

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____ Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____ Contributes to eligible National Register District

- 1. Resource number: **5ST130.82**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **F.C. Cramer House**
- 6. Current building name: **F.C. Cramer House**
- 7. Building address: **221 S. Main Street**
- 8. Owner name: **Finse Investment Company**
 Owner address: **P.O. Box 263**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**

SW3 of **NE3** of **SW3** of **SW3** of section **31**

- 10. UTM reference

Zone **13**
 Easting: **410017**
 Northing: **4370587**

- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970** (**Photorevised 1987**) **7.5'**

- 12. Lot(s): **9-10** Block: **7**

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:

Late Victorian

Official Eligibility Determination

(OAHP use only)

____ Determined Not Eligible - National Register

(Page 1 of 6) ____ Determined Eligible - State Register

____ Determined Not Eligible - State Register

____ Needs Data

____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):

Irregular Plan

- 15. Dimensions in feet: **~1282 square feet**

- 16. Number of stories: **Two**

- 17. Primary external wall material

Wood / Horizontal Siding

Wood / Shingle

- 18. Roof configuration (enter one):

Hipped Roof / Gable-On-Hip Roof

- 19. Primary external roof material (enter one):

Asphalt Roof / Composition Roof

- 20. Special features (enter all that apply):

Porch

Decorative Shingles

Chimney

21. General Architectural Description

Constructed in 1898, the original portion of this house featured a hall-and-parlor, T-shaped, plan. There appears to have been three additions to the original construction, all of which are probably more than fifty years old: A 14' by 16' one-story gabled addition is located at the north end of the east elevation; a 10' by 16' one-story shed-roofed addition is located on the north elevation; an L-shaped, 132' by 12' one-story shed-roofed addition is wrapped around the original building's southwest corner. Built and used historically as a residence, the original building is two stories tall, and is supported by a low painted red stone foundation. The exterior walls are clad with painted red horizontal wood siding, with painted white 1" by 4" corner boards. Variegated wood shingles appear in the upper gable ends. The gable-on-hip roof is covered with black asphalt shingles, while the eaves are closed and feature decorative wood brackets. One red brick chimney is located on the roof ridge. A canted bay window, with three single-light fixed-pane windows, is located at the north end of the facade (east elevation). Two other single-light fixed-pane windows, which are probably not historic, penetrate the facade wall. Windows elsewhere are predominantly 1/1 double-hung sash, with painted white wood frames and surrounds. Two fixed-pane diamond-shaped windows, including one in the upper gable end, are located on the south elevation. A painted black with white trim wood-paneled door, with one upper sash light, is located near the north end of the facade. This door enters into "Colorado West Real Estate Group" from a brick stoop. Another painted black with white trim wood-paneled door, with one upper sash light, is located near the south end of the facade. This door enters into "Names and Numbers" from a wood plank porch which features turned columns, with brackets, supporting a hipped porch roof. A painted black solid wood door, with one upper sash light, enters into the L-shaped shed-roofed addition at the west end of the south elevation. A non-historic metal paneled door, with one upper sash light, enters the building at the north end of the west (rear) elevation.

A historic, 16' by 20' secondary building is located to the west of the house. Oriented to the east, this building is of wood frame construction, is 12 stories in height, and is supported by a wood timbers on grade foundation with a wood plank floor. The building's exterior walls, on the east, south, and north, are clad with painted red horizontal wood siding, with painted white 1" by 4" corner boards. The west wall is clad with green asphalt shingle siding, over the horizontal wood siding. Square nails are visible in a number of places, indicating the building is quite old. The roof is a moderately-pitched front gable, with rolled asphalt roofing material, and with boxed eaves. Three plywood-filled windows, including one in the upper gable end, penetrate the west wall. A non-historic, painted red, roll-away garage door penetrates the east elevation wall. A painted black, single wood-paneled door is located at the north end of the east elevation.



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22. **Architectural style / building type:** **Late Victorian**

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

This building is located in downtown Breckenridge - on the west side of South Main Street, near the middle of the 200 block. A large commercial building at 211/215 S. Main Street is just to the north, while 225 S. Main Street is to the south. The river walk and the Blue River lie to the west.

