

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

- 1. Resource number: **5ST130.64**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Christ Kaiser House**
- 6. Current building name: **Hearthstone Restaurant**
- 7. Building address: **130 S. Ridge Street**
- 8. Owner name: **Dick and Jane Properties**
Owner address: **P.O. Box 1613**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NW of **NW** of **SE** of **SW** of section **31**
- 10. UTM reference
Zone **13**
Easting: **410255**
Northing: **4370461**
- 11. USGS quad name: **Breckenridge, Colorado**
Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **17 & S 18** Block:
Addition: **Abbett Addition** 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.**

22. Architectural style / building type:

Late Victorian / Edwardian

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ___ Determined Eligible - National Register
 - ___ Determined Not Eligible - National Register
 - ___ Determined Eligible - State Register
 - ___ Determined Not Eligible - State Register
 - ___ Needs Data
 - ___ Contributes to eligible National Register District
 - ___ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Rectangular Plan
- 15. Dimensions in feet: **2068 square feet**
- 16. Number of stories: **Two**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
- 20. Special features (enter all that apply):
Porch

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21. General Architectural Description

This handsome dwelling is located at the northeast corner of Ridge Street and Washington Avenue, one block east of Main Street near downtown Breckenridge. Now used as a restaurant, the building is situated near the crest of a small hill, overlooking Ridge and Main Streets below, and providing a panoramic view of the Ten Mile Range to the west. The dwelling is of wood frame construction, with painted blue horizontal wood siding, and painted white corner boards. The multi-gabled roof is moderately pitched, and has black asphalt shingles and boxed eaves. Windows on the former home are primarily single, paired, and quadrupled, 1/1 double-hung sash, with painted white wood frames and surrounds. Some windows have triangular pediments, and there are some non-historic fixed-pane windows on the facade. The building is set well back, and above, Ridge Street. In front of the building, to the west, there is a large, tastefully appointed, outdoor dining area for the restaurant. The outdoor seating area wraps around to cover portions of the north and south elevations, is enclosed by low wood walls with painted blue horizontal wood siding, and features white wrought iron railings and arches, and a distinctive center gazebo. On the exterior of the outdoor dining area, a stone retaining wall parallels the sidewalks along Ridge Street and Washington Avenue. A set of paired wood-paneled entry doors, each with one large upper sash light, and with a triangular arch, enter into the restaurant from the outdoor dining area, on the facade. On the building's south elevation, there is a wooden handicapped ramp, with a painted white wood railing, beneath a shed roof, supported by painted white Ionic columns. A service entry door is located at the north end of the building's east (rear) elevation. A flight of wooden stairs leads to another service entry door, in the second story, at the east end of the north elevation.

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

This stately former residence was constructed in 1885 as the home of Mr. Ira. A. Cammett. The building became a restaurant in 1967, and was extensively renovated in 1978.

23. Landscape or setting special features:

This former dwelling is located at the northeast corner of Ridge Street and Washington Avenue, one block east of Main Street near downtown Breckenridge. This area is home to a variety of commercial businesses, including several restaurants, and a few private dwellings.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY**25. Date of Construction:**

Estimate

Actual **1885**

Source of information:

Summit County Journal, May 18, 1885

26. Architect:

unknown

Source of information:

n/a

27. Builder/ Contractor:

n/a

Source of information:

n/a

28. Original owner:

Ira A. Cammett

Source of information:

Summit County Journal, May 18, 1885.

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 / Restaurant**
34. Site type(s): **Restaurant (formerly a Residence)**

35. Historical Background

On May 18, 1885, the *Summit County Journal* announced: "The frame of Mr. Cammett's new house is up, and the building will soon be under roof." Ira A. Cammett was a millman and specialized in the development and installations of Wiswell pulverizers in the Breckenridge district. Just six years later, in 1891, Christ Kaiser acquired the property. Christ and his wife, Ida, were the long-time proprietors of Kaiser's Market on Lincoln Avenue. They also engaged in ranching and in the wholesale meat business. Together, they raised three sons in this house, Edwin, Harold, and Carl. Edwin and Carl became lifetime residents of Breckenridge. In their adult lives, Carl, who resided next door at 126 S. Ridge Street, worked as an attorney, while Edwin ran the family businesses. Consequently, the property remained in the Kaiser Family until 1967.

From 1967 to the present, the former dwelling has housed several restaurants including, The Filling Station, Andrea's Pleasure Palace, Whitney's Steak House, Mountain Rose Restaurant, and Hearthstone Restaurant. The structure underwent an extensive renovation in 1978. Owners after 1967 have included Breckenridge Royal, Inc.; Rebecca Sanders Miller; Jerry and Joan Cooney; and its current owner, Dick and Jane Properties.

36. Sources of Information

Sanborn Fire Insurance Maps, dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor, Residential Property Appraisal Record.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 62, page 543.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 138, page 508.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 167, pp. 123, 124.

Summit County Clerk and Recorder. Warranty Deed Record book 55, pp. 67, 334.

Summit County Journal, May 18, 1885.

Town of Breckenridge. Department of Community Development Files.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No

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 history or prehistory;

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

Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

Architecture; Commerce; Community Planning and Development

40. Period of Significance: **1885-1952**

41. Level of Significance:

National:

State:

Local:

42. Statement of Significance

The Christ Kaiser House is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's early history as an important Colorado mining town during the late 1800s and early 1900s. The building is also architecturally significant, relative to National Register Criterion C, for its representative blend of architectural styles from the late Victorian-era. Unfortunately, though, following the 1978 renovation, the building had been changed to such an extent that it was no longer able to convey a sense of its historic past. As a result, the building should be considered ineligible for individual listing in the National Register of Historic Places, and ineligible for local landmark designation by the Town of Breckenridge. The building is also a non-contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This former dwelling's historical integrity was compromised when it was converted into a restaurant in 1967, and when it was extensively renovated in 1978. The building has below average integrity, and as a result it is ineligible for National Register or for local landmark designation.

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:

Noncontributing: **XX**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **BREC-18**

Frame(s): **1-5**

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 18, 2002**

50. Recordors: **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