

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
\_\_\_\_ Determined Eligible- NR  
\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_ Determined Eligible- SR  
\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_ Need Data  
\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_ Noncontributing to eligible NR District

## I. IDENTIFICATION

1. Resource number: **5ST.130.67** Parcel number(s):
2. Temporary resource no.: **N/A** **2211313458002**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **Robert H. Whyte House**
6. Current building name: **Robert H. Whyte House**
7. Building address: **127 (formerly 123) S. Ridge St., 129 S. Ridge St., 131 S. Ridge St.**
8. Owner name and address: **Town of Breckenridge  
P. O. Box 168  
Breckenridge, CO 80424**



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National Register eligibility assessment: **Not Individually Eligible / Contributing to NR District**  
State Register eligibility assessment: **Eligible**  
Local Landmark eligibility assessment: **Listed**

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**II. GEOGRAPHIC INFORMATION**

9. P.M. **6th** Township **6S** Range **77W**  
**NW ¼ of NW ¼ of SE ¼ of SW ¼ of section 31**
10. UTM reference (NAD83)  
Zone **13: 410179 mE 4370701 mN**
11. USGS quad name: **Breckenridge, Colorado**  
Year: **1987** Map scale: **7.5**
12. Legal Description: **Lot 2, Arts District Subdivision**  
Addition: **Abbett's** 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.**

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **16' N-S by 37' E-W**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:

**(When surveyed previously in 2002, the Robert H. Whyte House was addressed as 123 S. Ridge Street. It is now addressed as 127 S. Ridge Street.)**

**The Robert H. Whyte House is a rectangular-shaped building that measures 16' N-S by 37' E-W. Included in these dimensions are a main 1½-story front gabled section that measures 16' N-S by 30' E-W, and an enclosed hipped-roof rear porch that measures 16' N-S by 7' E-W. The exterior walls are clad with painted cream yellow horizontal wood siding with painted pale green 1" by 4" corner boards. The front gabled roof is steeply-pitched and is covered with corrugated metal. The roof eaves are boxed with painted cream yellow and pale green wood trim. The dwelling's windows are primarily single 1/1 double-hung sash with painted white wood frames, painted pale green wood surrounds, and with simple wood pediments. The dwelling's asymmetrical façade faces east toward Ridge Street. A painted purple wood-paneled door, with one upper sash light, enters the north end of the façade from a small open front porch. This porch has a wood plank floor and is covered by a gabled roof supported by two painted pale green turned columns with decorative brackets. Another painted purple wood-paneled door with one upper sash light enters the enclosed rear porch near the south end of the west-facing wall.**

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

## 22. Landscaping or special setting features:

Now within the Breckenridge Arts District, the Robert H. Whyte House is located on the west side of Ridge Street in the block between Lincoln and Washington Avenues. Two modern buildings within the Arts District are to the north and northwest. These are the Hot Shop, a metalsmithing, glasswork and encaustic painting studio, and the Ceramic Studio. The Quandary Antiques Cabin (5ST.130.196), a children's workshop and studio, is to the southwest. Three historic secondary buildings that were historically associated with the Robert H. Whyte House property are behind the dwelling to the west. These are a privy (restored and preserved for interpretive purposes), the Burro Barn (reconstructed as public restrooms), and a shed (also reconstructed and used for storage within the Arts District). The Burro Barn / public restrooms building is now addressed as 129 S. Ridge Street, and the shed, adjacent to the alley, is addressed as 131 S. Ridge Street.

## 23. Associated buildings, features, or objects:

**Burro Barn (Public Restrooms)** (Addressed as 129 S. Ridge Street)

Located directly west of the Robert H. Whyte House, this reconstructed building measures approximately 14' N-S by 24' E-W, plus a small shed-roofed extension on the north side. The building currently comprises men and women's restrooms with a mechanical room in the shed-roofed extension. It is supported by a poured concrete slab foundation and its exterior walls are made of unpainted vertical wood planks. The shed roof is covered with corrugated metal with unpainted boxed eaves. Two brown metal doors in the south-facing wall respectively enter the restroom facilities for men and women, with signage adjacent to each door denoting the appropriate gender and that the restrooms are handicap-accessible. A sign fastened perpendicular to the upper south end of the east-facing wall reads "Burro Barn" with the logo "BRECK Create."

