

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.1747
2. Temporary resource number: 107.SSX
3. County: Summit
4. City: Frisco
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 107 S 6th Avenue
8. Owner name and address: 510 E Main St LLC  
PO Box 307 Frisco, CO 80443

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
SW ¼ of NW ¼ of SE ¼ of NW ¼ of section 35
10. UTM reference  
Zone 13 ; 405930 mE 4381266 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 1 & 2 Block: 11  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The building is located on a site comprised of Lots 1 & 2 of Block 11 of the Historic Frisco Townsite. Identified as Parcel ID # 2097-3524-05-001  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 39' x Width 20'
16. Number of stories: 1.5
17. Primary external wall material(s): Wood; Horizontal Siding
18. Roof configuration: Gabled Roof; Front Gabled Roof

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Temporary Resource Number: 107.SSX

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19. Primary external roof material: Asphalt Roof
20. Special features: Chimney
21. General architectural description: This is a one and a half story wood frame front gable building with a long rectangular plan. The moderately pitched front gable end faces east, and the roof is asphalt shingle with moderate overhangs and simple wood eave and rake details. The main wood entry door is located off center to the right, with a pair of wood casement windows centered on the left. A single wood casement window of similar size is located in the upper gable end. The door has a diamond pattern of divided lights in the upper half and a similar pattern in raised wood panels below. The wood windows adjacent to the door have a two over three muntin pattern. The upper level window has a two over two pattern. The south side of the house has single door located about two thirds of the way to the west. Two pairs of casements, the same size and pattern as the front window are equally spaced between the door and the main façade. Two smaller wood casements are located to the west of the door, one directly adjacent and one further down the wall, but not centered on the remaining wall plane, these have a two over two muntin pattern. The rear of the house, west, has a single wood casement window (two over three) off center to the north and another similarly sized wood window in the upper gable end (two over two). The north side has two sets of wood casements, with the same spacing and muntin pattern as the pairs on the south side. A single wood casement sits furthest west, it is wider than the casement pairs and has a three over three muntin pattern. A horizontally proportioned sliding window (likely vinyl) is located to the left of the larger casement. The house has wood horizontal siding with a large exposure, simple wood trim with an extended sill detail in some cases, and plain wood corner boards. The rear of the building has wood fish scale siding in the gable end. The larger wood casement pairs are hinged on opposite sides, with a meeting rail in the center. Where single units are located, they have a similar proportion to a single leaf of the pair but are smaller overall. All the windows have a simple, narrow, flat wood trim. The main façade casements have applied shutters and a decorative window box. Two metal flues are located near the rear of the building on the south roof slope. An electrical service panel is applied to the west wall and the gas service is located on the southwest corner of the building. No foundation is apparent.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The house sits on a flat site with no vegetation. It is set back from the street on the east side, and more or less in the center of the block north to south.
24. Associated buildings, features, or objects: none

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Temporary Resource Number: 107.SSX

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**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1895 Actual: \_\_\_\_\_  
Source of information: Summit County Assessor
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: unknown  
Source of information: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
Decorative vergeboards, as seen in assessor's photos, removed sometime after 2012. Front door replaced, decorative shutters and window box on principal façade added some time before 1986, based on Assessors card photos. Slider window likely added, date unknown. Siding likely changed before 1986. The casement windows are not characteristic of a pre-1900 building in this area and may indicate that the estimated construction date is too early, or that significant modifications have taken place over time, all before 1986, based on photos. It should be noted that this window type appears in a number of buildings in Frisco where there is documentation of original double hungs have been replaced with this type. This property is slated for demolition as part of a larger development plan for this block. Approvals from the Town have been received, though start of work has not been scheduled.
30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): unknown
32. Intermediate use(s): Commerce/Trade
33. Current use(s): Vacant
34. Site type(s): The building sits on a flat lot in a traditional street grid town layout.
35. Historical background: The estimated construction date of 1895 would place this building in the early history of Frisco. This building sits halfway down the block from Main Street which was the location for most early buildings in town. This block of Main Street also contains two of the most significant buildings in Frisco. The Staley Rouse House, at 511 Main (5ST.1074) 1909, on the State Register and Wildhack's Grocery, started 1882, (5ST.326) on the National Register. The original owner of the property or building is not known. Summit TV operated in the building some time before and after 1986, and Knititation, a yarn and art shop operated until around 2018. Adam J. Heintz purchased the property in

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August of 1969, possibly from Glenn Stuart who had borrowed money on the property earlier that year. He transfers the property to the Heintz Family Partnership in October of 1990. Heintz may have run Heintz & Sather Realty from this location during the 1970s and 80s. The family partnership sold the property in 1996 to Jeff & Sue Counihan, who in turn sold to the current owner 510 E Main LLC in 2018.

36. Sources of information: Summit County Assessor's Office; Staley Rouse State Register Nomination; Wildhack's Grocery National Register Nomination; Summit County Clerk & Recorder; Building Signage on site.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

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

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1895; 1895-1971

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its position as an early example of architecture in Frisco. By 1895, a second mining period was growing, bringing new money to Frisco. This front gable form, repetitive simple window pattern and simple materials are characteristic of the period. The historic core of Frisco was always a mixture of commercial and residential uses, which led to a variety of architectural forms not always tied to use. The core also included a mix of frame and log construction. Given the early construction date, additional research could be undertaken to better understand the building's role in Frisco.



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This building may also be significant for its role in the commercial development of Frisco. Additional information on the history of its use and the time frame of changes to the building could be researched to understand that role.

43. Assessment of historic physical integrity related to significance: In terms of design, the building retains the simple form and materials that are characteristic of the general time frame remain. The aspects of workmanship and materials have been impacted by alterations to windows and siding. In terms of the aspects of feeling and association considerable integrity remains, due to the simple form. The aspects of location and setting are generally intact. A significant historic log building is located on an adjacent lot and the character of the lot seems consistent with the historic setting. The building is not eligible for a State or National Register designation under Criterion C; however, additional research could be undertaken to understand eligibility for the State Register under Criterion A for Commerce. A local designation would still be appropriate. It should be noted that this building is slated for demolition as part of an approved development plan, though no action has been taken as of this survey. If the development plan expires, this building should be reevaluated based on this information.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:  
Eligible \_\_\_\_\_ Not Eligible X Need Data \_\_\_\_\_
45. Is there National Register district potential? Yes \_\_\_\_\_ No X \_\_\_\_\_  
Discuss: \_\_\_\_\_
- If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing \_\_\_\_
46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 107 6th-1 through 5  
Negatives filed at: Town of Frisco; Community Development
48. Report title: Town of Frisco Historic Resource Survey
49. Date(s): July 2019 to December 2020
50. Recorder(s): Suzannah Reid & Patrick Duffield
51. Organization: Reid Architects, inc
52. Address: PO Box 1303 Aspen, CO 81612
53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*  
History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



5ST.1747

Looking Northwest

Image: 107.S6th.1

*Note: outbuilding in this view is not on the property*

Summit County, Colorado

April 2020



5ST.1747

Looking Southwest

Image: 107.S6th.2

Summit County, Colorado

April 2020





5ST.1747  
Looking Northeast  
Image: 107.S6th.3

Summit County, Colorado  
April 2020



5ST.1747  
Looking South  
Image: 107.S6th.4

Summit County, Colorado  
April 2020



5ST.1747  
Looking East  
Image: 107.S6th.5

Summit County, Colorado  
April 2020

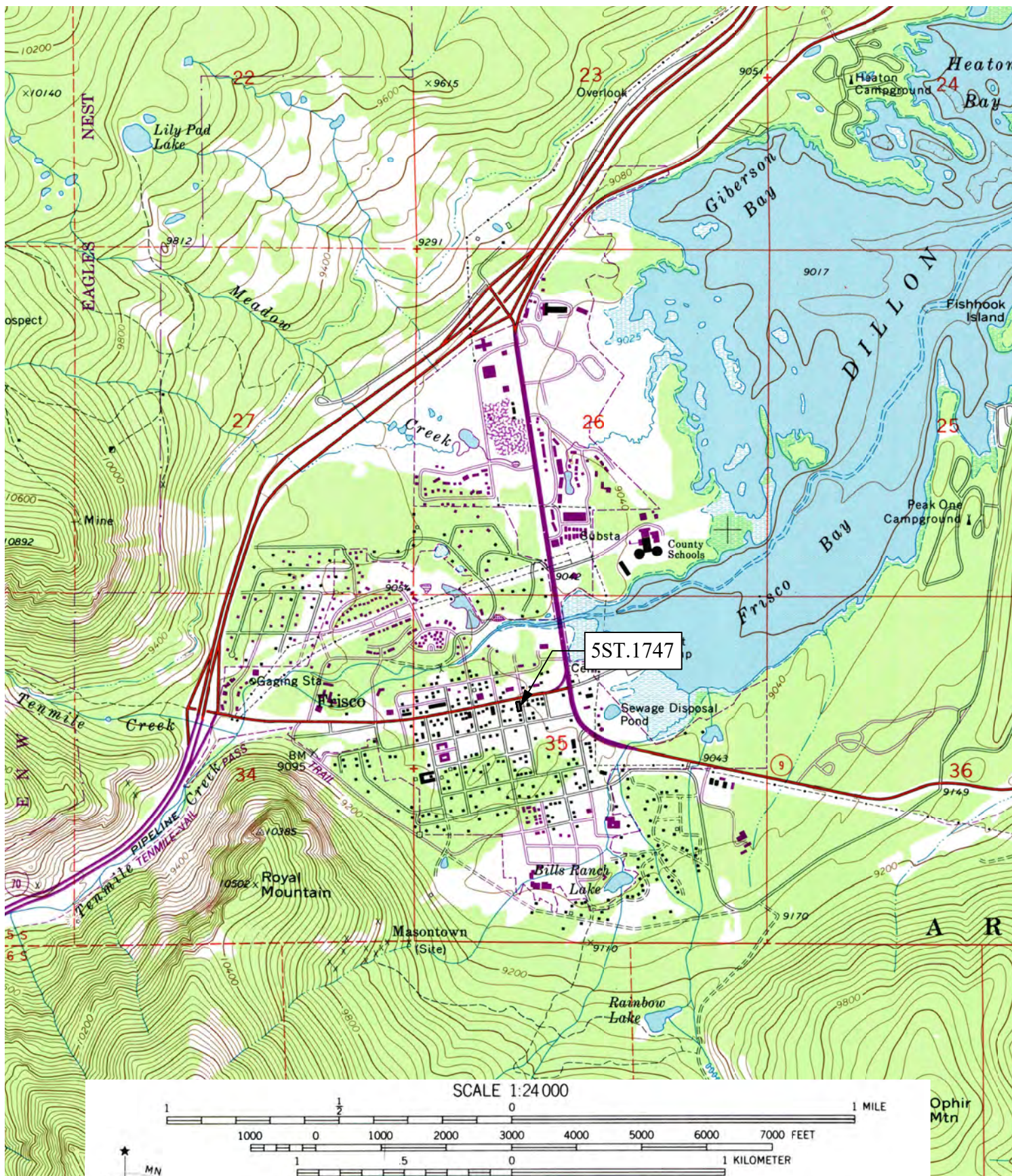


107 6th Ave

5ST.1747

sketch map





UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024  
1970  
PHOTOREVISED 1987  
DMA 4763 II SE-SERIES V877



COLORADO CULTURAL RESOURCE SURVEY

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

### I. IDENTIFICATION

1. Resource number: 5ST.1745
2. Temporary resource number: 112.NFIF
3. County: Summit
4. City: Frisco
5. Historic building name: Deming Cabin
6. Current building name: Deming Crossing Townhomes, Unit 1
7. Building address: 112 N 5th Avenue
8. Owner name and address: Gregory & Stephanie Densen  
2035 Birch St Denver, CO 80207

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 13 ; 405827 mE 4381359 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): S  $\frac{1}{2}$  of 13, 14, 15, & 16 Block: 4  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The building sits on a site comprised of the south  $\frac{1}{2}$  of lots 13 through 16 on Block 4 of the original Frisco Townsite. Identified as Parcel ID # 2097-3524-90-001  
This description was chosen as the most specific and customary description of the site.  
Note: The lot and block refer to the whole property that the condominium sits on. The owner information applies only to unit 1, which is the unit that contains the historic building.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 18' x Width 20'
16. Number of stories: 1

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Temporary Resource Number: 112.NFIF

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17. Primary external wall material(s): Log
18. Roof configuration: Hipped Roof
19. Primary external roof material: Metal Roof
20. Special features: None
21. General architectural description: This is a one-story log building with a generally square plan. The hipped roof has a short ridge running north/south. The principal façade faces west. The main entry door is wood with a half light and horizontal panel construction. It is located to the right side of the façade with a long horizontal wood window occupying a similar space on the left side. The window is a two-part slider with a three over three muntin pattern in each sash. Windows on the north and south facades are similar in configuration to the front window but have a two over two pattern in each sash. The hipped roof is clad with a square corrugated metal and has a minimal overhang. A single rafter tail is visible along the hipped roof ridge lines. The logs are narrow and generally consistent in size along their length. They meet at an inverted rough sawn wood corner board detail. The bottom and top logs extend into the corners and lap to tie the building together. A light-colored chinking infills between the logs and is also consistent in size along the length. The wood window trim consists of simple flat boards with a heavy sill board. The house sits on a stepped, flashed base that sits about 8 inches above the grade. The east side of the house is partially embedded in a large three-story construction with a mix of shed and flat roofed forms. The east facing façade, above the log building, has several articulating volumes, each with a distinct roof shape and projecting decks. Adjacent to the log building on the main level, the building is recessed both on the west side and on the north, allowing three full sides of the log building to be seen. The base of the building is sided with areas of vertical corrugated metal siding that runs the full height of the first floor and areas of wood horizontal siding that reinforce the articulated volumes. The upper levels are clad in a mixture of corrugated and vertical wood siding.
22. Architectural style/building type: Late 19th and Early 20th Century American Movements/Rustic
23. Landscaping or special setting features: The building sits on a flat site, surrounded by gravel parking on three sides.
24. Associated buildings, features, or objects: The cabin has been connected to a large three-story development which extends east and north from the log cabin, occupying the full lot. The multi-unit building is divided vertically into three volumes, with a mix of shed roof forms and overhanging decks. As described above the new construction engages the log cabin on the east side only and steps back in the central section. The shed roofs and overhanging decks are located on the upper levels on the two side sections. The south side of the development follows a similar three-part pattern with additional stepping volumes at each floor level. These steps are accentuated by a material change, alternating



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between vertical wood siding and vertical corrugated metal siding. The north and east sides have a similar pattern of volumes, resulting in a generally rectangular footprint. The windows are a mixture of fixed and casement windows with sliding glass doors. The exterior balconies have wood and wire mesh railings. Small areas of stone veneer appear on the ground level and at column bases. A second volume with the same design and materials is located further east.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: ca. 1938\* Actual: \_\_\_\_\_  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017. \*Summit Count Assessor has the date at 1888, however this date is inconsistent with the log construction method that is common in the area in the 1930s, though some earlier similar examples have been documented. The staff of the historic park also have identified the original builders, who were born in 1914, and 1918.
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: Paul & Harold Deming  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017.
28. Original owner: Harold "Chick" Deming  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017.
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
In 2018 the cabin was refurbished as part of a larger development project. The cabin was placed on a new foundation and integrated into the new construction, leaving three sides of the cabin exposed. The existing windows were refurbished, including new jambs and sills. They were placed in their original locations. The front door was refurbished. The chinking was redone, and a new metal roof was installed. Before that time, the cabin appears to have remained mostly unaltered. An outhouse and shed were demolished in the 2000s.
30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): Vacant

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33. Current use(s): Domestic; Multiple Dwelling
34. Site type(s): The cabin fronts on a side street of a typical historic town lot within the historic street grid. An alley runs along the south side of the cabin.
35. Historical background: This cabin is associated with the Deming family. The Summit County Assessor lists the construction date as 1888. However, the Frontier Historical Museum lists the date as 1938. The log construction method seems to favor the later date. This cabin and other existing examples in the area are not constructed with the typical notched log corner. Instead the wall logs end at a vertical plank, which creates an inverted ell, that is the depth of the log diameter. This particular detail resulted in a fairly simple construction method, which required less skill than the typical notched corner. This speaks to the immediacy of the construction and minimal investment required. The cedar logs for this cabin were originally "telephone" (most likely electrical service) poles which were removed from Tenmile Canyon. The electrical service from Tenmile into Frisco had been decommissioned in the 1910s. That along with the lengths and uniform sizes of the logs would tend to support this statement. During the 1920s and 30s it was common practice to reuse materials from the disused mines in the region. In 1930, the total population of Frisco was 18, though it still was the center of life for the remaining miners and ranchers of the area. One source describes this block as the location of the town spring. Frisco didn't have a town wide water or sewer system until the 1950s.  
John J. Deming was born in Pugwash, Nova Scotia, Canada in 1879 to Elisha and Isabella Deming. John came to Leadville around 1892. His father Elisha seems to have lived in Frisco at some point and served as the school board president in 1890. John Married Nellie Rose in December of 1902. They had 7 children, listed in the 1920 Census; Mona (b. 1904), Bob (Roswell) (b. 1907), Clyde (b. 1909), Ardell (b.1911), Paul (b. 1914), Ray (Radium) (b. 1916), Harold "Chick" (b. 1918). John was a partner with E. Giberson in the Sky Pilot Mine est. 1916 on Chief Mountain, near Frisco. He died in 1920. His sons Paul and Harold built two identical cabins on their property on N 5th Ave., now known as 112 N 5th and 116 N 5th (surveyed under 5ST.1746). Though the Historic Park document states that the cabins were built for the men and their wives, Harold was married to Lillian Inez Ashlock in 1944 in Lafayette, Colorado. The Ancestry.com record does indicate that he was living in Frisco in 1935 and 40, though seems to have lived in the Denver area after marriage. The Deming family retained ownership and use of the cabins until 2016 when the property was sold to James Haass, who subdivided the property into north and south halves of the original property. Operating under Frisco Foray LLC, Mr. Haass developed a (4) unit condominium project on the site incorporating the original cabin as part of his development approvals. Construction took place in 2019.

