

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.67**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Robert H. Whyte House**
- 6. Current building name: **House**
- 7. Building address: **123 S. Ridge Street**
- 8. Owner name: **Daniel A. and James J. Mikolitis**
 Owner address: **P.O. Box 1998**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NW¹/₄ of NW¹/₄ of SE¹/₄ of SW¹/₄ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410194**
 Northing: **4370476**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **9-13** Block: **12**
 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, Front Gabled Dwelling

Official Eligibility Determination

(OAHF 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: **670 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Horizontal Siding
- 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):
Porch
Chimney

21. General Architectural Description

This property, which consists of a dwelling, a privy, a burro barn, and a storage shed, is located at the northwest corner of South Ridge Street and Washington Avenue. Presently vacant, the small Victorian-era house fronts toward Ridge Street to the east. The original dwelling was built with a basic rectangular plan, measuring 16' N-S (across) by 30' E-W (deep). In addition to the original structure, there is also a 16' by 7' hipped-roof rear porch addition to the west elevation, and a 6' by 13' shed-roofed addition at the west end of the north elevation. Both of these additions are quite old, and were probably erected during the early years of the twentieth century. The house is 1½ stories tall, and is of wood frame construction, with a steeply-pitched front gabled roof. The exterior walls are clad with painted yellow horizontal wood siding, with painted dark green 1" by 4" corner boards. The roof is covered with corrugated metal roofing material, and the roof eaves are boxed, with painted dark green trim. One red brick chimney is located on the north elevation. The dwelling's windows are primarily single 1/1 double-hung sash, with painted white wood frames and painted green wood surrounds with wood cornices. A solid wood slab door, with a distinctive circular light, opens onto a 6' by 4' wood plank porch at the north end of the facade. The porch, here, has an open wood railing, and is covered by a gable roof, supported by two turned columns with decorative brackets. A glass-in-wood-frame door leads into the hipped-roof rear porch at the south end of the west elevation.

The privy is located 16' west of the house. This formerly utilitarian structure measures 4' by 4', is supported by a wood timbers on grade foundation, and has unpainted horizontal wood plank walls. The privy is covered by a moderately-pitched side gable roof, with deteriorated green asphalt roofing material and rusted tin roofing material over 1x wood decking. An open doorway is located on the privy's east elevation.

Please see continuation sheet.

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

This dwelling was constructed circa 1889 as a residence for Robert H. and Mary H. White. The secondary structures were probably built during the early 1900s.

23. Landscape or setting special features:

This dwelling is located at the southwest corner of Ridge Street and Washington Avenue, one-half block east of Main Street near downtown Breckenridge. This area is home to a variety of commercial businesses, including several restaurants, and a few private dwellings. This property is currently vacant.

24. Associated buildings, features, or objects

Privy, Burro Barn, Storage Shed

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

Estimate **ca. 1889**

Actual

Source of information:

**Summit County Clerk and Recorder.
Warranty Deeds book 1, page 481.**

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

Mary H. White (Mrs. Robert H.)

Source of information:

**Summit County Clerk and Recorder.
Warranty Deeds book 1, page 481.**

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): **Vacant / Not In Use**
34. Site type(s): **Residence**

35. Historical Background

Stagecoach travelers to Breckenridge in the 1880s could disembark on Ridge Street, and spend a comfortable night at the Grand Central Hotel, which once occupied a portion of this property. However, in December of 1884, a fire swept through Breckenridge's business district. After a night of horror, the blaze was contained, but the hotel, along with two other commercial buildings and a tiny dwelling on this corner, had been destroyed. Robert H. Whyte, the former manager of the Grand Central Hotel, and his wife, Mary H., built this small frame house on Lot 9 as their home in 1889. After the fire, Robert Whyte operated a grocery store on Lincoln Avenue. The burro barn and outhouse, located to the rear of the dwelling, were built at the same time. The burro barn was enlarged sometime between 1890 and 1896. A false-fronted building, which was once used for furniture storage, had been built along the Washington Avenue right-of-way by 1902.

After Robert and Mary Whyte's deaths, their heirs sold the property to Kate McDonald in 1904. Nels Ostrum acquired the property from McDonald in 1915. After ten years, Nels and his wife, Marguerite, sold the property to Carl Kaiser, who used it as a rental property. After Carl Kaiser's death, his widow, Esther A. Kaiser, sold the corner lot, with improvements, to George A. Graham in 1946. Hella and Marian Rypkowski purchased the complex from Graham in 1957. Seven months later, they sold it to Rhoda B. and Clinton Dudley. John J. and Zetha Randall acquired the property in 1960. The Town of Breckenridge acquired the property in 2002 from Daniel A. Mikolitis, who had owned it since 1978. The site remains relatively undeveloped to this day, and all of the buildings are currently vacant.

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, Residential Property Appraisal Record.

Summit County Clerk and Recorder. Miscellaneous Record book 136, page 175.

Summit County Clerk and Recorder. Miscellaneous Record book 152, page 51.

Summit County Clerk and Recorder. Miscellaneous Record book 153, page 278.

Summit County Clerk and Recorder. Miscellaneous Record book 157, page 53.

Summit County Clerk and Recorder. Trust Mortgage Deed book 68, page 414.

Summit County Clerk and Recorder. Trust Mortgage Deed book 88, page 5.

Summit County Clerk and Recorder. Warranty Deed book 1, page 481.

Summit County Clerk and Recorder. Warranty Deed book 69, page 569.

Summit County Clerk and Recorder. Warranty Deed book 115, page 48.

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; Community Planning and Development

40. Period of Significance: **ca. 1889-1952**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property - including the house and secondary structures - is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's evolution as a successful Colorado mining town during the late 1800s and early 1900s. The building is also architecturally significant, relative to National Register Criterion C, for its vernacular wood frame front gabled plan. The property's combined levels of significance and integrity, however, are probably not to the extent that the property would qualify for individual listing in the National Register of Historic Places. The property, though, may be considered individually eligible for local landmark designation by the Town of Breckenridge, and as a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property has retained a relatively high level of its historical 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 buildings 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-17**

Frame(s): **27-30**

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. 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)

The burro barn is located just to the southwest of the privy. This structure measures 14' N-S by 24' E-W, and is supported by a wood timbers on grade foundation. Its walls are made of unpainted vertical wood planks, and it is covered by a shed roof, with rusted corrugated metal roofing material over 1x wood decking. There are no windows. A set of paired vertical wood plank doors, side hinged with metal strap hinges, are located at the west end of the south elevation.

The storage shed is located approximately 65' north of the chicken house, where it fronts onto Washington Avenue. This structure measures 38' N-S by 16' E-W, and is supported by a wood timbers on grade foundation. The building is of wood frame construction, and its exterior walls are built of unpainted horizontal wood plank and board-and-batten. The roof is a moderately-pitched front gable, covered with rolled brown asphalt roofing material laid, over 1x wood decking. A metal stovepipe protrudes through the roof near the north end of the west-facing roof slope. One plywood-covered window opening is located on the west elevation; and two horizontal wood plank covered window openings are located on the east elevation. A set of paired wood-paneled doors, side hinged with metal strap hinges, are located at the east end of the south elevation, opening onto Washington Avenue. A single wood-paneled door opens onto a 4-step stoop on the north elevation.