**Two Hole Privy**

Located directly west of the Robert H. Whyte House's rear northwest corner, the privy measures 4' N-S by 4' E-W. Supported by a poured concrete slab foundation, the privy's walls are made of unpainted horizontal wood planks. A moderately-pitched side-gabled roof is covered with corrugated metal, and the roof eaves are boxed. The former door in the east-facing wall has been removed and replaced with wire mesh allowing Arts District visitors to view the interior of the two-hole privy.

**Shed** (Addressed as 131 S. Ridge Street)

The shed is located directly west of the Burro Barn, adjacent to the alley. It is supported by a poured concrete slab foundation, and its exterior walls are made of unpainted vertical wood planks. The roof is covered with corrugated metal, and there are exposed rafter ends on the north and south sides. The west-facing wall contains a set of paired vertical wood plank doors, side-hinged with metal strap hinges. These doors face the alley. A smaller, single, vertical wood plank door, side-hinged with metal strap hinges, is at the east end of the south-facing wall. The east-facing wall contains two fixed-pane windows with painted white wood frames.

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**IV. ARCHITECTURAL HISTORY**

24. Date of Construction: Estimate: **1889** Actual:
- Source of information: **Summit County Clerk and Recorder, Warranty Deed, book 1, page 481; Sanborn Insurance maps**
26. Architect: **Original: Unknown**
- 2014 Rehabilitation: Anderson Hallas**
- Source of information: **Town of Breckenridge Community Development Department property files**
27. Builder/Contractor: **Original: Unknown**
- 2014 Rehabilitation: Base Building Solutions**
- Source of information: **Town of Breckenridge Community Development Department property files**
28. Original owner: **Mary H. Whyte**
- Source of information: **Summit County Clerk and Recorder, Warranty Deed, book 1, page 481**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
- This property was initially developed prior to 1883 with the construction of the Grand Central Hotel, managed by Robert H. Whyte. A grocery store was immediately north of the hotel, while two other commercial buildings were to the south, along with a tiny dwelling at the northwest corner of Ridge Street and Washington Avenue. These and other buildings were lost in a major fire that swept through Breckenridge in early December 1884. Circa 1889, Robert H. and Mary Whyte erected this dwelling and related secondary buildings where the Grand Central Hotel had previously stood.**
- The Town of Breckenridge acquired the property in 2002 and began to develop plans for it to become a central component of the Breckenridge Arts District. The Robert Whyte House, burro barn, shed and privy were stabilized on new foundations, restored where possible, or reconstructed, and rehabilitated with new uses. The rehabilitation work was completed in 2014, with Anderson Hallas as the architect and with Base Building Solutions as the general contractor.**
30. Original Location: **Yes** 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): **Recreation and Culture (art studio)**
34. Site type(s): **Building**

## 35. Historical background:

(The following historical background narrative was researched and prepared by Rebecca Waugh in 2002, and was lightly edited in 2018.)

Stagecoach travelers to Breckenridge in the 1880s could disembark on Ridge Street, and spend a comfortable night at the Grand Central Hotel, which 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 at the northwest corner of Ridge Street and Washington Avenue had been destroyed. Robert H. Whyte, the former manager of the Grand Central Hotel, and his wife Mary H., built this small frame house as their home on Lot 9 of Block 12, Abbett's Addition. After the fire, Robert Whyte operated a grocery store on Lincoln Avenue. The burro barn and privy, 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, that 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 this property to Kate McDonald in 1904. Nels Olstrum 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 property with improvements to George A. Graham in 1946. Hella and Marian Ryplewski purchased the property 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 Robert H. Whyte House and related burro barn, privy, and shed, were subsequently stabilized on new foundations and rehabilitated to become a part of the Breckenridge Arts District campus. The house now serves as an art studio, the burro barn as public restrooms, and the shed as storage. The privy has been preserved for interpretive purposes.