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Temporary Resource Number: 112.NFIF

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36. Sources of information: Town of Frisco Historic Park & Museum; Historic Property Inventory prepared for the Town of Frisco, 2017; Ancestry.com Deming Family Tree (<https://www.ancestry.com/family-tree/person/tree/23621035/person/1449134817/story> accessed 11/20/2020) along with subsequent links to family members. 1920 Federal Census, Precinct 7, Summit County; Frisco Historic Park & Museum; Summit County Assessor's Data and Summit County GIS, "Significant Historic Structures" compiled by the Frisco Historical Society in the 1970s.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: The Town of Frisco has a zoning tool to provide benefits for preservation. While not formally designated, the approvals for this site include the preservation of the cabin.
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
39. Area(s) of significance: Architecture
40. Period of significance: ca. 1938
41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This cabin is characteristic of the small simple form of log cabin that was present in the Frisco area. Logs were a popular and expedient building material since there was an endless supply of material and a simple cabin required only basic tools and skills. Frisco area log buildings demonstrate a wide variety of skill levels, this cabin in particular is a very simple version with an inverted corner detail which was favored in the 1930s based on other existing local examples. The size and simplicity of the structure may indicate that the construction was expedient but possibly not expected to serve a long-term purpose. The 1930s in Frisco was a quiet period and most of the mining had ended, ranching continued and the town still served as a central location for goods and services.

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This cabin is indicative of the type of construction that may have served as an "in town" house for a resident that also had ties to other outlying properties in the region.

43. Assessment of historic physical integrity related to significance: While this building is generally intact and can be read as a historic building, its context has completely changed. The building retains integrity in terms of its design, materials, form, location, feeling and association, though the aspect of materials is degraded by the new metal roofing as is the form due to the overhanging new construction. It is compromised as to setting, in a dramatic fashion. The new construction that envelops the cabin does respect the cabin by allowing the historic structure to be read but is not in any way compatible with it. Its incorporation in the new construction does not allow for eligibility to the State or National Register. By way of the local development approvals this cabin is essentially preserved through local action.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible X Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No X

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing \_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 112 5th-1 through 7

Negatives filed at: Town of Frisco; Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*



5ST.1745 • Deming Cabin  
Looking Northeast  
Image: 112.N5th.1

Summit County, Colorado  
July 2019



5ST.1745 • Deming Cabin  
Looking Northeast  
Image: 112.N5th.2

Summit County, Colorado  
Date Unknown  
Photo Courtesy of FHP&M





5ST.1745 • Deming Cabin  
Looking Northeast, 112, foreground and 116 back  
Image: 112.N5th.3

Summit County, Colorado  
Date Unknown  
Photo Courtesy of FHP&M



5ST.1745 • Deming Cabin  
Looking Northeast  
Image: 112.N5th.4

Summit County, Colorado  
April 2020





5ST.1745 • Deming Cabin  
Looking North  
Image: 112.N5th.5

Summit County, Colorado  
April 2020



5ST.1745 • Deming Cabin  
Looking Northwest  
Image: 112.N5th.6

Summit County, Colorado  
April 2020



5ST.1745 • Deming Cabin  
Looking Southeast  
Image: 112.N5th.7

Summit County, Colorado  
April 2020





112 N 5th Ave

5ST.1745

sketch map







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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.1757
2. Temporary resource number: 113.GRA
3. County: Summit
4. City: Frisco
5. Historic building name: Wiley House
6. Current building name: \_\_\_\_\_
7. Building address: 113 Granite St
8. Owner name and address: Town of Frisco  
PO Box 4100 Frisco, CO 80443

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 1 3 ; 4 0 5 4 5 2 mE 4 3 8 1 1 1 4 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 18, 19, 20 & partial 21 Block: 1  
Addition: King Solomon Sub # 1 Year of Addition: 1907
13. Boundary Description and Justification: The building sits on a site comprised of the lots 18 through 20 and part of lot 21 on Block 1 of the King Solomon Subdivision. Identified as parcel ID # 2097-3523-10-001  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 46' x Width 32'
16. Number of stories: 1 1/2
17. Primary external wall material(s): Metal; Aluminum

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Temporary Resource Number: 113.GRA

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18. Roof configuration: Gabled Roof; Front Gable
19. Primary external roof material: Asphalt Roof
20. Special features: Porch, Chimney
21. General architectural description: This is a 1-1/2 story wood frame house with a front gable roof. The ridge runs north/south, and the principal façade faces south. The wood entry door is centered on the front gable, flanked by a vertically proportioned wood double hung on either side. The windows have a single vertical muntin in each sash and have wood storm windows on the exterior. A hipped porch roof runs the width of the front gable. The roof is supported by four equally spaced square posts that sit on a wood porch deck. To the left of the front gable the wall extends to a shed roof addition. The addition has a wood window that appears to be fixed, centered on its width. The window is a series of four casement style units that have two horizontal muntins dividing each sash. The east side has two rectangular fixed clad windows evenly spaced along the wall, these are undivided. Beyond the gable volume a low slope hipped roof extends further north with a dog leg at the rear of the extension. This addition has a single vinyl door set inside what looks like an original garage door opening. The door is set in an infill of plywood siding that is framed with 1x trim in a wall of horizontal wood plank siding. The west side of the gable volume is completely covered by the shed roof addition. It has two small double hung windows toward the back of the wall. The north façade has no openings on the main level, but one small casement style wood window in the gable end. The house is clad in aluminum siding, except for the east wall of the hipped roof addition. This area has a variety of wood siding, horizontal and vertical. Two low brick walls run out from the house along the edges of the front porch deck. The roof is asphalt shingle with simple eave and rake boards. There is a single metal stove pipe near the ridge of the gable. All the windows have decorative shutters applied to the outside of the exterior wall.
22. Architectural style/building type: Late 19th and 20th Century Revivals
23. Landscaping or special setting features: The building sits on a central lot in the historic street grid. There is little vegetation, with some areas of grass, but predominantly gravel.
24. Associated buildings, features, or objects: Another detached house sits on the rear of the lot. It is a wood framed, front gable with several small additions extending off the rear. The building is included in this survey under 5ST.1758 with an address of 117 Granite St. Both buildings were moved to the site and are not historically related.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1900 Actual: \_\_\_\_\_

Resource Number: 5ST.1757  
Temporary Resource Number: 113.GRA

**Architectural Inventory Form**  
Page 3 of 6 pages

Source of information: Town of Frisco Historic Park & Museum; Historic Property Inventory prepared for the Town of Frisco, 2017 gives a date of c.1920. An earlier date was selected to more correspond with the historic trends and stylistic elements of the house.

26. Architect: unknown

Source of information: \_\_\_\_\_

27. Builder/Contractor: unknown

Source of information: \_\_\_\_\_

28. Original owner: Possibly the Wiley Family

Source of information: Town of Frisco Historic Park & Museum; Historic Property Inventory prepared for the Town of Frisco, 2017

29. Construction history (include description and dates of major additions, alterations, or demolitions):  
This building was moved from Old Dillon when the historic townsite was purchased for the Dillon Reservoir in the mid 1900s. A 1922 photo of the house (likely when it was still located in Old Dillon) shows the front gable and porch of the house. The porch roof has a more decorative cornice board and the posts seem to be slightly more decorative than what is present today. The shed roof addition is not attached to the west side, a shed roof porch runs down that side of the house with similar roof and post detailing. The side porch roof appears to be a continuation of the hipped roof front porch, and the deck seems to wrap around the west side as well. The siding is a narrow clapboard with cornerboards and the windows have a more decorative pediment head trim. The window configuration appears to be the same as the current front windows. The front door and other sides of the house are not visible in the photo. The windows on the east side of the house have been replaced within altered openings, the shed roofed addition on the west side was added and the rear shed roof has at least been altered since its construction. Aluminum siding has been applied to the bulk of the building. The three front double hung windows appear to be original.

30. Original location      Moved X Date of move(s): approximately 1960

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic; Single Dwelling

32. Intermediate use(s): Domestic; Single Dwelling

33. Current use(s): Domestic; Single Dwelling

34. Site type(s): The site is located on a series of lots within the historic street grid.

35. Historical background: The original Dillon townsite was a successful town at the confluence of the Blue, Snake Rivers and Tenmile Creek. The first site was incorporated in 1883 on the northeast side of

Architectural Inventory Form  
Page 4 of 6 pages

the Snake River. To accommodate the Denver & Rio Grande Railroad, it moved to the west side of the Blue River. The town finally moved to the confluence in 1892 to accommodate another rail line, consolidating the stations. The final location result in a centrally located, prosperous town for 60+ years. In 1890 its population was 133 and remained at over 100 people until the Great Depression, by 1960 it was the largest town in Summit County with a population of 812. These sites are now collectively referred to as Old Dillon. The Denver Water Board had identified the confluence of the three rivers as a prime location for a reservoir to serve the growing Denver population. In 1956 it formally noticed the residents that they would have to move to allow for construction of the Dillon Reservoir. During the Depression, the Denver Water Board had been able to buy up much of the property it needed through tax sales. For the rest of the residents, it offered new sites in the new location of Dillon. Residents were allowed to move their buildings at their own expense and several of the important building were relocated to the new Dillon site and to other towns in the region. A handful of buildings came to Frisco. It was not uncommon for disused buildings to be relocated for reuse throughout the history of Frisco and the mountain region. Time and effort was required to build anything and the economics of mining and ranching made the reuse of any materials that might go to waste, practical.

This house is associated with the Wiley Family in some way, though the relationships are not clear. The family of Robert D. D. Wiley does appear in several Federal Census documents in Summit County. Robert D. D. Wiley was born in 1870 in New Brunswick, Canada, he immigrated in 1890 and is living in the upper Tenmile (Robinson or Kokomo) in 1900. He marries Henrietta "Etta" Pomeroy (b. 4/17/1881 in Kokomo) in Leadville in 1900. They appear in the 1910 census living on Galena Street in Frisco, though the first three children's birthplaces are listed as Kokomo. Robert D. born 12/17/1902 and Ada born 11/5/1904 and Vernal 12/1/1906. The next two children's births are recorded in Summit, Colorado. Dell Alice born 1/20/1913 and Tess Eileen born 1/12/1918. By the birth of their last two children, they are living in Frisco. William M born 2/9/1920 and Hugh D. born 3/22/1922. Robert D. D. died on 11/13/1939. At which point the family is living in Dillon according to the 1940 Census. The house now at 113 Granite may have been the family house in Dillon in the 1940s, the census has the family living on State Hwy 9, Dillon. It is not clear if they owned the house went it was moved to Frisco. The 1922 photo of the house features several members of the Prestrud Family, who were prominent citizens of Frisco. It is unclear what the relationship of Ben Wiley Staley is to the Wiley family described above. Benjamin W Staley was born to W. H. and Avarena Staley in 1888 in New Mexico. He does appear in the 1900 Census with his family in Frisco and in 1910 living as a lodger on Galena Street with Archibald Deberry. The Wiley family appears nearby on the Census page as renters and neighbors on Galena Street. By

Temporary Resource Number: 113.GRA

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36. Sources of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017; Ancestry.com, Loe Wiley Family Tree accessed 12/2/2020. US Federal Census 1900, 1910, 1920, 1930, 1940. Town of Frisco records

Designating authority:\_\_\_\_\_

\_\_\_\_\_ Does not meet any of the above National Register criteria

42. Statement of significance: This house is significant as an example of the typical kind of residential construction found in the Frisco area. The simple, compact front gable form with a front porch and modest details demonstrate the modest lifestyle of the local mining and ranching community. Though the house is not original to the historic Frisco townsite, it is similar to many houses found during this period. The associations to members of the community are somewhat unclear, but the Wiley family is representative of the type of family that occupied the area during the mining boom years and worked

Resource Number: 5ST.1757  
Temporary Resource Number: 113.GRA

**Architectural Inventory Form**  
Page 6 of 6 pages

the mines of the upper Tenmile, moving down to the towns of Frisco and Dillon as mining declined to take up other work as ranchers, farmers and laborers.

43. Assessment of historic physical integrity related to significance: This building has suffered a significant loss of integrity. While the design and some materials are still evident, the modest details apparent in the 1922 photo have been lost. When a building is modest to begin with, the loss of the window trim and porch details are significant. It is possible that original materials still exist below the aluminum siding, which could offer some improvement. The loss of the side porch is also important, since that is an uncommon element. The location and setting have been completely changed. The 1922 photo has a limited view, but it appears the house sits in a more rural setting, with a barn in the background. Workmanship may still be apparent if there are original materials under the siding, but this area has also been seriously impacted by the alterations. Feeling and association are probably the strongest remaining aspects of integrity, these may be enough to warrant local respect, but they do not support a designation to the State or National Register.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:  
Eligible \_\_\_\_\_ Not Eligible X Need Data \_\_\_\_\_
45. Is there National Register district potential? Yes \_\_\_\_\_ No X \_\_\_\_\_  
Discuss: \_\_\_\_\_
- If there is National Register district potential, is this building: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_
46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 113 Granite-1 through 7  
Negatives filed at: Town of Frisco Community Development
48. Report title: Town of Frisco Historic Resource Survey
49. Date(s): July 2019 to December 2020
50. Recorder(s): Suzannah Reid & Patrick Duffield
51. Organization: Reid Architects, inc
52. Address: PO Box 1303 Aspen, CO 81612
53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*  
History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395





5ST.1757 • Wiley House  
Looking Northeast  
Image: 113.GRA.1

Summit County, Colorado  
October 2019



5ST.1757 • Wiley House  
Looking North  
Image: 113.GRA.2

Summit County, Colorado  
Date Unknown  
Photo Courtesy of FHP&M

*Picture Taken by Peter Prestud "1922"*



5ST.1757 • Wiley House  
Looking North  
Image: 113.GRA.3

Summit County, Colorado  
1922  
Photo Courtesy of FHP&M



5ST.1757 • Wiley House  
Looking Northwest  
Image: 113.GRA.4

Summit County, Colorado  
October 2019





5ST.1757 • Wiley House  
Looking West  
Image: 113.GRA.5

Summit County, Colorado  
October 2019



5ST.1757 • Wiley House  
Looking Southwest  
Image: 113.GRA.6

Summit County, Colorado  
October 2019



5ST.1757 • Wiley House  
Looking Southwest  
Image: 113.GRA.7

Summit County, Colorado  
October 2019

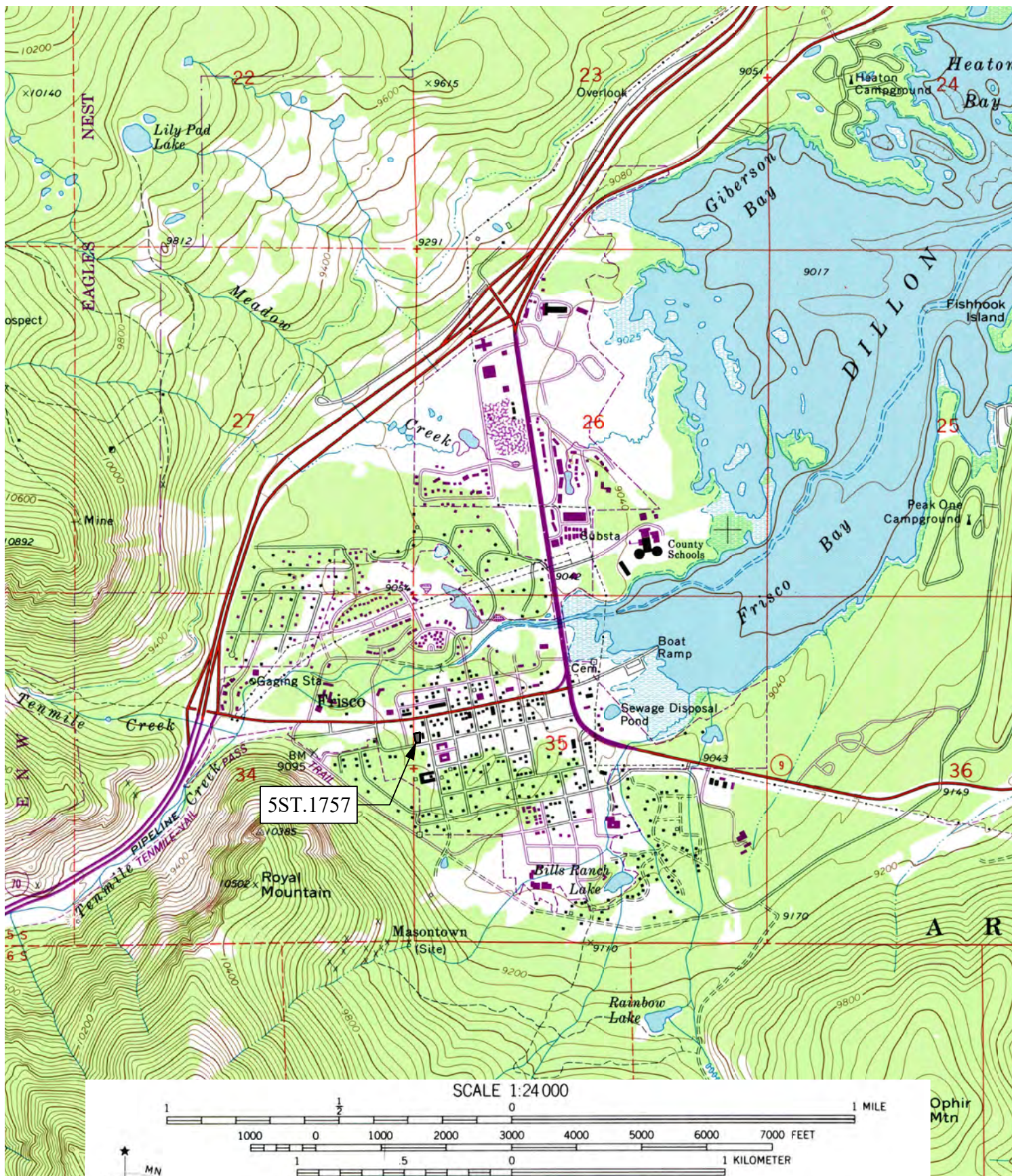


113 Granite Street

5ST.1757

sketch map





UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

GN  
MN  
0°41' 12 MILS  
11½° 204 MILS

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1746
2. Temporary resource number: 116.NFIF
3. County: Summit
4. City: Frisco
5. Historic building name: Deming Cabins
6. Current building name: Deming Cabins
7. Building address: 116 N 5th Avenue
8. Owner name and address: James B Haass  
9656 E Maplewood Cir Englewood, CO 80111

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 13 ; 405828 mE 4381386 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): N  $\frac{1}{2}$  of 13, 14, 15, & 16 Block: 4  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The building sits on a site comprised of the north  $\frac{1}{2}$  of lots 13 through 16 on Block 4 of the original Frisco Townsite. Identified as parcel ID # 2097-3521-06-002  
This description was chosen as the most specific and customary description of the site.

#### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 18' x Width 20'
16. Number of stories: 1

Resource Number: 5ST.1746  
Temporary Resource Number: 116.NFIF

**Architectural Inventory Form**  
Page 2 of 6 pages

17. Primary external wall material(s): Log
18. Roof configuration: Hipped Roof
19. Primary external roof material: Asphalt Roof
20. Special features: Chimney, Fence
21. General architectural description: This is a one-story log building with a generally square plan. The hipped roof has a short ridge running north/south. The principal façade faces west. The main entry door is wood with a half light and horizontal panel construction. The door threshold is one step up from grade. It is located to the right side of the façade with a long horizontal wood window occupying a similar space on the left side. The window is a two-part slider with a two over two muntin pattern in each sash. A single horizontally proportioned wood window is centered on the north and south facades, they are similar in configuration to the front window, but slightly smaller with a single horizontal muntin in each sash. The east wall does not have any openings. The hipped roof is clad with asphalt shingles and has a minimal overhang. There is no eave trim, and exposed rafter tails are visible along the eave lines. The logs are narrow and generally consistent in size along their length. The logs are not notched at the corners, but butt into a rough sawn board that runs vertically at each end of the wall. The vertical boards are inset from the face of the perpendicular wall, creating an inverted ell at all the corners. The bottom log and the top log run into the corner and connect with a lap joint to tie the building together. A light-colored chinking infills between the logs and is also consistent in size along the length. The wood window trim consists of simple flat boards with a heavy sill board. There is no apparent foundation. A tall metal flue is located near the eave on the south side, a second flue is located on the west slope of the roof.
22. Architectural style/building type: Late 19th and Early 20th Century American Movements/Rustic
23. Landscaping or special setting features: The lot is a generally flat corner lot with sparse vegetation of aspen and fir trees.
24. Associated buildings, features, or objects: none

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: ca. 1938\* Actual: \_\_\_\_\_  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017. \*Summit Count Assessor has the date at 1888, however this date is inconsistent with the log construction method that is common in the area in the 1930s, though some



Resource Number: 5ST.1746  
Temporary Resource Number: 116.NFIF

**Architectural Inventory Form**  
Page 3 of 6 pages

earlier similar examples have been documented. The staff of the Historic Park also have identified the original builders, who were born in 1914, and 1918.

26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: Paul & Harold Deming  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017.
28. Original owner: Paul Deming  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017.
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The cabin appears to be in original condition.
30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic: Single Family Dwelling
32. Intermediate use(s): Domestic: Single Family Dwelling
33. Current use(s): Vacant
34. Site type(s): The cabin sits at the corner of the block fronting the side of street of a typical historic town lot within the historic street grid.
35. Historical background: This cabin is associated with the Deming family. The Summit County Assessor lists the construction date as 1888. However, the Frontier Historical Museum lists the date as 1938. The log construction method seems to favor the later date. This cabin and other existing examples in the area are not constructed with the typical notched log corner. Instead the wall logs end at a vertical plank, which creates an inverted ell, that is the depth of the log diameter. This particular detail resulted in a fairly simple construction method, which required less skill than the typical notched corner. This speaks to the immediacy of the construction and also possibly the expectation that a more substantial and minimal investment required. The cedar logs for this cabin were originally "telephone" (most likely electrical service) poles which were removed from Tenmile Canyon. The electrical service from Tenmile into Frisco had been decommissioned in the 1910s. That along with the lengths and uniform sizes of the logs would tend to support this statement. During the 1920s and 30s it was common practice to reuse materials from the disused mines in the region. In 1930, the total population of Frisco

Architectural Inventory Form  
Page 4 of 6 pages

was 18, though it still was the center of life for the remaining miners and ranchers of the area. One source describes this block as the location of the town spring. Frisco didn't have a town wide water or sewer system until the 1950s.

John J. Deming was born in Pugwash, Nova Scotia, Canada in 1879 to Elisha and Isabella Deming. John came to Leadville around 1892. His father Elisha seems to have lived in Frisco at some point and served as the school board president in 1890. John Married Nellie Rose in December of 1902. They had 7 children, listed in the 1920 Census; Mona (b. 1904), Bob (Roswell) (b. 1907), Clyde (b. 1909), Ardell (b.1911), Paul (b. 1914), Ray (Radium) (b. 1916), Harold "Chick" (b. 1918). John was a partner with E. Giberson in the Sky Pilot Mine est. 1916 on Chief Mountain, near Frisco. He died in 1920. His sons Paul W. and Harold P. built two identical cabins on their property on N 5th Ave., the other is now known as Unit 1 of the Deming Crossing Townhomes located at 112 N 5th (5ST.1745). Though the Historic Park document states that the cabins were built for the men and their wives, Paul was married to Claudia F. Kindorf (1917-1950) in 1950 in Denver, Colorado. The Ancestry.com record does indicate that he was living in Frisco in the 1935 and 40. He enlisted in the Army in 1941 to fight in WWII. After 1950 he appears to remain in the Denver area. The Deming family retained ownership and use of the cabins until 2016 when the property was sold to James Haass, who subdivided the property into north and south halves of the original property.

36. Sources of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017; Ancestry.com Deming Family Tree (<https://www.ancestry.com/family-tree/person/tree/23621035/person/1449134817/story> accessed 11/20/2020) along with subsequent links to family members. 1920 Federal Census, Precinct 7, Summit County; Frisco Historic Park & Museum; Summit County Assessor's Data and Summit County GIS, "Significant Historic Structures" compiled by the Frisco Historical Society in the 1970s.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

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;

Temporary Resource Number: 116.NFIF

## Page 5 of 6 pages

\_\_\_\_\_ Does not meet any of the above National Register Criteria

43. Assessment of historic physical integrity related to significance: This cabin retains a high level of integrity in all areas. Its design, form, materials, location, feeling and association are intact. The setting is somewhat changed due to encroaching development, but since the portion of the lot it sits on is still as open as it was in the 1930s, this is a minor impact. It is certainly worthy of a local designation, and though not eligible for a National Register Designation, it may be eligible under Criterion C for the State Register.

If there is National Register district potential, is this building: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_

Resource Number: 5ST.1746  
Temporary Resource Number: 116.NFIF

**Architectural Inventory Form**  
Page 6 of 6 pages

46. If the building is in existing National Register district, is it:   Contributing \_\_\_\_   Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020   Frame: 116.N5th-1 through 6  
Negatives filed at: Town of Frisco Community Development
48. Report title: Town of Frisco Historic Resource Survey
49. Date(s): July 2019 to December 2020
50. Recorder(s): Suzannah Reid & Patrick Duffield
51. Organization: Reid Architects, inc
52. Address: PO Box 1303 Aspen, CO 81612
53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203   (303) 866-3395



5ST.1746 • Deming Cabin  
Looking East  
Image: 116.N5th.1

Summit County, Colorado  
April 2020



5ST.1746 • Deming Cabin  
Looking Northeast, 112, foreground and 116 back  
Image: 116.N5th.2

Summit County, Colorado  
Date Unknown  
Photo Courtesy of FHP&M





5ST.1746 • Deming Cabin  
Looking Southeast  
Image: 116.N5th.3

Summit County, Colorado  
April 2020



5ST.1746 • Deming Cabin  
Looking Southwest  
Image: 116.N5th.4

Summit County, Colorado  
April 2020





5ST.1746 • Deming Cabin  
Looking Northwest  
Image: 116.N5th.5

Summit County, Colorado  
April 2020



5ST.1746 • Deming Cabin  
Looking North  
Image: 116.N5th.6

Summit County, Colorado  
April 2020





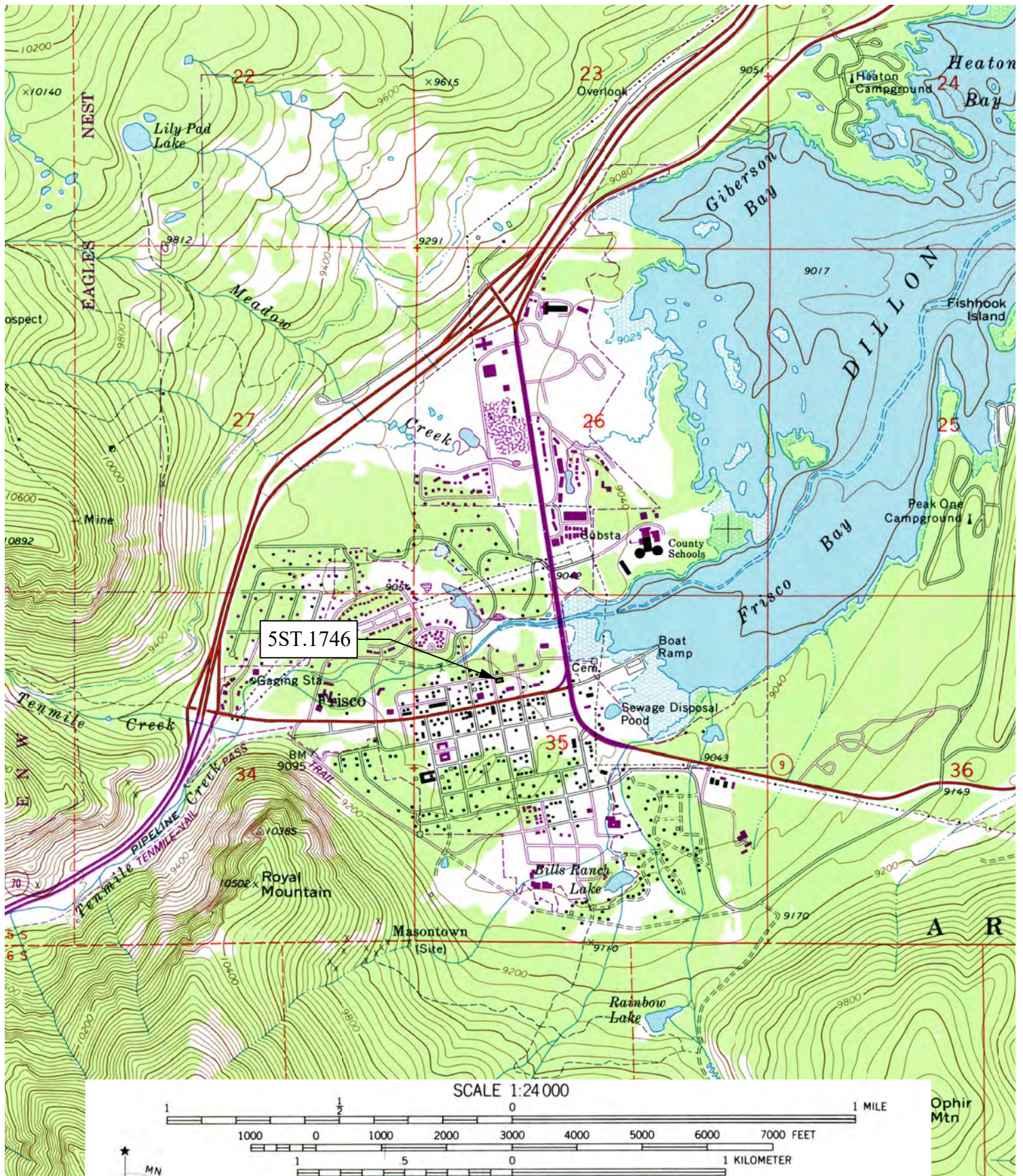
116 5th Ave

5ST.1746

sketch map







UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1758
2. Temporary resource number: 117.GRA
3. County: Summit
4. City: Frisco
5. Historic building name: \_\_\_\_\_
6. Current building name: \_\_\_\_\_
7. Building address: 117 Granite St
8. Owner name and address: Town of Frisco  
PO Box 4100 Frisco, CO 80443

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 13 ; 405458 mE 4381140 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 18, 19, 20 & partial 21 Block: 1  
Addition: King Solomon Sub # 1 Year of Addition: 1907
13. Boundary Description and Justification: The site on which the building sits is comprised of the lots 18 through 20 and part of lot 21 on Block 1 of the King Solomon Subdivision.  
Identified as parcel ID # 2097-3523-10-001  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): L-Shaped Plan
15. Dimensions in feet: Length 44' x Width 24'
16. Number of stories: 1
17. Primary external wall material(s): Wood; Vertical Siding

Architectural Inventory Form  
Page 2 of 6 pages

18. Roof configuration: Gabled Roof
19. Primary external roof material: Asphalt Roof
20. Special features: Chimney, Fence
21. General architectural description: This is a small one-story wood frame house with a front gable form, with three additive volumes on the side and rear of the front gable form. The principal façade faces east. A central wood door is flanked by a vertically proportioned wood double hung on either side, all centered on the gable end. A shed roof volume extends the front wall to the north (right), with a horizontally proportioned wood slider window centered under the shed roof. The window sashes are undivided, the door is a frame and panel door with a half-light, covered by an operable storm window. The south side has a single vertically proportioned wood double hung with a single vertical muntin in each sash, located near the end of the gable volume. A shed addition extends the south wall to the west with another single vertically proportioned wood double hung (single vertical muntins) centered under the shed roof. The west wall has no openings on the shed volume, but a single framed opening is located on the end of the gable at the attic level, infilled with plywood. This west shed runs the width of the gable and the north shed volume. Another lower gable volume extends off the west shed running further to the west. The west facing wall of this secondary gable has a central door and two boarded up window openings centered on the volume. On the north side, there are two wood slider style windows with plastic sheeting over the windows, they are equally spaced on the length of the north shed volume. The west shed volume continues to the north wall, creating a dog leg in the roof line. Another fixed wood window is centered on the shed roof section along the north wall, it also has the plastic sheeting. Finally, the gable volume extending to the west has no openings visible. The gable and two sheds are clad in vertical board on board or butted board siding. The low gable extension is clad in wood horizontal plank siding. The main roof has asphalt shingle roofing and the extension has asphalt roll roofing and tar paper. The main gable form has square wood window trim with an extended head and sill, simple vertical boards and a simple stool below the sill on the principal façade. The south windows have a simplified version of the trim with no extended head. The other facades have either no trim or a narrow wood frame only. The gable end has a trim board at the top of the wall and a small overhang with a simple square rake trim. This detail continues on the south, but there is no top of wall trim board on the north or west. There is a stoop in front of the door constructed of a synthetic wood material. The house appears to sit on a concrete slab. A single metal flue is located on the west facing shed roof slope.
22. Architectural style/building type: No Style



Resource Number: 5ST.1758  
Temporary Resource Number: 117.GRA

**Architectural Inventory Form**  
Page 3 of 6 pages

23. Landscaping or special setting features: The building sits at the back of a series of historic town lots. It has a split rail fence on the east side, and a tall vertical plank fence on the north. While there is some grassy area, the majority of the site is gravel.
24. Associated buildings, features, or objects: This building sits on the same lot as 113 Granite, surveyed under 5ST.1757. 113 Granite is a 1-1/2 story wood frame building with a rectangular plan. The building has a front gable roof with a shed addition on the rear and the west side. Both buildings were moved to the site and are not historically related.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1890s Actual: \_\_\_\_\_  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017 and based on building type.
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: unknown  
Source of information: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
This building was moved from Old Dillon when the historic townsite was purchased for the Dillon Reservoir in the mid 1900s. The north side shed addition is likely an addition, date unknown, but is evidenced by the abrupt end of the gable end detail. The east shed addition may be an addition, which may also have repurposed a double hung window from the body of the original house. The siding is continuous around the exterior of these three volumes, indicating that it was resided at some point after the additions were made. The rear gable form is clearly also an addition, it may be an historic outbuilding that has since been attached. The main house volume is placed on a concrete slab, likely concurrent with the move. The new siding has altered the character of the window trim, but the trim may still be original material. The wood slider and wood fixed windows are all associated with shed roofed additions. Dates of these alterations are unknown.
30. Original location \_\_\_\_ Moved X Date of move(s): approximately 1960

