

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.130.33 | Parcel number(s): |
| 2. | Temporary resource no.: | N/A | 2211313232001 |
| 3. | County: | Summit | |
| 4. | City: | Breckenridge | |
| 5. | Historic building name: | Silverthorn House | |
| 6. | Current building name: | L & D Properties LLC House | |
| 7. | Building address: | 300 N. Main Street | |
| 8. | Owner name and address: | L & D Properties LLC
P. O. Box 691
Breckenridge, CO 80424 | |



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

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**
NE ¼ of NE ¼ of NW ¼ of SW ¼ of section 31
10. UTM reference (NAD83)
Zone **13: 410109 mE 4371090 mN**
11. USGS quad name: **Breckenridge, Colorado**
Year: **1987** Map scale: **7.5**
12. Legal Description: **Judge Silverthorn Sub Carriage Barn and Plce 3**
Addition: **Bartlett & Shock** 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.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **1400 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Fence**
21. General architectural description:
Named for its original owners, Marshel and Agens Silverthorn, the single-story historic dwelling on this property is composed of the following elements: a main cross gabled section that measures 25' E-W by 30' E-W; a shed-roofed extension at the west end of the south elevation that measures 4' N-S by 12' E-W; a front gabled extension on the west elevation (façade) that measures 16½' N-S by 5' E-W; a shed-roofed extension on the east (rear) elevation that measures 25' N-S by 6' E-W; a gabled extension at the west end of the north elevation that measures 9½' N-S by 12½' E-W, with a shed-roofed extension built onto its north wall measuring 7½' N-S by 12½' E-W.

In its present location, the dwelling is set back approximately 47' from the east side of Main Street near the north end of downtown Breckenridge. The dwelling is supported by a non-historic poured concrete foundation, with a non-historic basement level. The exterior walls are clad with painted white horizontal wood siding, with 1" by 4" corner boards. The roof is covered with grey asphalt composition shingles and the eaves are boxed. Windows are predominantly double-hung sash, with painted white wood frames and surrounds, and with wood pediments. The double-hung sash window glazing patterns include 1/1, 4/1, 4/2, and 4/3. However, the south elevation wall contains a band of three single-light casement windows, an individual single-light casement window, and a small 4/4 double-hung sash

window. A painted white wood-paneled door, with a pediment and a transom light, open onto a wood porch on the west elevation (façade). The porch is covered by a low-pitched hipped porch roof, with chamfered squared post supports with decorative brackets. A side entrance is located on the south elevation where a painted white wood-paneled door enters the dwelling from a small concrete porch covered by a shed roof.

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

22. Landscaping or special setting features:

This historic Silverthorn House is located on a spacious lot on the east side of Main Street near the north end of downtown Breckenridge. A historic black wrought iron fence parallels the public sidewalk along Main Street. Painted white picket fences extends along the north and south property lines. A historic barn / garage is located a few feet east of the historic dwelling's southeast corner. Two non-historic dwellings and an asphalt-paved driveway are located at the rear of the property. The two non-historic dwellings and parking lot are accessed from the paved alley between Main and Ridge Streets.

23. Associated buildings, features, or objects:

Barn / Garage

Built circa 1888, this building served originally as a barn, and then as a garage, before it was converted into a small residential unit in recent years. Measuring approximately 19' N-S by 19'E-W, the building rests on a new (circa 2015) poured concrete foundation. Its walls are made of stained brown vertical wood planks (board-and-batten), and it is covered by a front gabled roof covered with corrugated metal. A set of non-historic, paired, painted white, wood-paneled doors, each with one upper sash light, enter the north end of the west-facing wall. Adjacent to these non-historic doors, the historic diagonal plank garage door and track have been restored for aesthetic purposes. The north end of the east-facing wall contains a set of paired non-historic 1/1 double-hung sash windows.

Secondary Residences

Two modern secondary residences (completed in 2015) are located in the northeast quadrant of the property. One of these is a duplex, and the other is a single-family residence. They are supported by poured concrete foundations, and are covered by gable roofs with asphalt composition shingles. The exterior walls of the west residence are clad with beige color horizontal wood siding, with undulated shingles in the upper gable ends. The exterior walls of the east residence are clad with brown vertical wood siding. Windows in both secondary residences are predominantly double-hung sash.