## 36. Sources of information:

"Gutted by Fire." *Colorado Daily Chieftain*, December 6, 1884, p. 2.

Sanborn Insurance maps for Breckenridge, dated September 1883, August 1886, October 1890, January 1896, November 1902, 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.

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**Summit County Clerk and Recorder, Warranty Deed, book 115, page 48.**  
**Town of Breckenridge. Department of Community Development Files.**

**VI. SIGNIFICANCE**

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern 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; or

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

38A. Applicable State Register Criteria:

A. The association of the property with events that have made a significant contribution to history;

B. The connection of the property with persons significant in history;

✓ C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;

D. The geographic importance of the property;

E. The possibility of important discoveries related to prehistory or history.

Does not meet any of the above State Register criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **N/A**

41. Level of significance: **Local**

42. Statement of significance:

**The Robert Whyte House, burro barn, shed, and privy are all historically significant for their association with residential development in Breckenridge dating from the time of their construction, circa 1889. The buildings are also architecturally significant. The dwelling is an excellent local example of a modest wood-frame front gabled dwelling with Late Victorian era details. This type or style of house was prevalent in Breckenridge and other Colorado mining towns. The burro barn (now adaptively repurposed as restrooms), the shed, and the privy, are also excellent local examples of vernacular utilitarian buildings with unpainted vertical wood siding and corrugated metal roofing material. The buildings' level of significance is not likely to the extent that they qualify individually for inclusion in**

the National Register of Historic Places. The buildings are eligible for local landmark designation, however, and they qualify as contributing resources within the Breckenridge Historic District, collectively as well as individually. The Robert H. Whyte House is also considered individually eligible for listing in the State Register of Historic Properties as an excellent local example of a modest Victorian era home.

43. Assessment of historic physical integrity related to significance:  
Considered subsequent to their rehabilitation, completed in 2014, the Robert H. Whyte House, burro barn, shed, and privy continue to display an overall high standard of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, location, setting, design, materials, workmanship, feeling and association. The buildings are in far better physical condition when previously surveyed in 2002, and their physical integrity elements – design, materials and workmanship – are for the most part enhanced. The spatial relationship of the house, burro barn, and privy has also been maintained. The integrity of setting is somewhat diminished by the presence of the non-historic Hot Shop and Ceramics Studio buildings which are adjacent to the north.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility assessment:      **Not Individually Eligible**  
State Register eligibility assessment:      **Not Eligible**  
Local Landmark eligibility assessment:      **Listed**
45. Is there National Register district potential?      **Yes**  
Discuss: **This property is located within the boundaries of the Breckenridge Historic District (5ST.130), listed in the National Register of Historic Places on April 9, 1980.**
- If there is N.R. district potential, is this building contributing or noncontributing?      **N/A**
46. If the building is in an existing N.R. district, is it contributing or noncontributing?      **Contributing**