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic; Single Family

Resource Number: 5ST.1758  
Temporary Resource Number: 117.GRA

**Architectural Inventory Form**  
Page 4 of 6 pages

32. Intermediate use(s): Domestic; Single Family
33. Current use(s): Vacant
34. Site type(s): The house has been placed on a series of lots that are part of the historic townsite grid, though this building does not address the street in the typical manner.
35. Historical background: The original Dillon townsite was a successful town at the confluence of the Blue, Snake Rivers and Tenmile Creek. The first site was incorporated in 1883 on the northeast side of the Snake River. To accommodate the Denver & Rio Grande Railroad, it moved to the west side of the Blue River. The town finally moved to the confluence in 1892 to accommodate another rail line, consolidating the stations. The final location was a centrally located, prosperous town for 60+ years. In 1890 its population was 133 and remained at over 100 people until the Great Depression, by 1960 it was the largest town in Summit County with a population of 812. These sites are now collectively referred to as Old Dillon. The Denver Water Board had identified the confluence of the three rivers as a prime location for a reservoir to serve the growing Denver population. In 1956 it formally noticed the residents that they would have to move to allow for construction of the Dillon Reservoir. During the Depression, the Denver Water Board had been able to buy up much of the property it needed through tax sales. For the rest of the residents, it offered new sites in the new location of Dillon. Residents were allowed to move their buildings at their own expense and several of the important building were relocated to the new Dillon site and to other towns in the region. A handful of buildings came to Frisco. It was not uncommon for disused buildings to be relocated for reuse throughout the history of Frisco and the mountain region. Time and effort was required to build anything and the economics of mining and ranching made the reuse of any materials that might go to waste, practical.  
The records of this building are sparse. Since the owner of a property was responsible for the expense of the move, it is possible that it was moved along with other structures. Margo L Kehe (AKA Margo L Mikolitis) is the last owner of record on the property, her family may have moved the buildings to Frisco from Old Dillon. There is no record of her family, she was born in 1966 and appears in various directories in Breckenridge. She sold the property to the Town of Frisco in 1997.
36. Sources of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017; Town of Frisco records.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

Resource Number: 5ST.1758

Temporary Resource Number: 117.GRA

**Architectural Inventory Form**

Page 5 of 6 pages

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;

  X   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

39. Area(s) of significance: Architecture

40. Period of significance: 1890s

41. Level of significance: National        State        Local   X  

42. Statement of significance: This is a small modest house that is typical of the type of house built in the early development of Frisco. Though it is not native to Frisco, there are several examples of this type of small front gable dwelling nearby. The economics of life in Frisco after mining declined were modest at best. The reuse of materials and whole buildings was not an uncommon occurrence. Though Frisco's fortunes were rising by the 1950s, the community was still small and the tradition of relocating disused buildings was still common, particularly as related to the reservoir construction. There are several buildings that were known to have been relocated to Frisco during this period.

43. Assessment of historic physical integrity related to significance: In terms of location and setting this house been seriously impacted by the move, the orientation of the house and the new location. In terms of material, design and workmanship, however the building retains considerable integrity. The front door and double hung windows appear to be original, as does some of the trim materials. It is possible that the original siding materials are still below the new board and batten, based on the reworked window trim. The additions are small, but are not atypical of how a small house might develop over time, particularly with regard to the rear (east) shed roof form. The aspects of feeling and association are still quite strong. Enough integrity remains to warrant preservation of this building on a local level, though it does not rise to the level of State or National Designation.

Resource Number: 5ST.1758  
Temporary Resource Number: 117.GRA

**Architectural Inventory Form**  
Page 6 of 6 pages

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible X Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No X

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing \_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 117 Granite -1 through 6

Negatives filed at: Town of Frisco, Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395





5ST.1758  
Looking East  
Image: 117.GRA.1

Summit County, Colorado  
October 2019



5ST.1758  
Looking East  
Image: 117.GRA.2

Summit County, Colorado  
October 2019





5ST.1758  
Looking North  
Image: 117.GRA.3

Summit County, Colorado  
October 2019



5ST.1758  
Looking North  
Image: 117.GRA.4

Summit County, Colorado  
October 2019





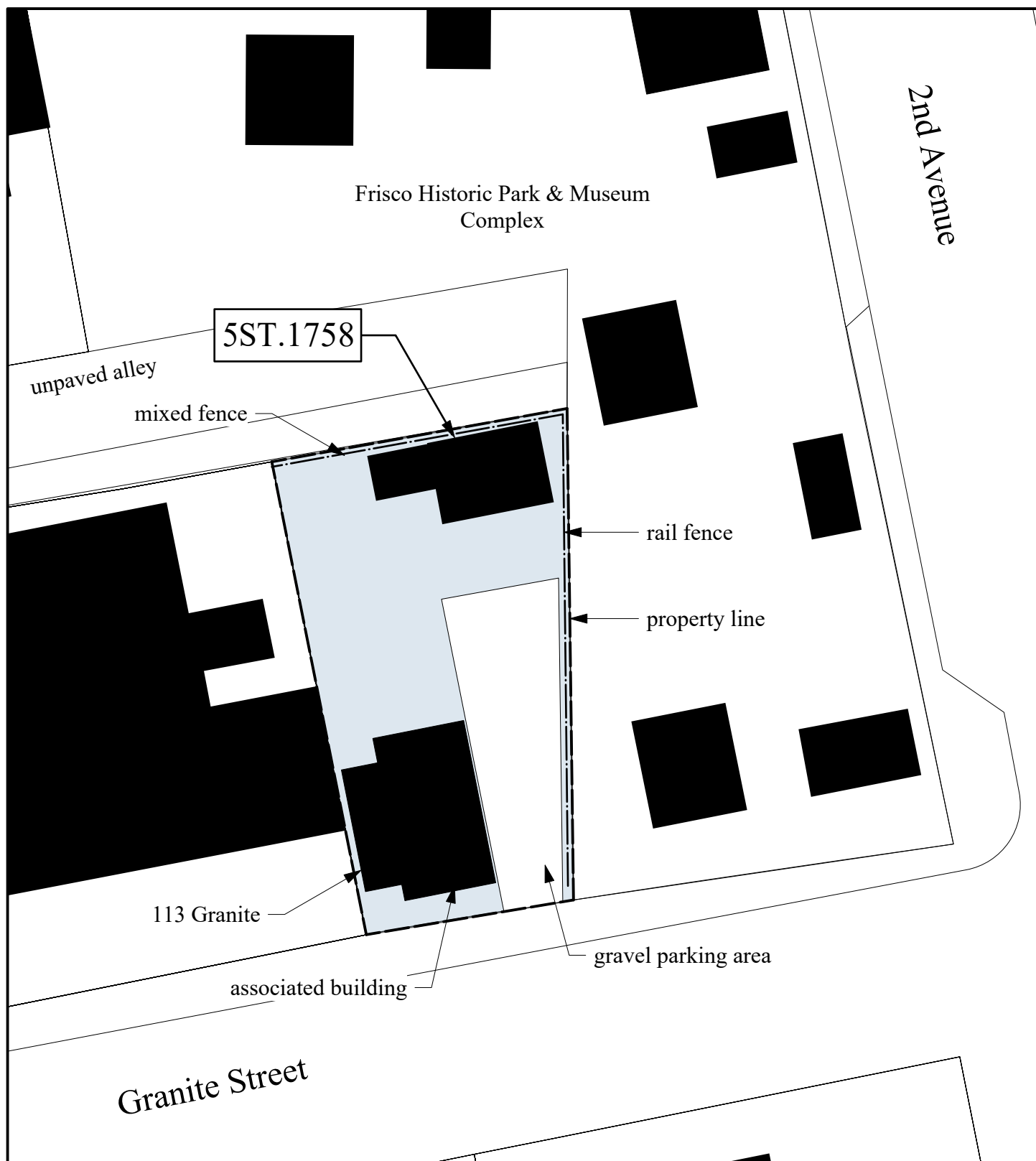
5ST.1758  
Looking South  
Image: 117.GRA.5

Summit County, Colorado  
October 2019



5ST.1758  
Looking Southeast  
Image: 117.GRA.6

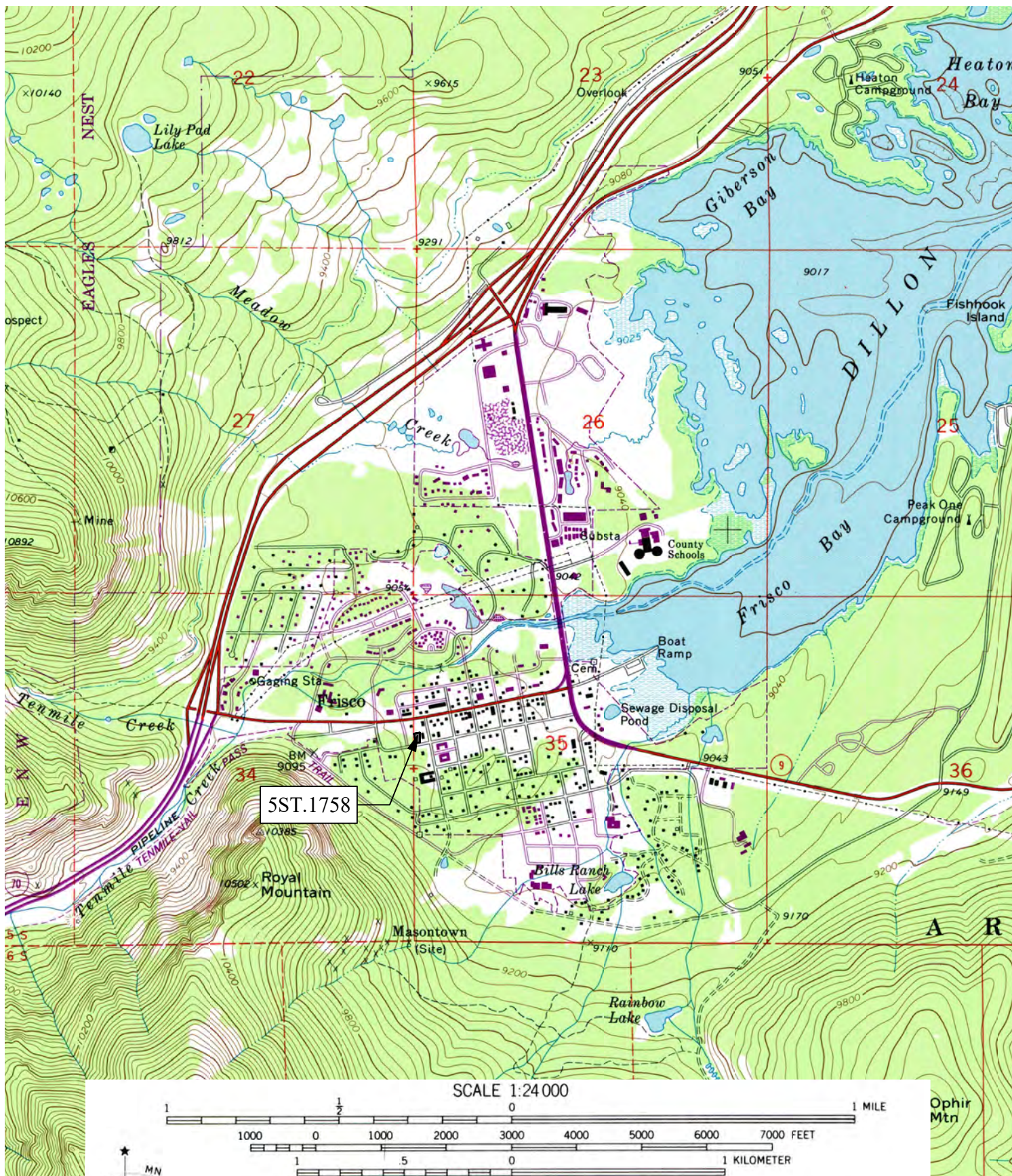
Summit County, Colorado  
October 2019



117 Granite Street

5ST.1758





UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

GN  
MN  
0°41' 12 MILS  
11½° 204 MILS

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1744
2. Temporary resource number: 120.NFTH
3. County: Summit
4. City: Frisco
5. Historic building name: O'Connor House
6. Current building name: Susie Thompson House
7. Building address: 120 N 4th Avenue
8. Owner name and address: Scott Downen  
PO Box 1967 Frisco, CO 80443

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 13 ; 405419 mE 4381367 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 13, 14, 15 & 16 Block: 5  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The building sits on a site comprised of lots 13 through 16 on Block 5 of the original Frisco Townsite. Identified as parcel ID # 2097-3523-01-004  
This description was chosen as the most specific and customary description of the site.

#### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 28' x Width 28'
16. Number of stories: 1
17. Primary external wall material(s): Wood; Horizontal Siding
18. Roof configuration: Pyramidal Roof

Architectural Inventory Form  
Page 2 of 6 pages

19. Primary external roof material: Asphalt Roof
20. Special features: Porch, Chimney, Fence
21. General architectural description: This is a one story, square plan, wood frame house with a steep pyramidal roof. The house sits on the northwest edge of a corner lot. The principal façade faces west and has a central doorway flanked by a vertically proportioned wood double hung equally spaced on either side. A very low-pitched porch roof extends to the west covering a raised concrete porch, two steps descend to grade. The porch roof has a very simple eave detail and is supported by simple square columns. The north side of the house has a single vertically proportioned wood double hung on the right side of the wall, with a brick chimney applied to the wall in the center. The rear of the house has small addition which covers 2/3 of the width of the façade with small gable porch extending to the east. A single wood casement style window is located on the main wall on the right side of the addition. A door with two small wood flanking windows is located in the center of the porch gable and another small wood window is located along the addition wall to the south. The south side of the house has two wood vertically proportioned double hungs that match the main façade, with a smaller vertically proportioned double hung in the center of the wall. The roof has simple asphalt shingles and the wood siding is horizontal shiplap with wood corner boards. The window trim is a simple flat board with a minimal projection on the head and sill. The double hungs have a two over two muntin pattern. The main roof has a simple crown molding eave detail with a minimal overhang. The addition volume has a simple flat eave and rake detail. There are two wood watertable boards at the base of the wood siding and the foundation wall is concrete and painted or parged in some areas.
22. Architectural style/building type: Hipped Roof Box
23. Landscaping or special setting features: The house sits on the corner of a large lot. There are several significant spruce trees along the street on either side of the house, and a number of aspen trees of various ages. A chain link fence runs along the two street sides with gates at the front and rear entrances. The front entrance has a concrete pathway that runs to the porch, the rear entrance has a wood plank walkway that runs along the gravel driveway, which runs to the outbuilding on the far side of the lot.
24. Associated buildings, features, or objects: There are two outbuildings on the site. The first is a large outbuilding/garage on the southeast corner of the lot. It is a rectangular plan form with a very low-pitched gable roof. The south side has one garage door opening on the right side of the façade and single casement style window on the right. Similar windows appear on the west and north side. The north side also has a central doorway with a larger casement style window to the left. The shed has vertical board and batten siding with an asphalt roof and exposed rafter tails on the eaves. The

Resource Number: 5ST.1744  
Temporary Resource Number: 120.NFTH

**Architectural Inventory Form**  
Page 3 of 6 pages

construction date of this building is not known but it appears to date from 1930s or 1940s, based on construction materials.

