

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5ST130.99**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Hoopes House**
- 6. Current building name: **May Nicholson House**
- 7. Building address: **318 S. Main Street**
- 8. Owner name: **Deux Vin Interests**
Owner address: **P.O. Box 608**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NE3 of SE3 of SW3 of SW3 of section 31
- 10. UTM reference
Zone **13**
Easting: **410095**
Northing: **4370426**
- 11. USGS quad name: **Breckenridge, Colorado**
Year: **1970** (**Photorevised 1987**) **7.5'**
- 12. Lot(s): **8-9** Block: **3**
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:

No Style

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: **~1213 square feet**
- 16. Number of stories: **1.5**
- 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):
Asphalt Roof / Composition Roof
- 20. Special features (enter all that apply):
Porch

21. General Architectural Description

The original portion of this building is a 1.5-story wood frame building which measures 16' N-S (across) by 27' E-W (deep), with a large, 5' by 10' projecting bay on the facade (west elevation). Constructed at 200 N. Ridge Street circa 1880, the building was moved to this location in 1972. Its exterior walls are clad with painted green horizontal wood siding, with painted white 1" by 4" corner boards. The front gabled roof is covered with corrugated metal roofing material, and the eaves are boxed with painted white wood trim. The large bay on the facade features four 2/2 double-hung sash windows, with painted green wood frames and painted white wood surrounds. Decoratively-painted wood panels appear beneath the bay's windows. A 4/4 double-hung sash window penetrates the upper gable end on the facade. Windows elsewhere on the original building are primarily 1/1 double-hung sash with painted green wood frames and painted white wood surrounds. Three, painted green with white trim, wood-paneled doors, each with two upper sash lights, are located on the original building's south elevation. These doors enter the building from a 4' by 27' concrete porch, covered by a low-pitched hipped roof supported by chamfered wood posts with decorative brackets. Subsequent to its move to this location in 1972, a large 2.5-story gabled addition was built onto the original building's rear elevation. The addition is of wood frame construction, has painted green horizontal wood siding, and an intersecting gables roof. Diamond-shaped fixed-pane windows appear in the upper gable ends in the 2.5-story addition, while elsewhere, the addition's windows are 1/1 double-hung sash.



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22. **Architectural style / building type:** No Style

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

This building is located near the south end of downtown Breckenridge - on the east side of South Main Street in the block south of Adams Avenue.

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

n/a

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:**

Estimate **1880**

Actual

Source of information: **Denver Tribune, July 31, 1880.**

26. **Architect:** unknown

Source of information: **n/a**

27. **Builder/ Contractor:** unknown

Source of information: **n/a**

28. **Original owner:** unknown

Source of information: **n/a**

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

The original 1.5-story portion of this building was reportedly constructed in 1880, as a dwelling near the southeast corner of South Ridge Street and Washington Avenue. The building was moved to its present location in 1972. A 2.5-story addition was subsequently built onto the rear of the former dwelling.

30. **Original location:** no

Moved **yes**

Date of move(s) **1972**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Commerce and Trade / Business**
34. Site type(s): **former residence; currently an insurance and real estate office building.**

35. Historical Background

The *Denver Tribune* newspaper which adorns a wall in this dwelling indicates it was built circa 1880. In 1882, Albia and Lydia Hoopes moved into the 1.5-story log dwelling, which boasted clapboard siding, pediment window trim, and a rectangular bay window with a Mansard roof. The next year, Albia became a lifetime owner of the Laurium Mine, a big producer of Breckenridge ore.

Albia Hoopes spent most of his life working as a hard rock miner. His work included locating, developing, exposing, measuring, and removing ore. He was also fascinated with the area's natural history and often watched over Carter's Museum, while Edwin Carter, a naturalist, was out observing and collecting specimens of Rocky Mountain fauna.

The Hoopes House, which originally stood at 200 North Ridge Street, was purchased by May Nicholson (a reputed "madam") in 1948. She lived in the house until her death in 1971. William Reed purchased the cottage in 1972, and relocated it here to Main Street. Owners after 1973 include P. Mildred, Lee Wilson, John Hurley, Norlin Zanit, and James B. Cavin and Robert M. Girvin.

36. Sources of Information

Denver Tribune, July 31, 1880.

Sanborn Fire Insurance Maps, dated January 1896, November 1902, and August 1914.

Summit County Assessor, Residential and Commercial Property Appraisal Record.

Summit County Clerk and Recorder. Warranty Deed Record book 1, page 148.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 138, page 33.

Summit County Journal, May 15, 1883.

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;

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

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

39. Area(s) of Significance:

Architecture

40. Period of Significance: **ca.1880**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The former Hoopes House was at one point historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's development and evolution as a successful Colorado mining town during the late 1800s and early 1900s. Because it has been moved from its original location, and because a large addition has been built onto the rear of the original building, it is no longer able to adequately convey a sense of its historic significance. Similarly, the building was also architecturally significant, relative to National Register Criterion C, for its representative vernacular front gabled architectural plan, and its relatively early 1880 date of construction. Due to the move and addition, however, the building's ability to convey its architectural significance has also been diminished. Consequently, the building does not qualify for individual listing in the National or State Registers of Historic Places, or for individual local landmark designation by the Town of Breckenridge. Nonetheless, the original building has retained sufficient integrity to still qualify as a contributing resource within the boundaries of the existing Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This building's integrity was compromised when it was moved from its original location in 1972, and when an addition was built onto the original rear elevation.

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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-20**

Frame(s): **13-16**

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 8, 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**