

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5ST130.88**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **M.D. Miller House**
- 6. Current building name: **M.D. Miller House**
- 7. Building address: **309 S. Main Street**
- 8. Owner name: **Infinite Investments Inc.**
Owner address: **337 El Gato Pl.**
Durango, CO

II. GEOGRAPHIC INFORMATION

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

SE3 of **SE3** of **SW3** of **SW3** of section **31**

- 10. UTM reference

Zone **13**
 Easting: **410053**
 Northing: **4370434**

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

- 12. Lot(s): **5-6** Block: **6**

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):

Rectangular Plan

- 15. Dimensions in feet: **1440 square feet**

- 16. Number of stories: **1.5**

- 17. Primary external wall material

Wood / Horizontal Siding

Wood / Shingle

- 18. Roof configuration (enter one):

Gabled Roof

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

Metal Roof

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

Porch

Decorative Shingles

Decorative Cornice

Balcony

21. General Architectural Description

The building at 309 S. Main Street in Breckenridge consists of a historic former dwelling, which measures 222' N-S (across) by 32' E-W (deep). A 222' by 12' shed-roofed addition has been built onto the west (rear) elevation of the original structure, and a 222' by 20' monitor-roofed addition has been built onto the west elevation of the earlier shed-roofed addition. The original house is supported by a low stone foundation, and its exterior walls are clad with painted grey horizontal wood siding, with painted red 1" by 4" corner boards. Painted red fishscale shingles appear in the upper gable end on the facade (east elevation). The former residence is covered by a moderately-pitched front gable roof, covered with corrugated metal roofing material. The roof eaves are boxed, with painted red wood trim. There are no chimneys. Two canted, hipped-roof, oriel windows, each with three single-light fixed-panes, and with painted red wood surrounds, face toward Main Street on the east elevation. Two 2/2 double-hung sash windows, with painted white wood frames and painted red wood surrounds, are located on the north elevation, overlooking a long side porch. Two other 2/2 double-hung sash windows, with painted white wood frames and painted red wood surrounds, are located on the south elevation. Three painted white glass-in-wood-frame doors, each with a full-length oval light, lead into the building from the long shed-roofed porch on the north elevation. This porch features a wood plank floor, a spindle frieze, and turned columns supporting the shed roof. A set of paired, highly-decorative, wood-paneled doors, each with an upper sash light, and with decorative projecting top and locking rails, are centered in the upper half story on the east elevation. These doors open onto a small wood balcony, supported by knee braces, with a painted white wood railing. A painted white wood-paneled door enters the rear addition, from a concrete stoop, on the west 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 center of the 300 block. 303 S. Main Street is next door to the north. The river walk and the Blue River lie to the west.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1880**

Source of information: **Breckenridge *Daily Journal*, February 15, 1881**

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **unknown**

Source of information: **n/a**

28. Original owner: **M.D. Miller**

Source of information: **Breckenridge *Daily Journal*, February 15, 1881.**

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

According to the Breckenridge *Daily Journal* the original portion of this house was built in 1880. The original dwelling measured 222' N-S by 32' E-W. As described above, there have been two additions to the original building.

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): **Commerce and Trade / Specialty Store**
34. Site type(s): **Former Residence; Presently a Commercial Building**

35. Historical Background

According to the February 15, 1881, edition of the Breckenridge *Daily Journal*, M. D. Miller had this house built for \$2,000 in 1880. M. D. Miller was the original owner of the Denver Hotel. Miller used the house as his residence and sold it in 1886 to Milton and Mary Huntress.

Milton Huntress' mining rewards were modest, so he spent his more profitable years as the manager of the Denver Hotel on Main Street. When the stress over came the rewards, he went into the furniture and undertaking business with Harry Rogers. Huntress & Rogers purchased the town's first horse-drawn hearse in 1891. During this time, this 1880 house served as Huntress' private home.

The Huntress family sold the property to P. L. Cummings in 1894, who had just acquired the official U. S. patent to the Wellington Mine in December 1892. The mine eventually would become Breckenridge's longest and biggest producer. In 1911, P. L. Cummings sold the house to local clothing merchant Gus Bergman and his wife, Anna. After Bergman's death in 1923, the estate passed to mine owner C. A. Moessner. Moessner in turn conveyed the property to H. M. Hitchcock, who operated a local truck line.

Owners after 1961 include Roderick D. and Cecelia J. Feaster; Thomas Reed and Arthur Best; George Shaw and Kay Riddle; Minewood Contractors, Ltd.; Randy Wilson; Irvin and Germaine Mason; and Infinite Investments, Inc. In recent years, the building has housed ski shops.

36. Sources of Information

Breckenridge *Daily Journal*, February 15, 1881.

Sanborn Fire Insurance Maps, dated August 1882, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor, Residential and Commercial Property Appraisal Records.

Summit County Clerk and Recorder. Warranty Deed Record book 20, page 187.

Summit County Clerk and Recorder. Quit Claim Deed Record book 52, pages 411, 487.

Summit County Clerk and Recorder. Warranty Deed Record book 69, page 13.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 469.

Summit County Clerk and Recorder. Warranty Deed Record book 101, page 463.

Summit County Clerk and Recorder. Warranty Deed Record book 115, page 190.

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).

XXDoes not meet any of the above National Register criteria.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **1880; 1880 - ca. 1923**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The Miller 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 1880, through the end of its successive ownerships by M.D. Miller, Milton and Mary Huntress, P.L. Cummings, and Gus and Anna Bergman. The original building is also architecturally significant, under Criterion C, for its representative style of architecture dating from the Late Victorian era. Due to some loss of integrity, 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 individual listing 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 two additions. The original construction, though, particularly when viewed from the front and north sides, is still very much in evidence.

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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**

Frame(s): **7-10**

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**