**VIII. RECORDING INFORMATION**

47. Photograph numbers: **CD # 1, Images 72-80**

CD filed at: **Breckenridge Heritage Alliance**

**309 N. Main Street**

**Breckenridge, CO 80424**

48. Report title: **Breckenridge Historic District Selective Cultural Resource Survey**

49. Date(s): **April 15, 2018**

50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

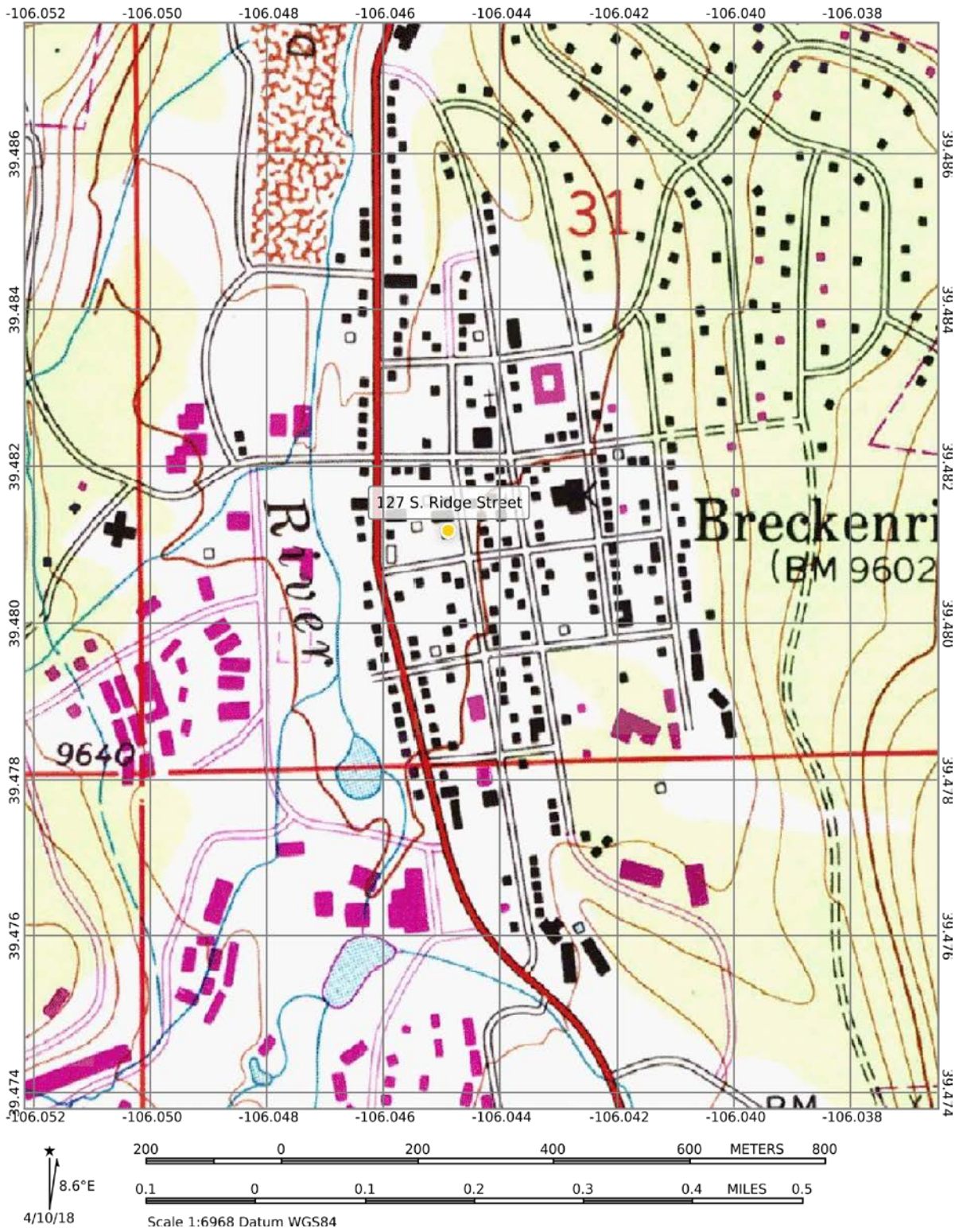
53. Phone number(s): **(970) 493-5270**



### Sketch Map



### Location Map





*CD 1, Image 72, View to West-Southwest, of the east-facing (façade) wall, and of the north-facing wall*



*CD 1, Image 74, View to West, of the east-facing (façade) wall*



*CD 1, Image 75, View to Northwest, of the south-facing and east-facing walls*



*CD 1, Image 76, View to Northeast, of the west-facing and south-facing walls*



*CD 1, Image 73, View to Northwest, of the south-facing and east-facing walls of the Burro Barn / Restrooms building*



*CD 1, Image 77, View to Southwest, of the east-facing and north-facing walls of the Burro Barn / Restrooms building*



*CD 1, Image 78, View to Southeast, of the east-facing and north-facing walls of the shed*



*CD 1, Image 79, View to Northeast, of the west-facing and south-facing walls of the shed*



*CD 1, Image 80, View to North, of the south-facing wall of the shed*