

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.130.165** Parcel number(s):
- 2. Temporary resource no.: **N/A** **2211-3134-20-004**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Klack Placer Cabin**
- 6. Current building name: **Klack Placer Cabin**
- 7. Building address: **"Klack Placer Gulch" (rear lot of 209 S. Harris Street)**
- 8. Owner name and address: **Town of Breckenridge**
P.O. Box 168
Breckenridge, CO 80424



Individual National Register field eligibility: **Not Eligible**
 Local Landmark Eligibility Assessment: **Eligible/Contributes to National Register district**

II. GEOGRAPHIC INFORMATION

9. P.M. **6** Township **6S** Range **77**
SE ¼ of NW ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (NAD27)
Zone **13N**; **410362** mE **4370394** mN
11. USGS quad name: **Breckenridge**
Year: **1987** Map scale: **7.5'**
12. Lot(s): **N/A** Block: **N/A**
Addition: **N/A** Year of Addition: **N/A**
Legal: **Tract in Section 31, Township 6 South, Range 77 West: Qtr 3 Mining Claim(s) cont 0.590 acres
KLACK GULCH PLACER MS# 1224 AKA TR 3 LYING EAST OF BLK 5 ABBETTS ADD**
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: **22' N-S by 16' E-W**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Wood Roof/Plywood Roof**
20. Special features: **N/A**
21. General architectural description:
The Klack Placer Cabin is a rectangular-shaped log building which measures approximately 22' N-S by 16' E-W. The cabin walls are made of round whole logs with saddle-notched corners and with concrete chinking. New sill logs rest directly on grade. The cabin is covered by a steeply-pitched side-gabled roof, with new plywood decking over historic 1x decking, laid over 2x wood rafters. Vertical wood planks, partially covered by rolled black asphalt, appear in the upper gable ends on the north and south elevations. A large open doorway penetrates the north half of the east elevation. A 4-light window, with broken pane, and covered with plywood, penetrates the east elevation wall to the south of the doorway. Another 4-light window, with all of its panes missing and some muntins also missing, is located on the north elevation. Two window openings, covered with vertical and horizontal wood planks, penetrate the west elevation. A single window, covered with vertical wood planks, penetrates the south elevation. The cabin's interior consists of a single room, with an earth floor, and vertical wood plank interior walls. The roof system is open with unpeeled log ceiling joists supporting the gabled roof.
22. Architectural style/building type: **Pioneer Log**

23. Landscaping or special setting features:

The Klack Placer Cabin is located on the site of the Klack Placer, on the rear lot behind 209 S. Harris Street.

24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

23. Date of Construction: Estimate: **1878** Actual:

Source of information: **Summit County Clerk and Recorder, Mining Claims Index Book**

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):

Information regarding this cabin's construction history remains obscure. Summit County Mining Claims records indicate it was probably built in the late 1870s.

30. Original location: **yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

Agriculture and Subsistence/Barn

32. Intermediate use(s): **Domestic/Single Dwelling**

Agriculture and Subsistence/Barn

33. Current use(s): **Vacant/Not In Use**

34. Site type(s): **Historic Log Cabin**

35. Historical background:

This circa 1878 log building is an interesting example of an early prospector's cabin with lodging in the north end and utility in the south end. It is one of the last nineteenth-century, one-story log cabins left in the Town of Breckenridge. Similar to other early gulches in the Breckenridge District, Klack Gulch was likely named after an early gold rush prospector. That prospector was likely Thomas Klack. An 1861 Rocky Mountain News article states that he and his mining partners had spent the winter in Wisconsin, but was returning to his claims in McNulty Gulch that spring. Early receiving books dated April 7, 1863, and September 18, 1864, document that Klack and his partners sold their claims in Breckenridge to Halsey & Johnstin (1863) and J.M.C. Caskill, J Lilinthal, and A. Reichenecker (1864), although no legal descriptions or improvements are listed on these specific claims. After this, Klack is no longer listed as an active mining claim holder nor is he listed in the 1870s U.S. Census records for Summit County, Colorado. The cabin was most likely built circa 1878, during the time the Klack Gulch Placer claim, Spaulding District (#1224) was being improved for a patent. The claim was patented on April 16, 1883. A water decree from the State of Colorado was also granted on May 5, 1952. The Town of Breckenridge now owns the cabin.

36. Sources of information:

Property file from the Law offices of Cosgriff, Dun, and Berry, Leadville, Colorado

Summit County Clerk and Recorder. Plat book

Summit County Clerk and Recorder. Receiving book 1864--1865

Summit County Clerk and Recorder. Mining Claims Index book

Summit County Clerk and Recorder. Mining Deed Claim book 1, page 15

Town of Breckenridge. Department of Community Development Files.

