

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.61**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **George Bressler House**
- 6. Current building name: **Mountain Outfitters Building**
- 7. Building address: **112 S. Ridge Street**
- 8. Owner name: **Ket B. McSparin**
 Owner address: **P.O. Box 445**
Frisco, CO 80443

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NW¼ of NW¼ of SE¼ of SW¼ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410231**
 Northing: **4370517**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **24, 25** Block: **11**
 Addition: **Abbett Addition** 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.**

22. Architectural style / building type:

Other Style / Vernacular 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):
L-Shaped Plan
- 15. Dimensions in feet: **1584 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Horizontal Siding
- Wood / Log**
- 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):
Porch
Dormer

21. General Architectural Description

This building is located on the east side of Ridge Street, in the block between Lincoln and Washington Avenues. In its present configuration, the structure consists of: the original side-gabled dwelling, built in 1882, which measures 24' N-S (across) by 28' E-W (deep); a saltbox roof addition to the south (side) elevation, built in 1972, which measures approximately 15' square; and an addition to the east (rear) elevation, built in 1977, which measures 41' N-S by 16' E-W. The original dwelling is of wood frame construction, and features painted cream yellow horizontal wood siding, with painted dark green 1" by 4" corner boards. The side gabled roof is covered with brown asphalt shingles, and the roof eaves are boxed. Two gabled wall dormers, each with a 1/1 double-hung sash window, are located on the facade, overlooking the front porch. Below the dormers, the original dwelling features an asymmetrical facade. A painted green wood-paneled entry door, with one upper sash light, is located at the north end of the facade, and, to the south of the entry door, there are two 1/1 double-hung sash windows. The entry door opens onto a wood porch, covered by a low-pitched hipped roof, supported by painted dark green, chamfered, wood posts, with decorative brackets. The addition to the south elevation is built of logs, salvaged from a historic structure near the corner of Lincoln Avenue and French Street. The west elevation facade of this addition, though, is clad with painted cream yellow horizontal wood siding, and features an elaborate canted bay window. A paneled entry door, with a shed hood, enters this addition, from an open wood porch, also on the west elevation. A rear service entry door enters the larger addition from a wood porch on the east (rear) elevation, and there are two more secondary entry doors on the north (side) elevation.

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

The original portion of this structure was built as a single-story, wood frame dwelling in 1882. Between 1890 and 1896, an upper half story was added to the structure, including the two gabled dormers. The addition to the south elevation, as well as the columned front porch were erected in 1972. Logs for this addition were salvaged from a historic building which had stood near the corner of French Street and Lincoln Avenue. The larger addition, to the east elevation dates to 1977.

23. Landscape or setting special features:

This former residence is located on the east side of South Ridge Street, in the block between Lincoln and Washington Avenues. This area, one block east of Main Street, is home to a variety of commercial businesses, including several restaurants, and a few private dwellings.

24. Associated buildings, features, or objects**n/a****IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual **1882**

Source of information:

Summit County Clerk and Recorder. Warranty Deed book 1, page 135.**26. Architect:****n/a**

Source of information:

n/a**27. Builder/ Contractor:****George Bressler**

Source of information:

Summit County Clerk and Recorder. Warranty Deed book 1, page 135.**28. Original owner:****George Bressler**

Source of information:

Summit County Clerk and Recorder. Warranty Deed book 1, page 135.**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 / Multiple Dwelling**
33. Current use(s): **Commerce and Trade / Specialty Store**
34. Site type(s): **Retail Store (formerly a Residence)**

35. Historical Background

George Bressler was one of Breckenridge's earliest pioneers and builders, having erected and owned several of the town's oldest buildings. He came to Breckenridge in the 1860s, and, some years later, married Sophia Rautschler, of Breckenridge, on October 27, 1882. Before the wedding, George built their lifetime home here at 112 South Ridge Street. Between 1890 and 1896, George added a half story to the structure, which included two front dormers that bisected the roof line. George Bressler spent his working life laboring as a carpenter, miner, and liveryman. The Bressler's livery stable was located at the corner of Main Street and Lincoln Avenue.

After George and Sophie's deaths, the Bressler estate was settled in 1932. The property remained in the family until 1939, when it was sold to John P. Madron. Madron then sold it to Cleo May Fresh in 1942, who owned it until 1950. On April 11, 1950, Cleo Fresh sold to Bernard and Irene M. Manley. In 1971, the Manleys sold equal halves of the property to Michael P. and Mary Lynn Keeler, and David and Mariam Jackson (Mariam Swartz Carney). In 1972, the turn-of-the-century design gained a columned front porch and a south wing, with materials rescued from a historic log house, once located near the corner of Lincoln Avenue and French Street. An apartment on the rear of the house was enlarged and an additional apartment was added in 1977. At the same time, the downstairs became two commercial retail spaces. Since then, the former dwelling has housed a number of businesses including Amazing Grace Health Food Restaurant, Ridge Street Records, Giger Wilson Rental, High Mountain Catering, Heads Up Hairstyling, Mountain Cyclery and Ski Exchange, and Mountain Outfitters. The 1970s additions in the rear were updated in 2002 for Mountain Outfitters. The property is currently (in 2002) owned by Ket McSparin and Margaret J. Lifland.

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. Miscellaneous Record book, 122, page 53.

Summit County Clerk and Recorder. Miscellaneous Record book, 129, page 93.

Summit County Clerk and Recorder. Treasurer's Deed book, 2, page 77.

Summit County Journal, February 25, 1881.

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: **1882-1952**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This building is historically significant relative to National Register of Historic Places Criterion A for its association with residential development in Breckenridge during the late 1800s and early 1900s. The original side gabled portion of the structure is also architecturally significant, under National Register Criterion C, for its early vernacular wood frame side-gabled construction. Due to a fairly substantial loss of integrity, the building is not individually eligible for listing in the National Register of Historic Places, and it is probably not eligible for local landmark designation by the Town of Breckenridge. The building, though, has retained sufficient integrity to be considered a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This building's original historical integrity was compromised in the 1970s when additions were built onto the south and east elevations, and when a front porch was erected on the facade.

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-18**

Frame(s): **11-14**

Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **June 18, 2002**

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**