The second outbuilding is located along the west side of the site facing 4th Ave. It is a one-story front gable with two overhead doors equally spaced on the façade. A single small slider window is located on the south side. The building is clad in T-111 plywood siding with metal roofing. The construction date is unknown but the building likely dates from the second half of the 20th century.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: ca. 1910 Actual: \_\_\_\_\_  
Source of information: Town of Frisco Historic Park & Museum; Historic Property Inventory prepared for the Town of Frisco, 2017 lists the date as 1920, with a possible date of 1911. The Summit County Assessor also lists 1920. Based on the historic trends of the the 20s, and the architectural style it is likely to have been built earlier.
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: C. J. O'Connor  
Source of information: Town of Frisco Historic Park & Museum; Historic Property Inventory prepared for the Town of Frisco, 2017
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
There have been few alterations on this house. The concrete porch and new porch posts were done in the 1950s. The small additions on the rear of the house were also done at the same time. 2008 photos show the house as it is today. The existing outbuilding is likely from a similar time period as the house and seems unaltered. A barn also appears on this site in the 1985 aerial photo, it has since been demolished.
30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic; Single Family
32. Intermediate use(s): Domestic; Single Family
33. Current use(s): Domestic; Single Family
34. Site type(s): The house sits on a large corner lot in a traditional town grid



Resource Number: 5ST.1744  
Temporary Resource Number: 120.NFTH

**Architectural Inventory Form**  
Page 4 of 6 pages

35. Historical background: C. J. O'Connor reportedly built this building around 1910. (this was chosen as a more likely date than the 1920 in county records) C. J. O'Connor appeared in the 1885 Colorado Census and a marriage certificate was found for an 1888 marriage to Catherine Duffy. Otherwise, no other records were found in newspapers, directories and Federal Census records from this period. The Federal Census records for Frisco do not indicate house numbers, so no information on possible other owners of that period was found.
- A. Collins Boardman and B. Kissel Davis purchased the house in 1932; neither appears in local newspapers, directories or Federal Census information, they used the house as a rental property. Captain & Susie Thompson purchased the house in 1945. The Thompsons were seasonal visitors beginning in the late 30s and settled in town upon purchase of the house. Susie Thompson was active in local events and became postmaster in 1965. She and Sue Chamberlain organized the Frisco Centennial exhibit that became the foundation for the Frisco Historical Society and then the Frisco Historic Park & Museum. Their son Bradley Thompson and his wife Julie A. Turner sold the property to Scott Downen in 2019.
36. Sources of information: Town of Frisco Historic Park & Museum; Historic Property Inventory prepared for the Town of Frisco, 2017; Ancestry.com for the Federal Census

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_
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
39. Area(s) of significance: Architecture
40. Period of significance: ca 1910

Resource Number: 5ST.1744  
Temporary Resource Number: 120.NFTH

**Architectural Inventory Form**  
Page 5 of 6 pages

41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This house is significant as an example of early 20th century residential architecture. During the silver boom years, many Frisco residences were simple front gables with rectangular plans, of which several remain. This simple square plan form with a pyramidal roof is a common form in other mining communities but underrepresented in Frisco. This house is an excellent example of the hipped roof box type, with a simple square plan resulting in a pyramidal roof with no ridge line. The single window type arranged in a symmetrical pattern on four sides reflects the simple interior room layout. The front porch typically provides the only decorative detail in this type. This type is often associated with the railroad, due to the possibility of a prepackaged set of materials. In many communities this type represents this simplest residence, where in Frisco it is a larger and more elaborate form of residential development.  
The 1890s saw a resurgence of mining operations which brought an influx of money into the community. Other examples of substantial buildings likely date from the period at the turn of the century until the second mining decline in 1913.
43. Assessment of historic physical integrity related to significance: The house retains a high level of integrity in all seven aspects. The loss of original porch posts and deck have some impact on the design and workmanship aspects, but the alterations do not add any inappropriate design elements. The additions to the back are small and do not obscure the core volume of the original building. These changes may be reversable, particularly if photographic evidence becomes available. This building should be considered for local designation and appears to be eligible for the State Register under Criterion C for Architecture. It may be eligible for the National Register with additional information. The earlier outbuilding may also be determined to be contributing, based on additional research.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:  
Eligible ☐ Not Eligible ☐ Need Data ☒ the building may be eligible for the National Register under Criterion C as an example of the Hipped Roof Box type. Additional research is needed to determine the details of the original front porch and other alterations.
45. Is there National Register district potential? Yes ☐ No ☒  
Discuss: \_\_\_\_\_
- If there is National Register district potential, is this building: Contributing ☐ Noncontributing ☐
46. If the building is in existing National Register district, is it: Contributing ☐ Noncontributing ☐

Resource Number: 5ST.1744

Temporary Resource Number: 120.NFTH

**Architectural Inventory Form**

Page 6 of 6 pages

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 120 4th-1 through 12

Negatives filed at: Town of Frisco, Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395





5ST.1744 • Susie Thompson House  
Looking Southeast  
Image: 120.N4th.1

Summit County, Colorado  
April 2020



5ST.1744 • Susie Thompson House  
Looking East  
Image: 120.N4th.2

Summit County, Colorado  
Date Unknown  
Photo Courtesy of FHP&M





5ST.1744 • Susie Thompson House  
Looking Northeast  
Image: 120.N4th.3

Summit County, Colorado  
April 2020



5ST.1744 • Susie Thompson House  
Looking Southeast  
Image: 120.N4th.4

Summit County, Colorado  
April 2020





5ST.1744 • Susie Thompson House  
Looking Southwest  
Image: 120.N4th.5

Summit County, Colorado  
April 2020



5ST.1744 • Susie Thompson House  
Looking Southwest  
Image: 120.N4th.6

Summit County, Colorado  
April 2020





5ST.1744 • Susie Thompson House  
Looking West  
Image: 120.N4th.7

Summit County, Colorado  
April 2020



5ST.1744 • Susie Thompson House  
Looking Northeast  
Image: 120.N4th.8

Summit County, Colorado  
April 2020





5ST.1744 • Susie Thompson House  
Looking Northwest  
Image: 120.N4th.9

Summit County, Colorado  
April 2020



5ST.1744 • Susie Thompson House, outbuilding 1  
Looking Northeast  
Image: 120.N4th.10

Summit County, Colorado  
April 2020





5ST.1744 • Susie Thompson House, outbuilding 1  
Looking Southeast  
Image: 120.N4th.11

Summit County, Colorado  
April 2020



5ST.1744 • Susie Thompson House, outbuilding 2  
Looking Northeast  
Image: 120.N4th.12

Summit County, Colorado  
April 2020





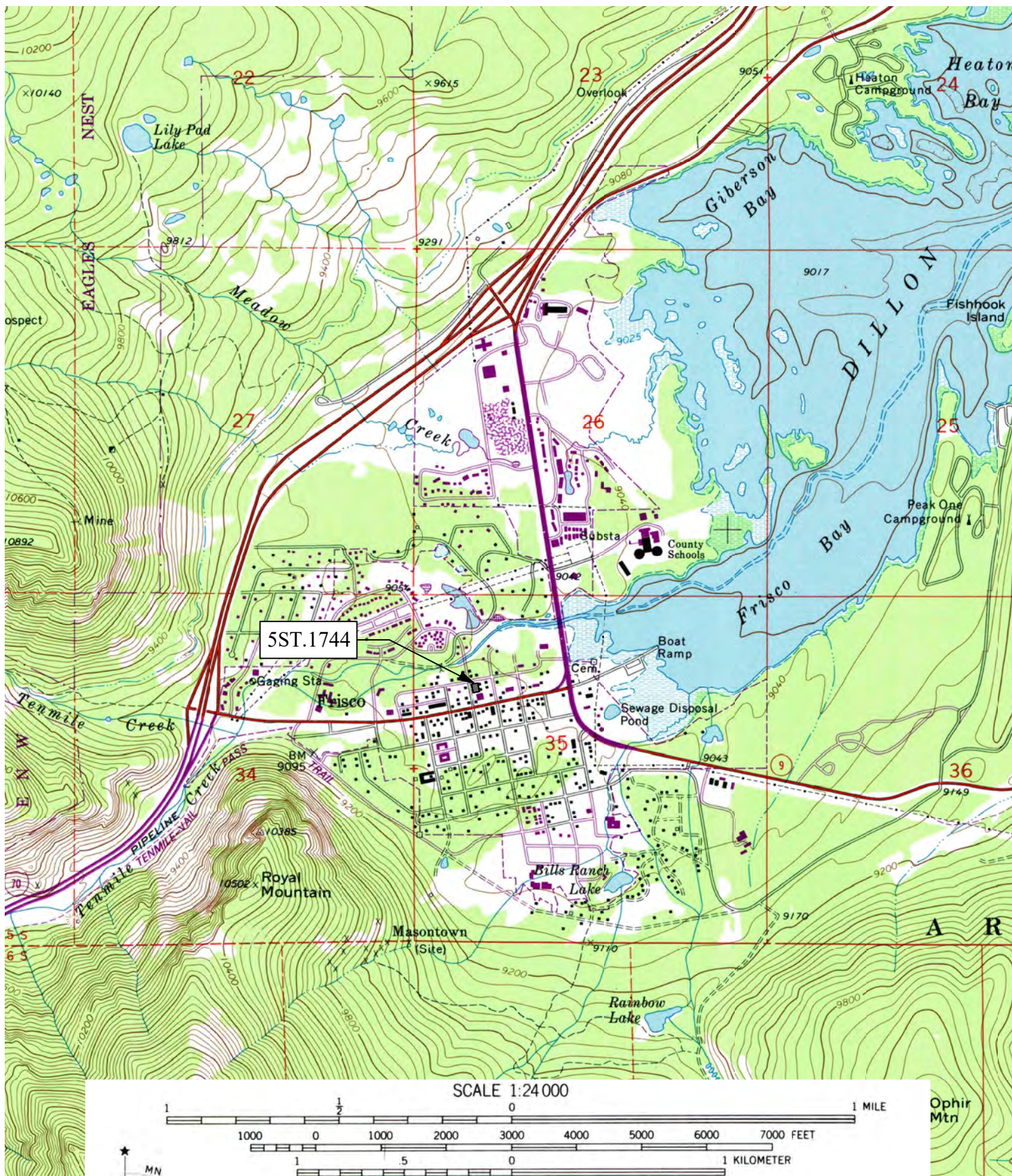
120 N 4th Ave

5ST.1744

sketch map







UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1759
2. Temporary resource number: 121.EMAI
3. County: Summit
4. City: Frisco
5. Historic building name: \_\_\_\_\_
6. Current building name: Log Cabin Cafe
7. Building address: 121 E Main Street
8. Owner name and address: Pocket Full of Sunshine LLC  
C/O Michelle McDonald  
PO Box 858 Frisco, CO 80443

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 1 3 ; 4 0 5 4 7 0 mE 4 3 8 1 2 3 9 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' \_\_\_\_\_ Attach photocopy of appropriate map section.
12. Lot(s): 1 & 2 including west 37.5 x 140 ft of 2nd Ave Block: 2  
Addition: King Solomon Sub # 2 Year of Addition: 1907
13. Boundary Description and Justification: The building sits on a site comprised of lots 1 & 2 and including the west 37.5 x 140 ft of 2nd Ave on Block 2 of the King Solomon Subdivision.  
Identified as parcel ID # 2097-3523-07-002  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 62' x Width 44'
16. Number of stories: 2
17. Primary external wall material(s): Wood; Simulated Log



Architectural Inventory Form  
Page 2 of 5 pages

18. Roof configuration: Shed Roof
19. Primary external roof material: Synthetic Roof
20. Special features: none
21. General architectural description: This is a two-story wood frame building with an irregular plan. The building is one main volume with smaller volumes attached to the east side and rear. The principal façade faces south with a larger two-story section spanning two-thirds of the width and a one-story gable occupying the remaining length on the east side. The two-story volume has a very low-pitched shed roof sloping to the west. The façade has a mixture of log slab siding and shale rock veneer. The veneer runs across the base with strips running to the roof dividing the volume. The main level has two horizontally proportioned clad windows, equally spaced across the volume. One window is fixed with awning windows below, the second is a central fixed glass with sliders on either side. The second level has large clad slider windows located directly above the windows below. Trim is minimal. The one-story volume extends off the right side, its low-pitched gable engages the two-story volume at the peak, creating a shallow overhang applied to the larger volume. The one-story section continues to the rear of the lot as a shed roof volume. Under the front gable, the main wall is set back creating the building entrance. A single fixed window is located on the set back wall. The gable is supported by a single log column at the far right. The east side of the building continues to the rear at the one-story height with the two-story set back. Two small gables are located at either end of the shed roof. This façade has a series of horizontally proportioned slider or fixed clad windows generally equally distributed along the walls. Mechanical equipment is located on the lower roof. At the far end of the east side two story volume is added to the end of the one story. Its roof is part gable and part shed roof extending to the height of the two-story roof. The rear of the building has a series of shed roof volumes extending off the larger volume. These are all sided with the log slab material with corner boards. The west side of the building is the two-story volume and the pattern of the clad windows and stone veneer is repeated on this side. The wall steps down at the rear to a shed roof volume that runs to the end of the lot. The clad windows on this side are large sliders on the upper level and shorter sliders on the lower. A single door is located at the end of the two-story section. A decorative sign extends off the facade on the street side.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The building is located on a large lot with street and public sidewalk on the south side, paved parking on the east side, a flag stone patio on the west that occupies a large vacant lot. There are planters at the patio edge, but no other vegetation.
24. Associated buildings, features, or objects: none

Resource Number: 5ST.1759  
Temporary Resource Number: 121.EMAI

**Architectural Inventory Form**  
Page 3 of 5 pages

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1908 Actual: \_\_\_\_\_  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017 indicates a construction date of 1908, which seems correct based on ownership information. Summit County Assessor date is 1950, which seems too late based on the same ownership information.
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Possibly Deberry and/or Gorsuch  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017; "Significant Historic Structures" compiled by the Frisco Historic Society in the 1970s.
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The original log building has been completely consumed by the new construction visible today. Some remnants of the log house remain in the interior. The transition from residence to café was made in the late 1960s
30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): Commerce/Trade; Restaurant
33. Current use(s): Commerce/Trade; Restaurant
34. Site type(s): The site is a series of lots located on Main Street in the historic town grid.
35. Historical background: According to information provided by the Frisco Historic Park, the original log cabin was the home of the Deberry and Gorsuch families. The Deberry family arrived early in the history of the Blue River basin. The family appears in the 1880 Federal Census in Platte Missouri. Thomas J. Deberry (b.1842) was a farmer married to Angeline Deberry (listed as "Jail A." born 1855, died 1935). They had three children: Mary Angeline (b. 1876), Archie (b. 1877) and Ellen (b.1880). Angeline appears in the 1885 Colorado State Census in Summit County, widowed with three children, where Ellen was listed as Alice, she was working as a washerwoman. In the 1900 Federal Census she was living in Breckenridge with John Archibald who is 23 and working in the mines. Ellen and another

Resource Number: 5ST.1759  
Temporary Resource Number: 121.EMAI

**Architectural Inventory Form**  
Page 4 of 5 pages

daughter Eihel (Ethel?) born in Colorado in 1889, are also listed at the Breckenridge residence. In 1910 Archibald (John) Deberry owns his own home on Galena Street in Frisco. He was married to Hattie W. K. Lund with one son Beryl Archibald (born 1913). The Gorsuch family does not appear in Frisco during this period. An early Gorsuch was listed in the 1880 Census, but a possible relationship is not clear. The cabin was converted to a café in 1968, the owner at that time is unknown. The next record available indicates that Fred & Leilani Beyette sold the property to 1800 Wilshire Partnership in 1982. The property sold again in 1985 to Giles Paulson. He in turn sold the property to Lori A. Sakiewicz in 1999. The property was transferred by Lori into SAK ventures in 2013, and sold to the present owner, Pocket Full of Sunshine LLC in 2015.

36. Sources of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017; Ancestry.com for Federal Census information; Summit County Clerk & Recorder.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

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

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1908; 1908-1960s

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its position as residence turned commercial building that has developed along with the growth of the original Frisco townsite. The original log construction was a typical type of building seen in early Frisco where locally available materials predominated. Main Street in Frisco remained a mixed-use area, with both residential and commercial



Resource Number: 5ST.1759  
Temporary Resource Number: 121.EMAI

**Architectural Inventory Form**  
Page 5 of 5 pages

operations side by side. In 1968, when it was converted to a café, the broader trend was one of shifting residential development to adjacent streets and focusing Main Street on commercial uses.