24. **Associated buildings, features, or objects**

Secondary Building

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:**

Estimate

Actual **1898**

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 69, Page 187.**

26. **Architect:** **unknown**

Source of information: **n/a**

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

Source of information: **n/a**

28. **Original owner:** **Louise E. Cramer**

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 69, Page 187.**

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

This house was built in 1898 as a residence for Fred C. Cramer and family. A mining engineer, Cramer had come to Breckenridge some years earlier. The secondary building, located behind the house to the west, was in existence by August 1886. There appears to have been three additions to the original building (described above). Sanborn maps indicate that the additions postdate 1914; however, they appear to be more than fifty years old.

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 / Business; Commerce and Trade / Specialty Store**
34. Site type(s): **Office / Commercial Building**

35. Historical Background

Fred Cramer's work investigating, surveying, and mapping mining properties was not easy. He did it in freezing rain, deep snow, and dark underground mine tunnels, often dragging a heavy survey chain behind him. He generally found himself in the middle of nowhere, carrying his home (a tent) and all his provisions with him. It was no wonder that Fred C. Cramer, M. E. (Mining Engineer) commissioned this \$2,700 showplace for his family in 1898. Built on a hall-and-parlor plan, the "Cramer Mansion" drew attention and "callers" from all over the state. The home's large picture windows and spacious plastered rooms must have seemed luxurious to a man used to living in a tent.

In 1915, the Tonopah Placers Company purchased the house for employee housing. The company owned and operated the Tonopah Shops (formerly the Goldpan Shops), a large complex of industrial shops located on the south end of town that provided electric power to Breckenridge and equipment and repair service to the three dredges that the company operated in the Blue River. Later, the two-story dwelling, was sold to the Royal Tiger Mines Co., which leased it to the Tiger Placers Company for staff housing. This was the same time that the company's Tiger No. 1 dredge was working its way through the town of Breckenridge.

The small, one-story building in the rear was used as a dwelling as early as August of 1886. It was one of the few structures on this block that survived the 1896 fire. E. G. Stiles, mine owner and developer of the Edmund G. Stiles Addition, owned and used the small building as a workshop at the turn of the twentieth century.

Owners of the property after 1956 include John B. Taylor and Edna J. Eisenhand, Joseph L. and Perry M. Butterfield, R.H. and Suzanne Balkel, Transamerica Title Insurance, Nanette Seidner, and Carol and Sigurd Rockne.

36. Sources of Information

Sanborn Fire Insurance Maps, dated November 1902, and August 1914.

Summit County Assessor, Residential and Commercial Property Appraisal Records.

Summit County Clerk and Recorder. Warranty Deed Record book 69, page 187.

Summit County Clerk and Recorder. Warranty Deed Record book 101, page 105.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 117, page 301.

Summit County Clerk and Recorder. Quit Claims Deed Record book 91, page 546.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 150, page 325.

Summit County Journal, September 1898.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **XX**

Date of Designation: **n/a**

38. Applicable National Register Criteria

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;

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 prehistory or history;

Qualifies under Criteria Considerations A through G (see Manual).

XX Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **1898 - ca. 1940**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The F.C. Cramer House is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's progression as a successful Colorado mining town - from the time of its construction in 1898, through its initial ownership by F.C and Louise Cramer, and extending through its subsequent ownership by the Toponah Placers Company and the Tiger Placers Company. The building is also architecturally significant, under Criterion C, for its style of architecture dating from the Late Victorian era. Due to some loss of integrity (which may or may not postdate the period of significance, the building should probably be considered ineligible for individual listing in the National and State Registers of Historic Places. The building, though, may well qualify for individually for local landmarking by the Town of Breckenridge, and it should be considered a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

As described above, this building's original integrity appears to have been moderately compromised by three additions. These additions, however, are all probably more than fifty years old, and may well predate the end of the period of significance.

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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-21; BREC-22**

Frame(s): **35-37; 0**

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 9, 2004**

50. Recorders: **Carl McWilliams** **Rebecca Waugh**

51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**

52. Addresses: **1607 Dogwood Court
Fort Collins, Colorado 80525** **150 Ski Hill Road
Breckenridge, Colorado 80424**

53. Phone numbers: **970/493-5270** **303/629-6966 ext. 142**