boxed. Fronting onto Main Street on the west elevation, the building's facade features a symmetrical design. A wood-paneled entry door, with one upper sash light, is centered on the facade, and is flanked on either side by large single-light fixed-pane storefront windows. Above the door and windows, a projecting cornice, with decorative scrolled brackets, visually separates the facade's first and second stories. Two 2/2 double-hung sash windows, with painted reddish-purple wood frames and painted chocolate brown wood surrounds, penetrate the facade wall, on the second story. Between these two windows, a wooden signband hangs perpendicular to the facade wall, and advertises:

**The
Prospector
Restaurant**

Finally on the facade, a stained glass bulls-eye window appears in the facade's upper gable end. There are two 2/2 double-hung sash windows on the second story of the building's south elevation, and three 2/2 double-hung sash windows on the second story of the north elevation. All of these windows have painted yellow wood frames, and painted chocolate brown wood surrounds. A rear service entrance is located on the east elevation, where a solid wood door opens onto a wood porch.

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

This wood frame commercial building was constructed in 1892, and probably originally consisted of the main 2½-story gabled portion to the west, and a single-story, 20' by 10' gabled extension to the east. (The structure, with this configuration, is depicted on the January 1896 Sanborn map.) The slightly smaller, 20' by 8', gabled extension to the east elevation, was evidently constructed sometime after 1914, as it does not appear on the Sanborn map printed in August 1914.

23. Landscape or setting special features:

This property is located on the east side of Main Street in downtown Breckenridge.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY**25. Date of Construction:**

Estimate

Actual **1892**

Source of information:

Summit County Clerk and Recorder. Quit Claim Deed Record book 52, page 461.

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

Harry Whitehead

Source of information:

Summit County Journal, April 28, 1917

28. Original owner:

Jennie Whitehead

Source of information:

Summit County Clerk and Recorder. Quit Claim Deed Record book 52, page 461.

30. Original location: yes

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Hotel**
32. Intermediate use(s): **Commerce and Trade / Restaurant**
33. Current use(s): **Commerce and Trade / Restaurant**
34. Site type(s): **Commercial Building**

35. Historical Background

Harry S. and Jennie Whitehead came to Breckenridge in 1880. Harry soon found work as a carpenter and a miner. Jennie discovered that single miners paid well for "home cooking." Around 1892, Harry Whitehead constructed this building as the Arcade Hotel. This short-lived hotel venture prepared Jennie for her next foray into the boardinghouse business. She began sharing her hotel/home with boarders and, in 1902, she reopened the Arcade Restaurant downstairs to hungry miners. She also began leasing an office space upstairs, first to Dr. C. H. Scott in 1899 and, later, to Dr. Osborne in 1905. Attorney Frank Goddard moved into the same office space in 1907. Jennie Whitehead eventually earned renown as Breckenridge's "keeper of popular and homelike boardinghouses." After Jennie died of pneumonia in 1904, Harry Whitehead left town for good. Summit County Government placed a tax lien on the property on December 23, 1907, and acquired it in 1913 to provide low-income housing for widows. Florence Tressler resided here for many years under the "Widow Fund" program. The building was remodeled as a restaurant in 1970. Owners in recent years have included Wayne A., Bert, and Phyllis Goldwater; Larry L. Diehl; Kim and Rosie Batcheller; Sandra Gaylord; Deena Denea; and Trent E. Saviers. The building currently houses the Prospector Restaurant downstairs, and apartments upstairs.

36. Sources of Information

Sanborn Fire Insurance Maps, dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor. Commercial Property Appraisal Record.

Summit County Clerk and Recorder. Mortgage Record book 37, page 369.

Summit County Clerk and Recorder. Quit Claim Deed Record book 52, page 461.

Summit County Clerk and Recorder. Release Record book 48, page 175.

Summit County Clerk and Recorder. Treasurer's Tax Deed to County book 71, page 143.

Summit County Journal, May 1899, May 3, 1902, January 2, 1904, October 14, 1905, January 1907, April 28, 1917

Town of Breckenridge. Department of Community Development Files.

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 and Trade; Community Planning and Development

40. Period of Significance: **1892-1950**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Built in 1892 as a hotel or boardinghouse for miners, this Victorian-era building is historically significant - under National Register of Historic Places Criterion A - because it is a tangible link to Breckenridge's early days as an important mining community during the late 1800s and early 1900s. Under Criterion C, the building is architecturally significant for its representative vernacular, wood-frame, front gabled plan. The building's combined levels of significance and integrity are probably not to the extent that it would qualify for individual listing in the National Register of Historic Places; however, it is eligible for local landmark designation by the Town of Breckenridge, and it may also be considered as a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

Built in 1892, this building displays a relatively high level of integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. There have been no additions and no notable exterior alterations to the building following the period of significance.

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-14**

Frame(s): **22-27**

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 7, 2002**

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**