43. Assessment of historic physical integrity related to significance: The building has suffered a complete loss of integrity in all aspects as relates to Criterion C-Architecture. Design, materials and workmanship of the original building are no longer visible. Alterations have completely disconnected the building from the aspects of feeling and association. While the location has not changed, the setting has completely changed. Due to these factors, the building is not eligible for State or National designation under Criterion C. The extent of the alterations should also make this building ineligible for local designation, once local criteria is established. Under Criterion A- Commerce the building could be re-evaluated if additional information could be developed on the particulars of the commercial history, such as the specifics of alterations related to that history.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☐ Need Data ☒ Additional information on the commercial history of the building and its related alterations is needed to make a determination under Criterion A – Commerce

45. Is there National Register district potential? Yes ☐ No ☒

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing ☐ Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐ Noncontributing ☐

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 121 Main-1 through 4

Negatives filed at: Town of Frisco Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



5ST.1759 • Log Cabin Cafe  
Looking North  
Image: 121.MAI.1

Summit County, Colorado  
October 2019



5ST.1759 • Log Cabin Cafe  
Looking Northeast  
Image: 121.MAI.2

Summit County, Colorado  
October 2019



5ST.1759 • Log Cabin Cafe  
Looking Northwest  
Image: 121.MAI.3

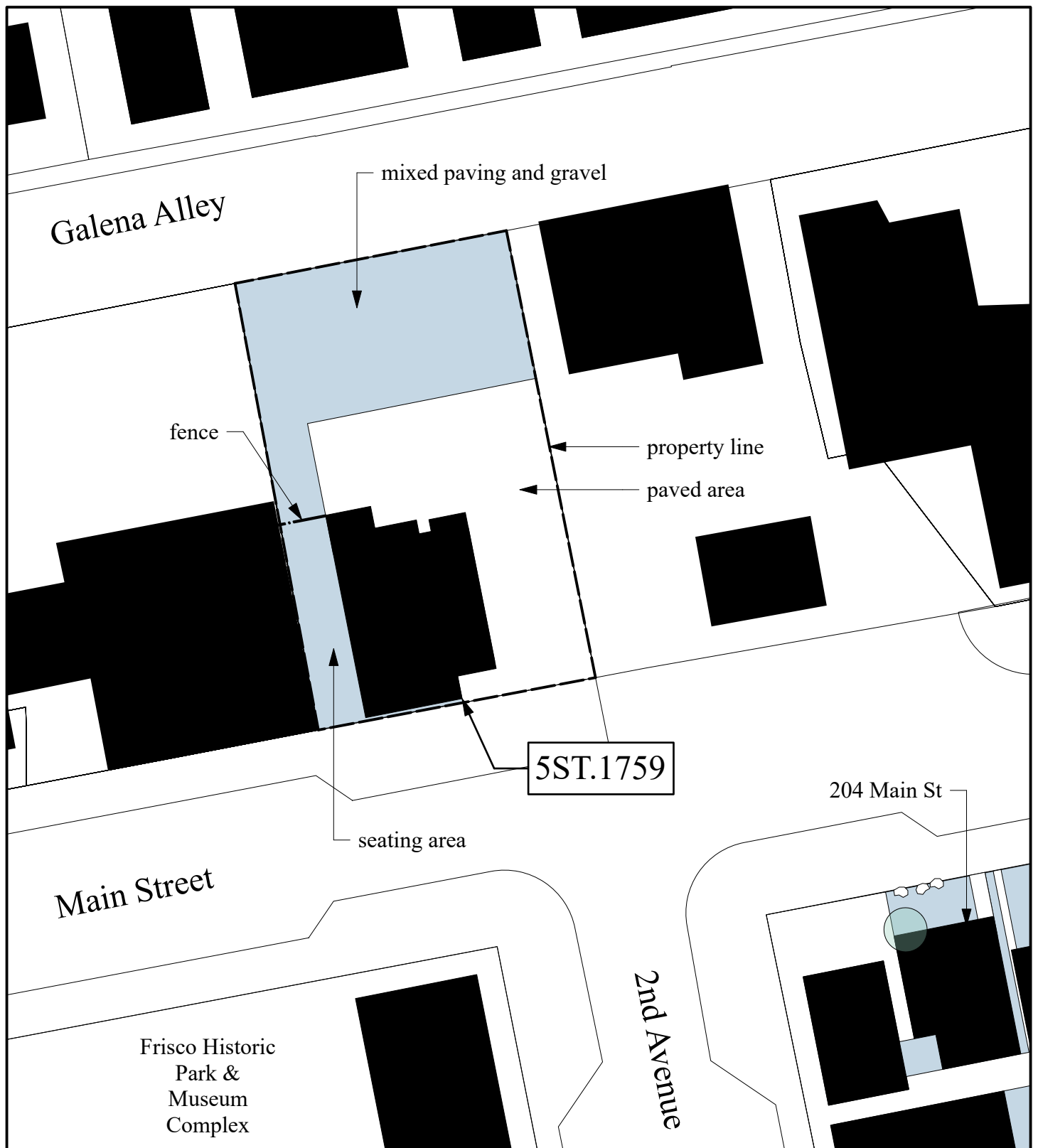
Summit County, Colorado  
October 2019



5ST.1759 • Log Cabin Cafe  
Looking Southeast  
Image: 121.MAI.4

Summit County, Colorado  
October 2019





121 Main Street

5ST.1759

sketch map





UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

0°41' 12 MILS

11½° 204 MILS

Town of Frisco • Historic Resource Survey

2020

FRISCO, COLO.

39106-E1-TF-024

1970

PHOTOREVISED 1987

DMA 4763 II SE—SERIES V877



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.1750
2. Temporary resource number: 201.GAL
3. County: Summit
4. City: Frisco
5. Historic building name: \_\_\_\_\_
6. Current building name: Caldwell House
7. Building address: 201 Galena Street
8. Owner name and address: Jerrold William Hiatt  
3569 Las Pampas Way Palm Springs, CA 92264

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 13 ; 405485 mE 4381365 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 9, 10, 11 & 12 Block: E  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The house sits on a site comprised of lots 9 through 12 on Block E of the original Frisco townsite. Identified as parcel ID # 2097-3522-08-002  
This description was chosen as the most specific and customary description of the site.

#### III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 26' x Width 45'
16. Number of stories: 1
17. Primary external wall material(s): Horizontal Wood Siding
18. Roof configuration: Gable on Hip



Architectural Inventory Form  
Page 2 of 5 pages

19. Primary external roof material: Asphalt
20. Special features: Chimney, Porch
21. General architectural description: This wood frame house is a series of small additive volumes, sitting on a large open lot. The one-story street façade faces south with a gable roof form on the right side and a taller side gable extending to the left. A narrow vertically proportioned wood double hung is located to the left of the gable peak and a similar sized horizontal wood window is located on the side gable wall to the left. The front gable roof slope extends up to the taller side gable form, creating a hipped roof on the east side. A metal flue pipe is located just below the main side gable ridge near the hip. The east side of the house maintains the side wall of the front gable form, running back into the site where it connects to a side gable form that extends further east (northern most volume). This side gable has a lower pitched porch roof in the ell created by the two volumes. A couple of narrow vertically proportioned wood double hungs are located on the length of the east wall with a pair of wood casement style windows near the porch. A door is located on the east wall under the porch roof. There does not appear to be any other openings on the south facing porch wall. The east wall of small side gable form has a single horizontally proportioned slider window centered on the wall. The façade of the taller side gable volume, facing west, has the same horizontally proportioned window as seen on the south side near the right side of the façade and a similar smaller unit on the left side. A wood exterior stair accesses a small porch area on an upper level, but no door is located there, simply a square casement style window. The remainder of the west wall is set back to the line of the south front gable form and runs to the back of the northern L volume. The roof ends in a hip that becomes the side gable of the volume extending east. The west wall has a pair of casement style windows near the corner of the taller gable projection. From the north two more horizontal windows are visible, one on the north of the taller front volume and one on the north of the rear lower volume. A door is also located on the rear wall. Another metal stove pipe is located on the rear roof slope. The entire assembly is sided with wood plank siding with cornerboards. The same siding oriented vertically appears in the gable ends. The asphalt roof has minimal overhangs and narrow flat eave and rake boards with some exposed rafter tails. No foundation is visible, the siding runs to the ground.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The house sits on a flat site with minimal vegetation. There is one significant tree at the street edge.
24. Associated buildings, features, or objects: A one story wood frame front gable barn is located at the northeast corner of the lot. The barn has a pair of swinging doors on the south side with strap hinges. The barn is sided with vertical wood planks. The door is made of the same material, blending into the

Resource Number: 5ST.1750  
Temporary Resource Number: 201.GAL

**Architectural Inventory Form**  
Page 3 of 5 pages

wall plane. The building may have been built in the 1930s when the house was moved or may predate the house in this location.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1890 Actual: \_\_\_\_\_  
Source of information: Summit County Assessor
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: unknown  
Source of information: Summit County Assessor records
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
This building was relocated from another lot on Galena Street in 1939. The original part of the house is the front gable that faces Galena. A photo from the Assessors records show a front gable with a door and window on the façade, the side wing extending to the left and another wing in the background on the right. The photo is dated 1980. The additions were reportedly added in the 1950s and 60s. The siding has been replaced and the front door has been removed from the façade. The additions are distinguished by a change in window type. The front gable closest to Galena Street has vertically proportioned wood double hungs on two sides that are consistent with the 1890 construction date. The house was most likely simple front gable with a single double hung and single front door which is a typical form found in several houses on this street.
30. Original location \_\_\_\_\_ Moved X Date of move(s): 1939

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): Domestic; Single Dwelling
33. Current use(s): Vacant
34. Site type(s): The house sits on a series of lots in the historic town grid.
35. Historical background: The house was moved to the site by Kenneth Jr and Maxine Caldwell in 1939 and they lived in the house until 1987 when their nephew took ownership. He is the current owner. The Caldwell's are a long time Frisco family and appear in the 1940 Federal Census. There is no information on the exact location of the house before the move. The original section of this house is typical of the type of small rectangular front gable house found in this area of Frisco during the early

Resource Number: 5ST.1750  
Temporary Resource Number: 201.GAL

**Architectural Inventory Form**  
Page 4 of 5 pages

development of the town. Wood frame construction seems to have replaced the earlier log construction around the end of the 1880s. This was likely due to the growing number of sawmills making lumber available locally.

36. Sources of information: Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017; Summit County Assessor's records; email from current owner.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

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

39. Area(s) of significance: Architecture

40. Period of significance: 1890

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This house is significant as an example of the small front gable house that was typical in Frisco at this time period and for several years in the early development of the town. Frisco was a center for the regional economy which despite the wealth of ores in the region, in town houses tended to be modest and small. This may have been a result of families having both ranch/mine camp houses for summer and in town houses for winter. Small buildings were easier to heat and required less overall maintenance and materials. The site has a significant outbuilding, which may also represent a pattern of development in this area of town. The trend of building relocation was a common pattern in Frisco in general since the 1880s.

43. Assessment of historic physical integrity related to significance: The building has suffered a significant loss of integrity. The design, materials and workmanship aspects have all been obscured by additions that at least triple the size of the original, changes to siding and removal of the historic front



Resource Number: 5ST.1750  
Temporary Resource Number: 201.GAL

**Architectural Inventory Form**  
Page 5 of 5 pages

door. The aspects of feeling and association are compromised by the fact that the additions are not distinctly different from the original front gable form, with the exception of the window style in the historic section. The aspect of location has been seriously impacted by the relocation to this site. The aspect of setting is somewhat compromised by the loss of significant trees and encroaching development. The house does still retain its association with the barn/outbuilding which is likely of a similar vintage to the house. The loss of integrity makes this building ineligible for designation to either the State or National Registers. A local designation could be considered based on the possible reversal of many alterations and the existence of some original materials.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible X Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No X

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 201 Galena-1 through 9

Negatives filed at: Town of Frisco, Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



5ST.1750  
Looking Northwest  
Image: 201.GAL.1

Summit County, Colorado  
July 2019



5ST.1750  
Looking North  
Image: 201.GAL.2

Summit County, Colorado  
July 2019





5ST.1750  
Looking Northwest  
Image: 201.GAL.3

Summit County, Colorado  
July 2019



5ST.1750  
Looking Southwest  
Image: 201.GAL.4

Summit County, Colorado  
July 2019





5ST.1750  
Looking South  
Image: 201.GAL.5

Summit County, Colorado  
July 2019



5ST.1750  
Looking East  
Image: 201.GAL.6

Summit County, Colorado  
July 2019





5ST.1750  
Looking North with outbuilding  
Image: 201.GAL.7

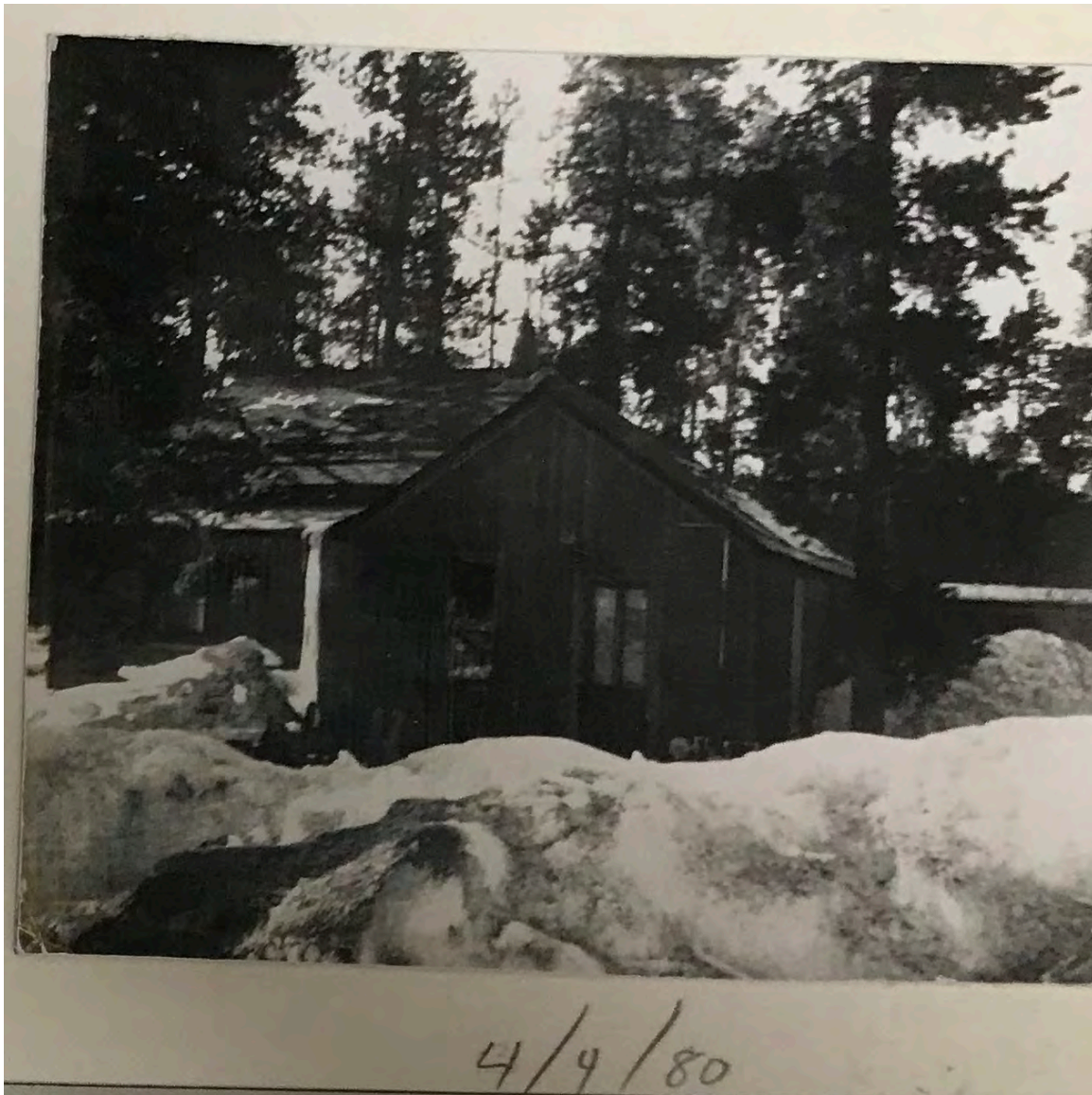
Summit County, Colorado  
July 2019



5ST.1750 • Outbuilding  
Looking North  
Image: 201.GAL.8

Summit County, Colorado  
July 2019





5ST.1750  
Looking North  
Image: 201.GAL.9

Summit County, Colorado  
Photo Courtesy of Summit County Assessor  
4/4/1980





201 Galena St  
5ST.1750





UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

0°41' 12 MILS

11½° 204 MILS

Town of Frisco • Historic Resource Survey

2020

FRISCO, COLO.

39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1760
2. Temporary resource number: 204.MAI
3. County: Summit
4. City: Frisco
5. Historic building name: \_\_\_\_\_
6. Current building name: The Lost Cajun
7. Building address: 204 Main Street
8. Owner name and address: MORA Properites LTD  
14130 W Belleview Ave Morrison, CO 80465

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 13 ; 405522 mE 4381201 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 9, 10, 11 & 12 Block: 8  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The building sits on a site comprised of lots 9 through 12 of block 8 of the historic Frisco townsite. Identified as parcel ID # 2097-3523-29-004  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 43' x Width 31'
16. Number of stories: 1
17. Primary external wall material(s): Log
18. Roof configuration: Flat Roof



Architectural Inventory Form  
Page 2 of 6 pages

19. Primary external roof material: Asphalt Roof
20. Special features: Fence
21. General architectural description: This is a free-standing one-story building with a rectangular plan. The principal façade is on the short end of the rectangle and faces north. The roof is essentially flat for the first quarter of the rectangle then has a low slope that continues to the rear of the building at the alley. The principal façade has a shed roof porch applied to the façade that runs the full width of the wall. The roof is supported by three square wood posts that are wrapped completely with rope. A single entry door is located to the left of center with two square fixed wood windows on either side of the door. The right side of the façade as a large 3-part wood framed picture window generally centered on the porch columns. The west side of the building has a pair of vertically proportioned clad double hungs near the front, a single smaller clad double hung near the center of the wall and a sliding door at the rear. The east side has a horizontally proportioned clad slider window near the front, two enclosed openings along the wall and a simple flush door at the rear. Off the rear of the building has an addition that shares the east wall plane, but steps back from the west. The roof has a minimal slope to the rear. A single door is located on the alley (south) wall. The bulk of the building is constructed of rough D-logs with a considerable amount of log patching. The window openings are framed with vertical logs on each side, the main logs serving as head and sill. The main door is an insulated metal door with a full glass panel. It is trimmed with a simple 1x4 wood trim. The roof is a mixture of asphalt shingles on the porch and built up roofing on the main volume. The built-up roof has a small parapet with metal flashing throughout. The rear addition is sided with log slab siding with cornerboards.
22. Architectural style/building type: Late 19th and Early 20th Century American Movements/Rustic
23. Landscaping or special setting features: The building is set back from the sidewalk, creating an outdoor space in front of the building which is gravel with aspen trees in raised planters. The remainder of the perimeter of the building is either paved with concrete or gravel.
24. Associated buildings, features, or objects: This building is a detached building that is part of a larger parcel under single ownership. There are four other detached buildings located on the site. The buildings are not historically related and vary by construction methods and dates. The building adjacent to the west is separated by an alley that runs the length of 204 Main. It is a two-story frame building with a central projecting volume, it was built in 1997. There are storefront windows to either side of the central volume that has a double door opening in its center. The upper level has a series of double hung windows that create a symmetrical pattern across the facade. The roof has a decorative cornice line. The building sits on the corner and has a secondary façade along the side street. The building adjacent to the east is a one-story wood frame building with a false front façade. The false

Architectural Inventory Form  
Page 3 of 6 pages

front has a central half circle parapet flanked by a stepped wall. A shed roof porch with a central gable spans the façade. The porch roof is supported by four equally spaced square posts. There is a central door with large storefront windows to either side. The building is sided with vertical board and batten siding that runs into the false front and on all sides of the building. This building was also constructed in 1997. The two other buildings address the side street. One is a two story wood frame building with an L-shaped plan. This building extends into the lot and behind the building at 504 Main, then turns south. The street facing façade has a symmetrical layout with a central doorway and two large storefront windows to either side. The upper level has three arched fixed windows with awnings below. The façade is capped by a decorative cornice that overhangs the wall. A pediment is located in the center with a clock. To the right of the façade is a set of exterior stairs that accesses the roof of the one story rear leg of the ell. The street facing wall has a simple parapet with a half round pediment adjacent to the stair. There is an octagonal window under the arc. This building was constructed in 1999. The fourth building sits in the ell. It is a freestanding one and one half story building clad in log slab siding. It has a front gable roof with a central door and two large storefront windows to either side. The gable roof is asphalt and has a minimal overhang. The construction date on this building is also 1999.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1952 Actual: \_\_\_\_\_  
Source of information: Summit County Assessor
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: unknown  
Source of information: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The building shows in the 1985 aerial photo of downtown Frisco as a freestanding building with the same roof configuration as exists today. The porch roof seems to be missing from the photo, as does the small, shed roof addition on the rear. This dates those changes to somewhere between 1985 and 1999 photo on the Assessor card. Window replacement is likely, dates unknown. It is possible that the façade window frames are original but have likely been re-glazed.