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: **1880** Actual:
Source of information: ***Summit County Journal*, July 1901; Sanborn Insurance maps**
26. Architect: **Unknown**

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- Source of information: **N/A**
27. Builder/Contractor: **Unknown**
- Source of information: **N/A**
28. Original owner: **Marshel and Agnes Silverthorn**
- Source of information: ***Summit County Journal*, July 1901**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
- This property's historic dwelling was built circa 1880 as a residence for Marshel and Agnes Silverthorn. Marshel Silverthorn was known familiarly as "Judge Silverthorn," because, among other endeavors, he served as a justice of the peace. The dwelling (closely matching its current footprint) is depicted on the August 1886 Sanborn Insurance map, which is the earliest map available for this area of Breckenridge. Sanborn maps also reveal that the historic barn / garage was erected between August of 1886 and October of 1890. This building appears to have been built as a barn and converted into a garage during the early years of the automobile age. The wrought iron fence was reportedly installed in 1901. The historic dwelling was converted from residential into commercial / business/professional use circa 2002.**
- The historic dwelling and barn / garage stood largely as originally built until the time period between 2009 and 2015. During those years, the property underwent a redevelopment whereby the historic dwelling was moved twenty feet closer to the front of the lot, the barn / garage was moved from its original site on the alley to a few feet east of the dwelling's southeast corner, and two modern secondary residences were erected in the rear northeast quadrant of the property. The historic dwelling was stabilized and placed on a new poured concrete foundation, and an interior stairway was added to provide access to the basement level. The exterior walls were also repaired and restored. The barn / garage, which was previously in deteriorated condition, was also placed on a new poured concrete foundation, stabilized, and rehabilitated, with its use converted into a small residential unit. The historic dwelling and barn / garage were then locally landmarked by the Town of Breckenridge. Provino Architecture of Breckenridge served as the project architect. Other aspects of the work undertaken between 2009 and 2015 include new landscaping and the removal of a non-historic driveway along the south side of the property that extended between Main Street and the alley to the east.**
30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Commerce/Trade / Business/Professional**
33. Current use(s): **Commerce/ Trade / Business/Professional**
34. Site type(s): **Building**

35. Historical background:

(The following historical background narrative was researched and prepared by Rebecca Waugh in 2000, and was lightly edited in 2018.)

This property's historic dwelling was built for Agnes and "Judge" Marshal Silverthorn after they retired from the hotel business in 1880. Marshal Silverthorn (whose name appears in census records as Marshall and March), was born in New Jersey circa 1810. Agnes Silverthorn, whose maiden name was Ralston, was born in Scotland, also circa 1810.

The Pikes Peak Gold Rush lured the Silverthorn family to the future state of Colorado and soon to Breckenridge. In 1861 they plunged into their Main Street Hotel business. They also operated a general store during these flush times. In August of 1861, William N. Byers, then editor of the Taryall *Miner's Record*, reported: "The Breckenridge Hotel, store, and post office, three in one and one in three, kept by mine host Silverthorn, is the best place to stop on the Blue." Judge Silverthorn also worked as the Breckenridge postmaster, as Justice of the Peace, and as a placer gold miner. Although spelled slightly differently, the town of Silverthorne, Colorado is named for one of his mining claims.

After Agnes's death in 1883, Mr. and Mrs. Silverthorn's daughter and son-in-law, Matilda and Joseph Wilson, and baby daughter, inhabited the family's main street home. The historic barn / garage was built between 1886 and 1890, and the wrought iron fence along the front of the property was reportedly installed in 1901. The cottage remained in the Silverthorn / Wilson / Finding / Miner family until 1961. The Loren Enyeart family then owned and lived in the property until the early 2000s. The property was converted to commercial use circa 2002.

36. Sources of information:

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. Quit Claim Deed Record, book 17, page 51.

Summit County Journal, May 1901.

Summit County Journal, July 1901.

Town of Breckenridge. Department of Community Development Files.

VI. SIGNIFICANCE37. Local landmark designation: **Yes** Date of designation: **2009**

Designating authority: **Town of Breckenridge**

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 Silverthorn House and barn / garage are historically significant for their association with residential development in Breckenridge dating from when they were constructed in the 1880s. The dwelling accrues additional significance for its association with "Judge" Silverthorn. Among the region's earliest settlers, Silverthorn was established in Breckenridge as early as 1861, and made notable contributions to broad patterns of the region's history, as a hotelier, postmaster, storekeeper, justice of the peace, and as a miner. The dwelling is also architecturally significant for its Late Victorian era architectural characteristics. Due to a loss of integrity, however, the property is evaluated as a noncontributing property within the Breckenridge Historic District. The integrity of the historic property has been diminished by the construction of two large residential buildings in close proximity to the rear of the historic dwelling, and by the repositioning of the historic barn / garage. The spatial relationship of the historic buildings has been altered.