U.S. Census Records

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)

xx Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**
40. Period of significance: **Not Applicable**
41. Level of significance: **Local**

42. Statement of significance:

The Klack Placer Cabin is historically significant for its association with the development of Breckenridge and its mining-related history, dating from the circa late 1870s. It is among the town's last log cabins which survive from the settlement or camp phases which predate the turn of the twentieth century. The cabin as a result is also architecturally significant for its pioneer log construction. This cabin, therefore, may be regarded as a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

The Klack Placer Cabin displays a reasonably level 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. It is currently undergoing rehabilitation.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **N/A**

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 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 51-54**

CDs/Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424**

48. Report title: **Town of Breckenridge Phase V Cultural Resource Survey**

49. Date(s): **June 30, 2010**

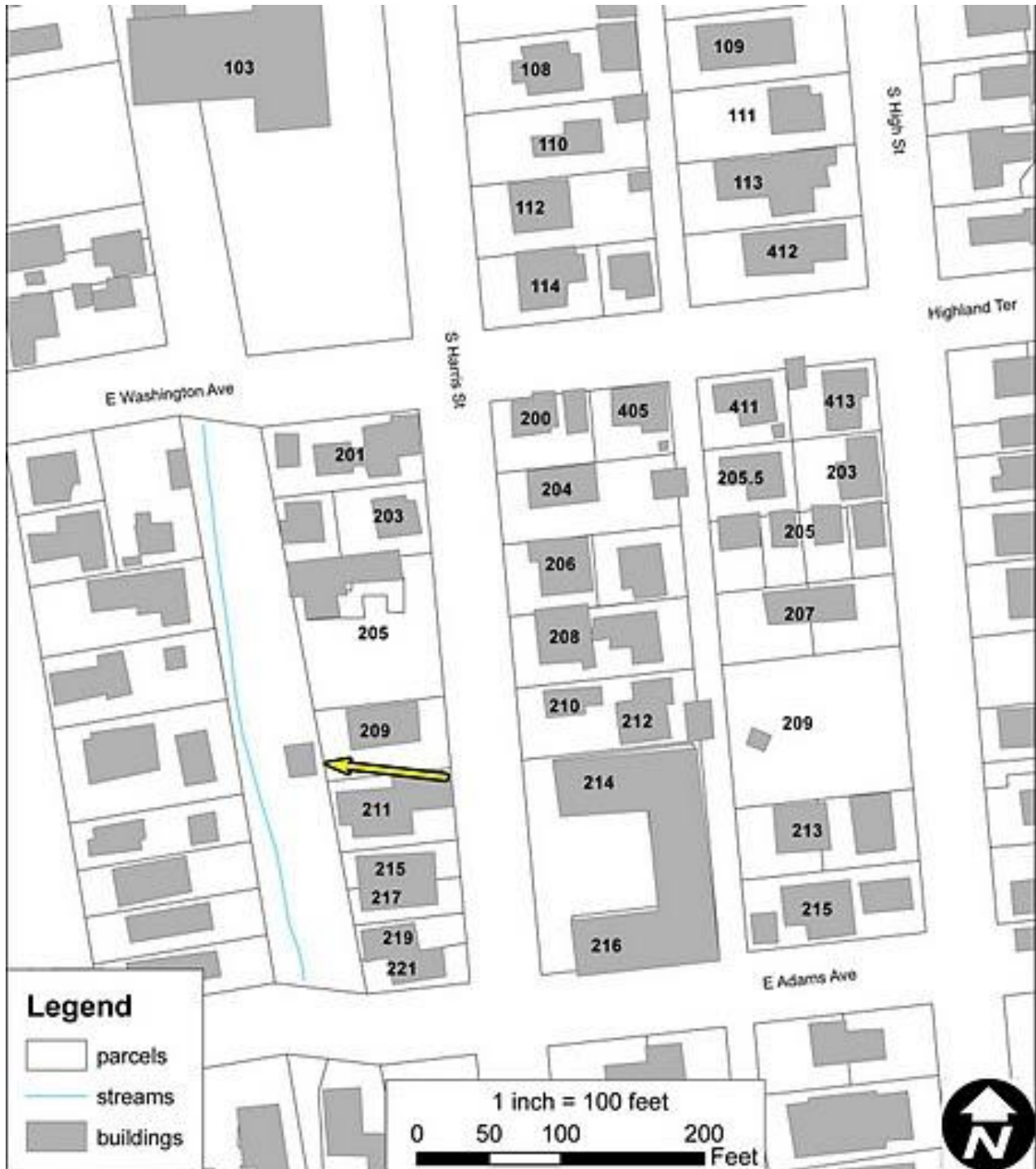
50. Recorder(s): **Carl McWilliams, Rebecca Waugh, Timothy Wilder**

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