Resource Number: 5ST.1760  
Temporary Resource Number: 204.MAI

**Architectural Inventory Form**  
Page 4 of 6 pages

30. Original location X Moved Date of move(s):

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): unknown
32. Intermediate use(s): Commerce/Trade
33. Current use(s): Commerce/Trade; Restaurant
34. Site type(s): The site is comprised of a series of lots located with the historic town grid.
35. Historical background: The earliest record available on this site indicates Edward and Sandra Novotny owned the property until 1981 when they sold it to the Cambridge Company. The Company sold the property in 1999 or 2016 to MORA Properties LTD. The only record of Edward D. (b.1933) and Sandra (b.1936) Novotny is a listing in the U.S. Public Record 1950 to 1993. They are listed as residents of Frisco though not at this address. The current business has been in operation since 2010. This is the original location of a now, multi-location operation. Though no specific information exists, it is likely that this building has been in commercial use since its construction, based on the building form. Additional information could be developed to confirm the history of use.
- Note: Additional research might be undertaken to determine if this building was relocated to this site from another site, possibly Old Dillon. The 1952 date is one that might be associated with the construction of Dillon Reservoir. If it was relocated at some point the construction date might be earlier than currently stated, based on construction techniques.
36. Sources of information: Summit County Assessor; U.S. Public Record 1950 to 1993; Ancestry.com (accessed 12/18/2020); Lost Caiun Website, history link

## VI. SIGNIFICANCE

37. Local landmark designation: Yes \_\_\_\_ No X Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_
38. Applicable National Register Criteria:
- X 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;
- X 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.



Temporary Resource Number: 204.MAI

## Page 5 of 6 pages

\_\_\_\_\_ Does not meet any of the above National Register criteria

- ## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:  
Eligible \_\_\_\_\_ Not Eligible   X   Need Data \_\_\_\_\_
45. Is there National Register district potential? Yes \_\_\_\_\_ No   X    
Discuss: \_\_\_\_\_
- If there is National Register district potential, is this building: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_
46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_

Resource Number: 5ST.1760

Temporary Resource Number: 204.MAI

**Architectural Inventory Form**

Page 6 of 6 pages

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 204.MAI.1 through 10

Negatives filed at: Town of Frisco Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



5ST.1760 • Lost Cajun Cafe  
Looking South  
Image: 204.MAI.1

Summit County, Colorado  
October 2019



5ST.1760 • Lost Cajun Cafe  
Looking East  
Image: 204.MAI.2

Summit County, Colorado  
October 2019





5ST.1760 • Lost Cajun Cafe  
Looking South  
Image: 204.MAI.3

Summit County, Colorado  
October 2019



5ST.1760 • Lost Cajun Cafe  
Looking South  
Image: 204.MAI.4

Summit County, Colorado  
October 2019





5ST.1760 • Lost Cajun Cafe  
Looking North  
Image: 204.MAI.5

Summit County, Colorado  
October 2019



5ST.1760 • Lost Cajun Cafe  
Looking North  
Image: 204.MAI.6

Summit County, Colorado  
October 2019



5ST.1760 • Lost Cajun Cafe  
Looking Northeast  
Image: 204.MAI.7

Summit County, Colorado  
October 2019



5ST.1760 • Lost Cajun Cafe  
Associated Buildings Looking East  
Image: 204.MAI.8

Summit County, Colorado  
March, 2001  
Photo Courtesy of Summit County Assessor





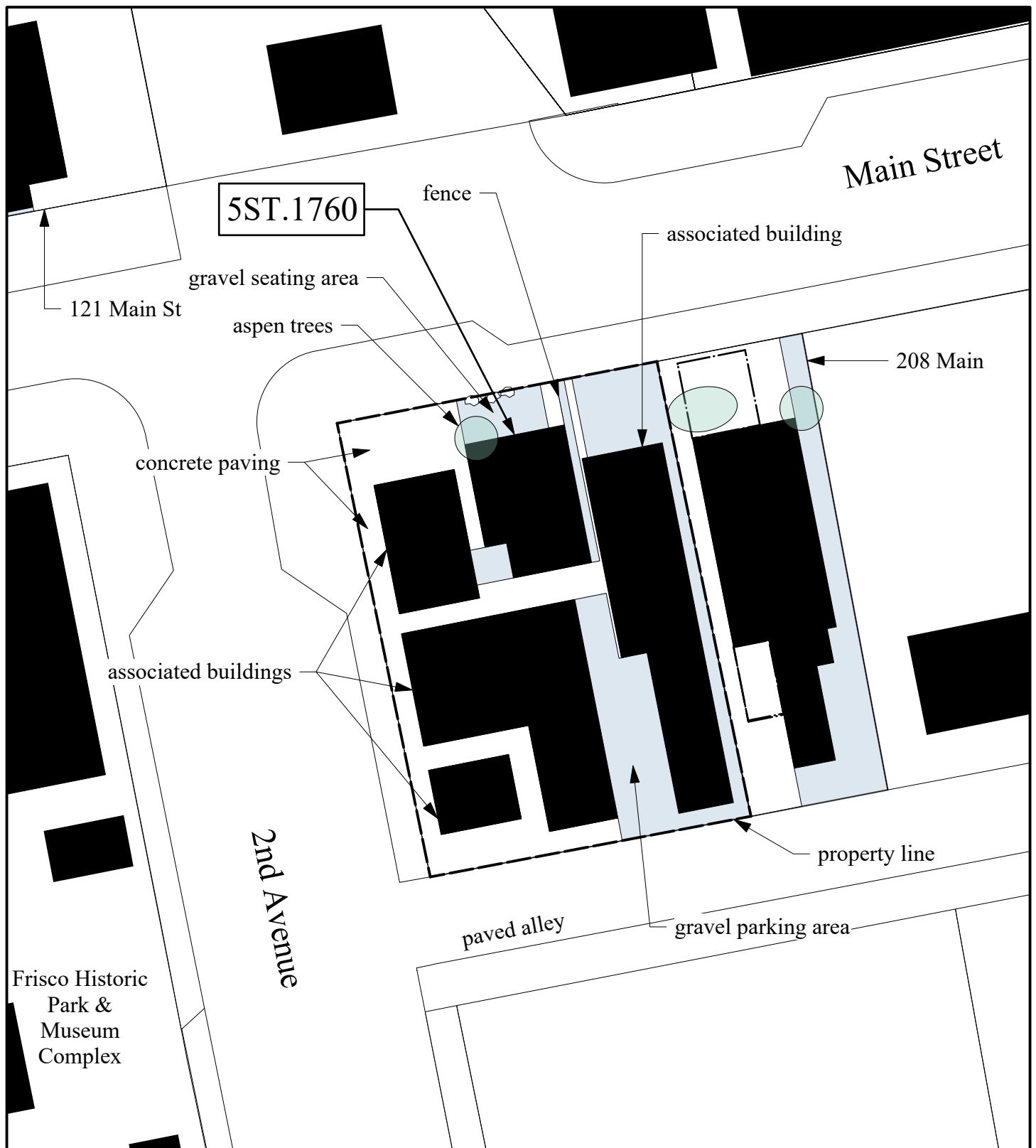
5ST.1760 • Lost Cajun Cafe  
Associated Buildings Looking East  
Image: 204.MAI.9

Summit County, Colorado  
May, 2006  
Photo Courtesy of Summit County Assessor



5ST.1760 • Lost Cajun Cafe  
Associated Buildings Looking Southeast  
Image: 204.MAI.10

Summit County, Colorado  
May, 2006  
Photo Courtesy of Summit County Assessor



204 Main Street

5ST.1760





UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1743
2. Temporary resource number: 205.NTHD
3. County: Summit
4. City: Frisco
5. Historic building name: Linguist House
6. Current building name: Linguist House
7. Building address: 205 N 3rd Avenue
8. Owner name and address: Dottie Wham 2014 Revocable Trust Dated 7/24/14  
C/O Nancy Mitchell  
1109 N Castlewood Pl Frantown, CO 80116

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 1 3 ; 4 0 5 5 5 3 mE 4 3 8 1 4 0 1 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 1, 2 & 3 Block: E  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The building sits on a site comprised of lots 1, 2 & 3 on Block E of the original Frisco Townsite. Identified as parcel ID # 2097-3522-08-005  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 43' x Width 21'

Resource Number: 5ST.1743  
Temporary Resource Number: 205.NTHD

Architectural Inventory Form  
Page 2 of 6 pages

16. Number of stories: 1.5
17. Primary external wall material(s): Metal; Aluminum
18. Roof configuration: Gabled Roof
19. Primary external roof material: Metal Roof
20. Special features: Porch, Dormer, Chimney, Fence
21. General architectural description: This is a one and one-half story wood frame building with an L-shaped plan. The main roof is a side gable running east/west. A section of shed roof intersects the gable on the west side and a gable dormer is located in the center of the length of the side gable. A one-story hip roofed porch wraps the gabled section of the house on the south and east sides. The main entry is located on the south facade under the porch roof to the east of center and a single horizontally proportioned fixed vinyl window occupies the west half of the gable section. Above the porch roof is a single vertically proportioned double hung, in the central gable dormer. The clad window has an aluminum storm window applied to the outside. A small metal framed skylight is located to the west of the dormer. The rectangular addition located on the west of the gable section, steps forward to the porch roof line and creates the L-shaped plan geometry. The addition has a pair of vertically proportioned clad double hungs with storm windows on the main level and a similar single double hung (as far as can be seen) on the upper level. A small extension of the addition runs under the porch roof and has a single square clad window facing south. The east façade has a symmetrical layout with a horizontally proportioned clad fixed window centered on the volume on the main level and a single vertically proportioned double hung centered on the upper level. The porch roof wraps the southeast corner and ends in a hip on the northeast corner. The north façade of the gable section is obscured by the detached garage, the north side of the shed addition has a single double hung on the upper level. The west façade has two clad vertically proportioned double hungs equally spaced on the main level. The whole house is sided with horizontal aluminum siding, with a corner board detail. Eave details are minimal and decorative brackets are located in the peak of the main side gable and south gable dormer. The main volume has pressed metal shingle roofing. The porch roof is standing seam metal, supported by a series of slender turned posts with large scroll brackets. The porch floor is concrete. Decorative shutters are located on the east and south windows. The eaves and rakes are minimally detailed. A single stucco chimney is located to the west on the shed roof addition.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits at the edge of the historic townsite along the Tenmile Creek. The house is set well back from the primary street with a grassy yard. There are several

Architectural Inventory Form  
Page 3 of 6 pages

large spruce trees at the street and adjacent to the house. A wood vertical plank fence defines the north and west sides of the yard, a wire mesh fence runs along the primary street and combines with a ski fence on the east side. The side street is gravel and provides access to the garage with a gravel drive.

24. Associated buildings, features, or objects: The detached garage is a one-story front gable that runs the length of the main house on the north side. The main façade faces east with a single wood garage door off center to the south and a single vertically proportioned wood double hung toward the north. A tall lattice screen connects the garage to the main house. The roof is asphalt roll roofing. The east façade has the same aluminum siding as the house with roll asphalt on the north and west facades. A couple of small wood windows are located along the north side and a single wood window is centered on the gable facing west. This garage volume appears in a polaroid photo with the unaltered house. The photo is undated but is likely from the early 1950s. The photo shows the present-day façade configuration with a solid garage door of diagonal planks and a single vertically proportioned double hung with a single muntin in each sash. The existing door and window are replacements, along with the siding, dates unknown.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1908 Actual: \_\_\_\_\_  
Source of information: Summit County Assessor
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Carl Oscar Linquist  
Source of information: Town of Frisco Historic Park & Museum; Historic Property Inventory prepared for the Town of Frisco, 2017 (information adjusted based on Ancestry.com)
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
A photo from around the 1940s shows a hipped roof porch on the east side of the house, with the entry door and window below the porch roof. Both the window and door have simple decorative cornices across the head. The photo also shows a small projection on the south side and a series of vertically proportioned double hungs along the south. The siding is clapboard with corner boards. At some point the original front door and window were removed and replaced with a picture window, the porch was expanded to wrap around the house and the front door relocated to the south and the double hung



Temporary Resource Number: 205.NTHD

## Page 4 of 6 pages

30. Original location X Moved      Date of move(s):                     

31. Original use(s): Domestic; Single Family

32. Intermediate use(s): Domestic; Single Family

33. Current use(s): Domestic; Single Family

34. Site type(s): The site is located on the edge of the historic town grid.

35. Historical background: The house was built by Carl Oscar Linquist who was born in Sweden in 1850. He appears in the 1900 Federal Census in Frisco with his wife Eliza Annie (born 1867 in Illinois) and four daughters; Ede Marie (b. 1888) Annie (b. 1890) Augusta M (b. 1894) and Ida (b. 1900). All were born in the Frisco area. Carl Oscar married Eliza Annie Lunney in 1887 in Summit County. She died in 1902 in Frisco. Carl and Eliza operated the Frisco Hotel (5ST.1073) at 300 Main Street from its construction in the 1899 until 1908. The Hotel, now known as the Frisco Lodge, was built around 1880 and served as a stage stop until the Denver & Rio Grande came to town in 1883. Oscar ran the hotel first with Eliza and then on his own until 1908 when he sold the hotel and built this house for himself and his youngest daughter Ida Jane. The next record that was found shows Elton Ferguson selling the property in 1993 when it was sold to Dottie Wham. Information on the interim period was not accessible due to Covid closures. In 2014 the house was moved into the Dottie Wham Revocable Trust.

36. Sources of information: 1900 Federal Census; Ancestry.com, Yourdon Family Tree; Town of Frisco Historic Park & Museum; Historic Property Inventory prepared for the Town of Frisco, 2017

37. Local landmark designation: Yes No ☒ Date of designation:

Designating authority: \_\_\_\_\_

Resource Number: 5ST.1743  
Temporary Resource Number: 205.NTHD

**Architectural Inventory Form**  
Page 5 of 6 pages

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

39. Area(s) of significance: Architecture

40. Period of significance: 1908

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: The house is significant as a representation of the type of residential construction typical of this era. In the late 1890s, mines that had been closed after the silver crash were reopened and money began to flow again into Frisco. This house represents the more substantial kind of residence that was typical during this period. The 1880s were characterized by small rectangular front gable houses, of which a few remain on Galena St. By the 1910s the houses became larger with more stylistic elements.

43. Assessment of historic physical integrity related to significance: The building has suffered a significant loss of integrity in the areas of design, materials and workmanship. The loss of original materials as well as character defining features and the large addition have changed the overall impression of the building, impacting the aspect of feeling and association. The aspect of setting has been preserved to the extent that the building remains in a residential neighborhood that has not been densely developed. The alterations have resulted in a building that is not eligible for State or National Designation, the local community should discuss the benefits of preservation of this building relative to local goals. The existence of photographic evidence of the original house would allow it to be restored to a more accurate representation of its original design.