43. Assessment of historic physical integrity related to significance:

Subsequent to the 2009-2015 redevelopment, the Silverthorn property displays a mixed 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. The dwelling was moved twenty feet toward the front of the lot, and the barn was relocated close behind the

dwelling from its original location at the back of the lot. Thus, in a strict sense, both buildings have lost their integrity of location. Due to the spacious size and depth of the lot, however, that the house was moved forward is not readily noticeable. The construction of two modern secondary residences in the rear northeast quadrant of the property significantly diminishes the integrity of setting, as well as the spatial relationship of the historic dwelling and barn / garage. Due to the depth of the lot, and due to well-placed landscape features, the secondary residences are minimally visible from the street. They are highly visible from the alley side of the property, however. As a result, the historic setting of an oversized, somewhat rural, lot with a single dwelling and outbuilding, is no longer intact. The historic dwelling and barn / garage were stabilized and rehabilitated, and thus are in far better physical condition than prior to the redevelopment.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not 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? **Noncontributing**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD # 2, Images 70-77; CD # 3, Images 2-4**

CD filed at: **Breckenridge Heritage Alliance**

309 N. Main Street

Breckenridge, CO 80424

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

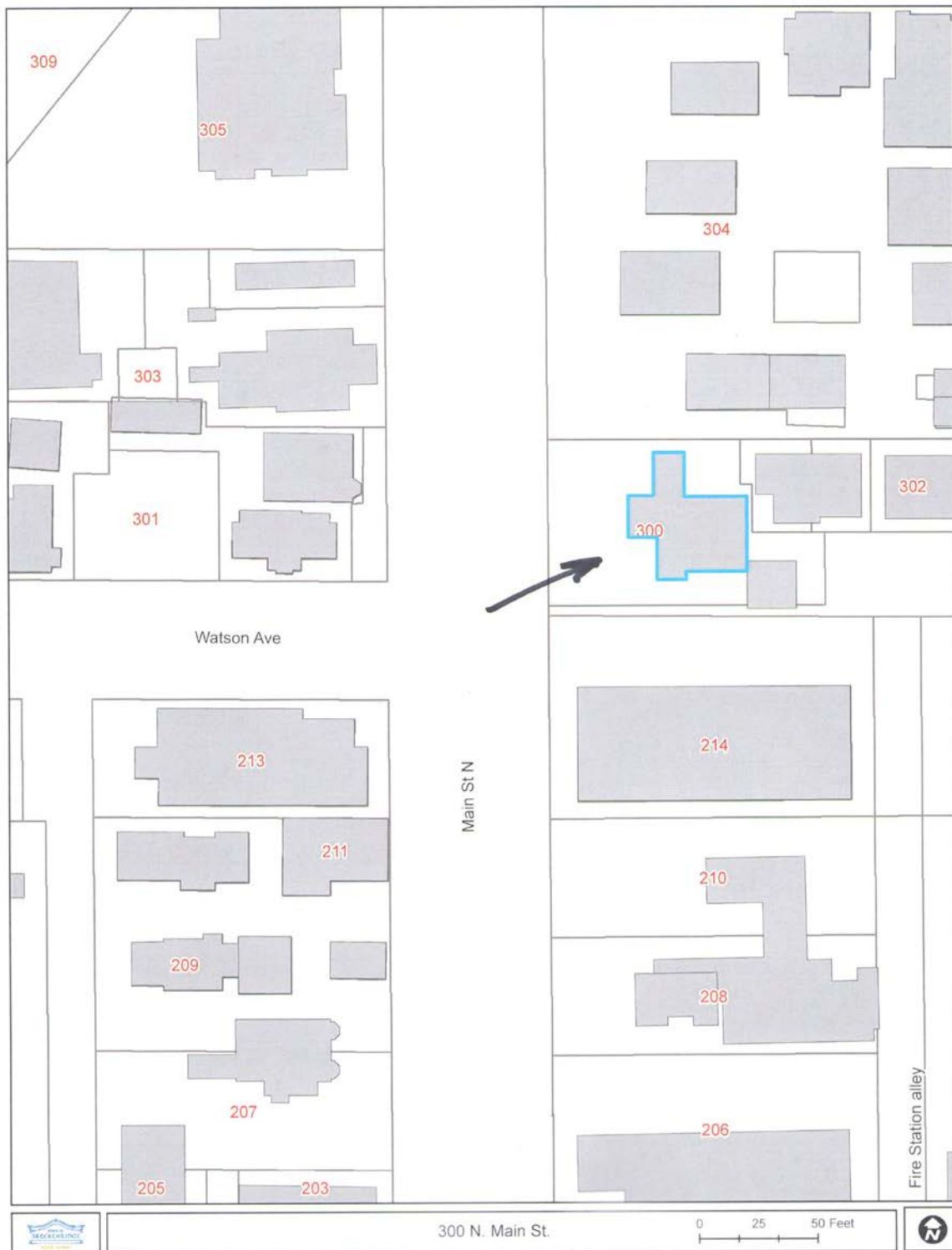
49. Date(s): **March 30, 2018**

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

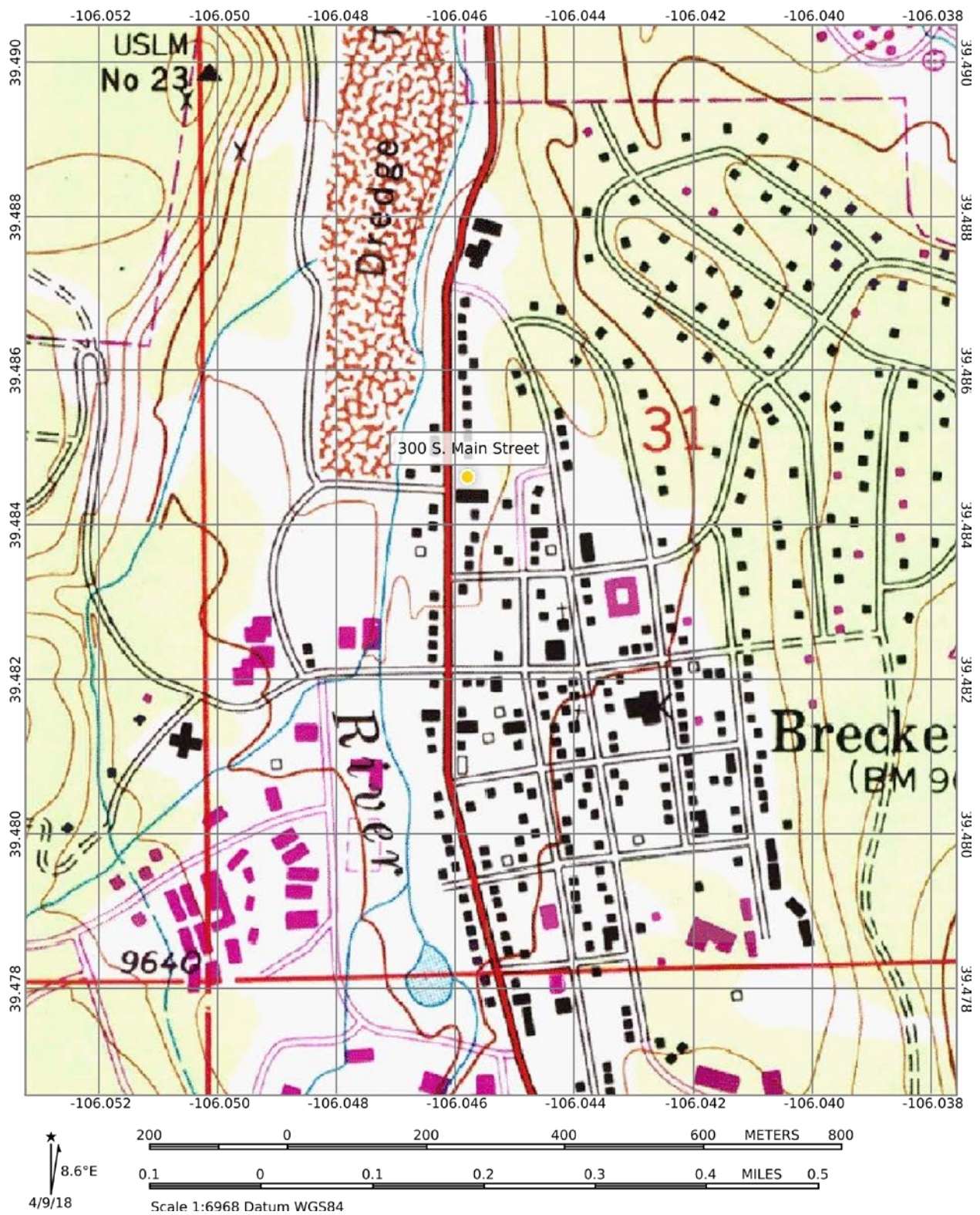
51. Organization: **Cultural Resource Historians**

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

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

Sketch Map

Location Map





CD 3, Image 2, View to Northeast, primarily of the west-facing (façade) wall



CD 3, Image 3, View to Northwest, of the south-facing and east-facing sides



CD 3, Image 3, View to North, showing the west wall of the barn / garage, and the area between the east (rear) wall of the dwelling and the west walls of a modern secondary residence erected in 2013



CD 2, Image 70, View to East, of the west-facing (façade) wall



CD 1, Image 71, View to Southeast, primarily of the west-facing (façade) wall



CD 2, Image 72, View to West, of the two modern secondary residences, of the east wall of the barn / garage, and of a portion of the east wall of the historic dwelling in the background



CD 2, Image 73, View to West, of the east wall of the barn / garage, the south end of the east wall of the historic dwelling, and of portions of the south walls of the two modern secondary residences



CD 2, Image 74, View to North, of the south wall of the eastern-most modern secondary residence



CD 2, Image 75, View to North-Northwest, primarily of the south wall of the western-most modern secondary residence



CD 2, Image 76, View to Northwest, of the south and east walls of the barn / garage



CD 2, Image 77, View to Northeast, primarily of the west wall of the barn