Resource Number: 5ST.1743  
Temporary Resource Number: 205.NTHD

**Architectural Inventory Form**  
Page 6 of 6 pages

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible X Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No X

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing \_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 205 N 3rd-1 through 6

Negatives filed at: Town of Frisco Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395





5ST.1743 • Linquist House  
Looking West  
Image: 205.N3rd.1

Summit County, Colorado  
April 2020



5ST.1743 • Linquist House  
Looking West  
Image: 205.N3rd.2

Summit County, Colorado  
Date Unknown  
Photo Courtesy of FHP&M





5ST.1743 • Linquist House  
Looking North  
Image: 205.N3rd.3

Summit County, Colorado  
April 2020



5ST.1743 • Linquist House  
Looking North  
Image: 205.N3rd.4

Summit County, Colorado  
April 2020





5ST.1743 • Linquist House  
Looking Southeast  
Image: 205.N3rd.5

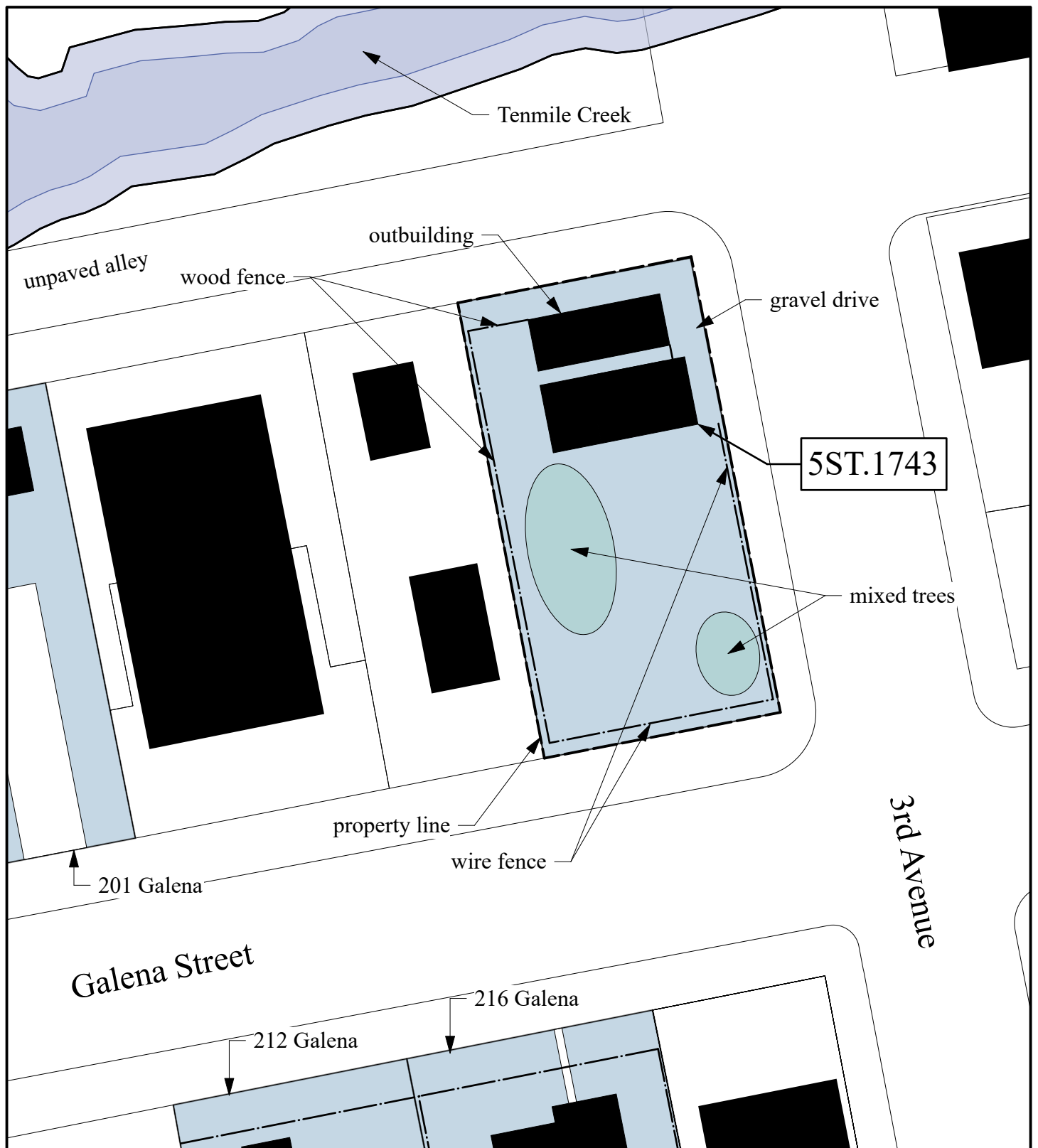
Summit County, Colorado  
April 2020



5ST.1743 • Linquist House  
Looking Southwest  
Image: 205.N3rd.6

Summit County, Colorado  
April 2020



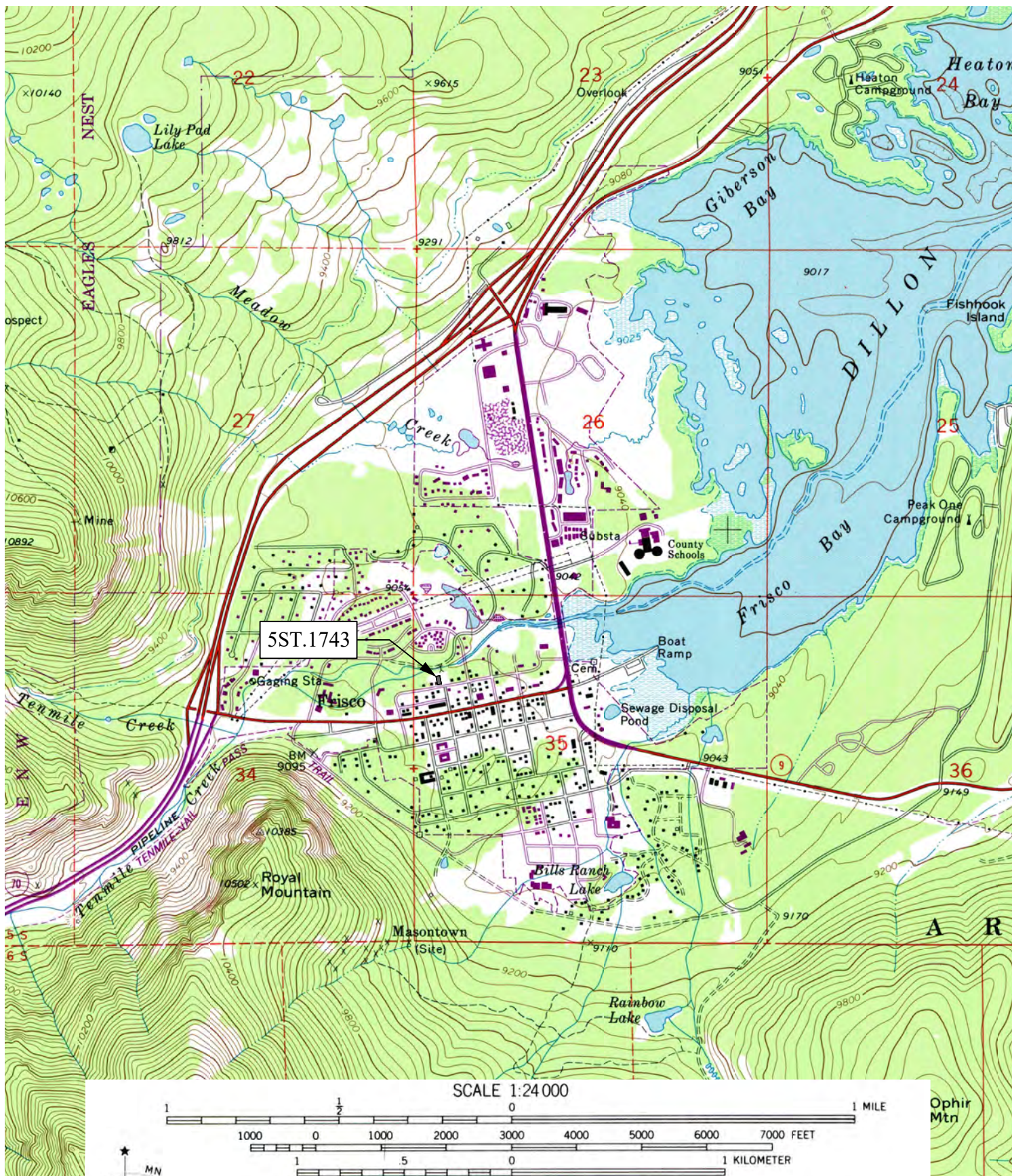


205 N 3rd Ave

5ST.1743

sketch map





UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1761
2. Temporary resource number: 208.MAI
3. County: Summit
4. City: Frisco
5. Historic building name: Tomlinson Grocery
6. Current building name: Moose Jaw Restaurant
7. Building address: 208 E Main St
8. Owner name and address: REN-WOOD, Inc  
C/O WM McGRATH PO Box 751, Frisco, CO 80443

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 1 3 ; 4 0 5 5 4 7 mE 4 3 8 1 2 0 2 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 7 & 8 Block: 8  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The building sits on a site comprised of lots 7 & 8 on Block 8 of the original Frisco Townsite. Identified as parcel ID # 2097-3523-29-003  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 72' x Width 32'
16. Number of stories: 1
17. Primary external wall material(s): Wood; Vertical Siding
18. Roof configuration: Gabled Roof; Front Gabled Roof



Architectural Inventory Form  
Page 2 of 6 pages

19. Primary external roof material: Metal Roof
20. Special features: False Front, Chimney, Fence
21. General architectural description: This is a free-standing, wood frame, one-story building with a long rectangular plan. The principal façade faces north and the long side of the rectangle extends to the alley behind. The bulk of the building has a moderately pitched gable roof behind the principal false front. A low-pitched shed roof porch is applied to the façade along the full length of the wall. One third of the porch area is open and the remainder is enclosed. A single square wood post supports the roof over the open area, a large picture window with a row of small lights along the top is located on the main wall under the porch roof and an entry door is located on the side wall of the open area. The enclosed area is comprised of a pair of fixed wood windows, near the center of the façade, a single wood entry door to the right and a smaller fixed wood window near the right side. The false front gives the impression of a second story, it is generally rectangular with a low-pitched gable form in the center. Shuttered 'windows' are applied to the wall at the either end of the gable form and finials are located on the building corners and at the transition to the gable. A large figurative sign sits in the center of the porch roof under the false front gable, it faces east and west. The false front is only the thickness of the wall, the west side has a series of small wood double hungs evenly distributed along the length of the wall. The east side is similar. The main gable roof is corrugated metal with moderate overhangs on the east and west sides. The south end of the building has a small wood framed shed roof addition set back from either side. Another addition, which appears to be a section of a box truck, permanently attached to the building extends off the rear addition. Part of this truck is sided with vertical wood siding with another shed roof porch area extending to the alley. A variety of small wood windows and a couple of doors are located on the various parts of the addition. Finally, a raised deck area infills the back of the main volume and the additions. The north, east and west sides are sided with board and batten siding. The windows have simple wood brick mold trim. The rear of the building has horizontal siding, with a variety of vertical boards on the ad hoc additions.
22. Architectural style/building type: Commercial; False Front Commercial
23. Landscaping or special setting features: The building is set back from the sidewalk creating an open area in front of the building. The area is enclosed by a low wall of horizontal wood siding and stone panels. The west side has an open walkway of pea gravel, a band of vegetation runs along the east side including one large fir tree. A single aspen tree is located in the center of the front courtyard; a mature fir sits in the northwest corner.
24. Associated buildings, features, or objects: none

Resource Number: 5ST.1761  
Temporary Resource Number: 208.MAI

**Architectural Inventory Form**  
Page 3 of 6 pages

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1954 Actual: \_\_\_\_\_  
Source of information: Steamboat Pilot; 12/1/1966 article "Tomlinson's Living at Winter Garden";  
Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco,  
2017
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: C. L. Tomlinson & Ray Dudley  
Source of information: Steamboat Pilot; 12/1/1966 article "Tomlinson's Living at Winter Garden";  
Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco,  
2017
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The building was relocated from the original Dillon townsite (aka Old Dillon), which was flooded for the  
Dillon Reservoir. In 1956, the Denver Water Board notified remaining owners that they had to move.  
New lots were created at the site of the relocated Town and property owners were offered locations  
there. Some chose to move their buildings to Frisco instead of the new Dillon location. September  
1961 was the deadline for removal of buildings from Old Dillon. No information on the building before  
the move is known. There is some indication that the false front may have been built after the move.  
The porch with its enclosed portion is likely not original. The windows on the principal façade are not  
original, date of replacement is unknown. The side windows and siding throughout is also likely not  
original. The alterations have been part of the transition from Old Dillon or the transition from grocery  
to furniture store, mid 1960s. Additions on the rear were likely related to the transition from retail to a  
restaurant use, 1972.
30. Original location \_\_\_\_\_ Moved X Date of move(s): approximately 1960

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Commerce/Trade; Grocery
32. Intermediate use(s): Commerce/Trade; Specialty Store
33. Current use(s): Commerce/Trade; Restaurant
34. Site type(s): The building sits on in the center of a block fronting Main Street on a typical  
historic town lot within the historic street grid.

Architectural Inventory Form  
Page 4 of 6 pages

35. Historical background: The original Dillon townsite was a successful town at the confluence of the Blue, Snake Rivers and Tenmile Creek. The first site was incorporated in 1883 on the northeast side of the Snake River. To accommodate the Denver & Rio Grande Railroad, it moved to the west side of the Blue River. The town finally moved to the confluence in 1892 to accommodate another rail line, consolidating the stations. The final location result in a centrally located, prosperous town for 60+ years. In 1890 its population was 133 and remained at over 100 people until the Great Depression, by 1960 it was the largest town in Summit County with a population of 812. These sites are now collectively referred to as Old Dillon. The Denver Water Board had identified the confluence of the three rivers as a prime location for a reservoir to serve the growing Denver population. In 1956 it formally noticed the residents that they would have to move to allow for construction of the Dillon Reservoir. During the Depression, the Denver Water Board had been able to buy up much of the property it needed through tax sales. For the rest of the residents, it offered new sites in the new location of Dillon. Residents were allowed to move their buildings at their own expense and several of the important building were relocated to the new Dillon site and to other towns in the region. A handful of buildings came to Frisco. It was not uncommon for disused buildings to be relocated for reuse throughout the history of Frisco and the mountain region. Time and effort was required to build anything and the economics of mining and ranching made the reuse of any materials that might go to waste, practical.
- Once located in Frisco, the building was positioned on Main Street. The historic pattern of downtown development was one of discrete buildings on multiple lots. By the 1960s this pattern persisted. As with the town of Old Dillon, lots in Frisco could often be acquired and consolidated through tax sales. This supported the continued development of discreet buildings, as opposed to a zero lot line pattern of many historic town centers. Ray Dudley and C. L. Tomlinson ran the Central Grocery in Dillon starting in 1952. The moved the Grocery to Frisco in 1960 when the reservoir began construction. They soon moved the Grocery to a new building at 4th and Main. A furniture store took over the building for a time before the Moose Jaw restaurant opened at this location in 1973. The assessor's records do not show any transactions on this property. The current owner is William McGrath.
36. Sources of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017; Dillon, Colorado – Wikipedia, web site accessed 11/2020; Summit County Assessor's Data; Summit County GIS



Resource Number: 5ST.1761

Temporary Resource Number: 208.MAI

**Architectural Inventory Form**

Page 5 of 6 pages

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

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

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1954; 1954-1971

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant as an example of the modest wood frame buildings that were the standard of the mid 1900s in the region. Once the boom of the mining era subsided and the Great Depression life in the Blue River basin operated on a subsistence level. This defined the building in its original location as well as in its current location. The construction of Dillon Reservoir was a significant moment in the basin. The reservoir occupies the central valley of the Blue River basin and touches the east end of the town of Frisco.  
As a commercial building in Old Dillon and now in Frisco, the building represents the commercial life of the community. Its modest character is in keeping with the slow economic growth of the community that characterized the second half of the 20th century in Frisco.

43. Assessment of historic physical integrity related to significance: The building may retain its original form, but the possible addition of the false front façade makes a significant change to the understanding of the position of this building in the architectural history of the area. False fronts were a common commercial style in many of the mining camps and towns of the late 1880s. If in fact the façade of this building was added in the 1960s, not only is the integrity of this building seriously impacted, the historicist addition leads to a false history in general. The other alterations also change the original character of the building but retain a record of the changes in use of the building. In terms

Resource Number: 5ST.1761  
Temporary Resource Number: 208.MAI

**Architectural Inventory Form**  
Page 6 of 6 pages

of association and feeling, some integrity remains. In terms of design, location, materials there has been a serious impact on integrity. The context may be similar to the original location in Old Dillon (a commercial street, and a discrete building form) but new construction on nearby lots are having an impact on the setting of the building. Overall the building does not retain enough integrity to be eligible under Criterion C – Architecture for the State or National Register, though the local community might find that the building still retains enough integrity and significance for designation. Under Criterion A – Commerce the building may be eligible for the State or National Register provided more information can be uncovered about the history of use and the specific dates of alterations.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible \_\_\_\_\_ Need Data X – additional information is needed to determine eligibility for the National Register under Criterion A - Commerce

45. Is there National Register district potential? Yes \_\_\_\_\_ No X

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing \_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 208 Main -1 through 7

Negatives filed at: Town of Frisco; Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*



5ST.1761 • Moose Jaw Cafe  
Looking South  
Image: 208.MAI.1

Summit County, Colorado  
October 2019



5ST.1761 • Moose Jaw Cafe  
Looking Southwest  
Image: 208.MAI.2

Summit County, Colorado  
October 2019





5ST.1761 • Moose Jaw Cafe  
Looking Southeast  
Image: 208.MAI.3

Summit County, Colorado  
October 2019



5ST.1761 • Moose Jaw Cafe  
Looking Southwest  
Image: 208.MAI.4

Summit County, Colorado  
October 2019





5ST.1761 • Moose Jaw Cafe  
Looking Northeast  
Image: 208.MAI.5

Summit County, Colorado  
October 2019



5ST.1761 • Moose Jaw Cafe  
Looking North  
Image: 208.MAI.6

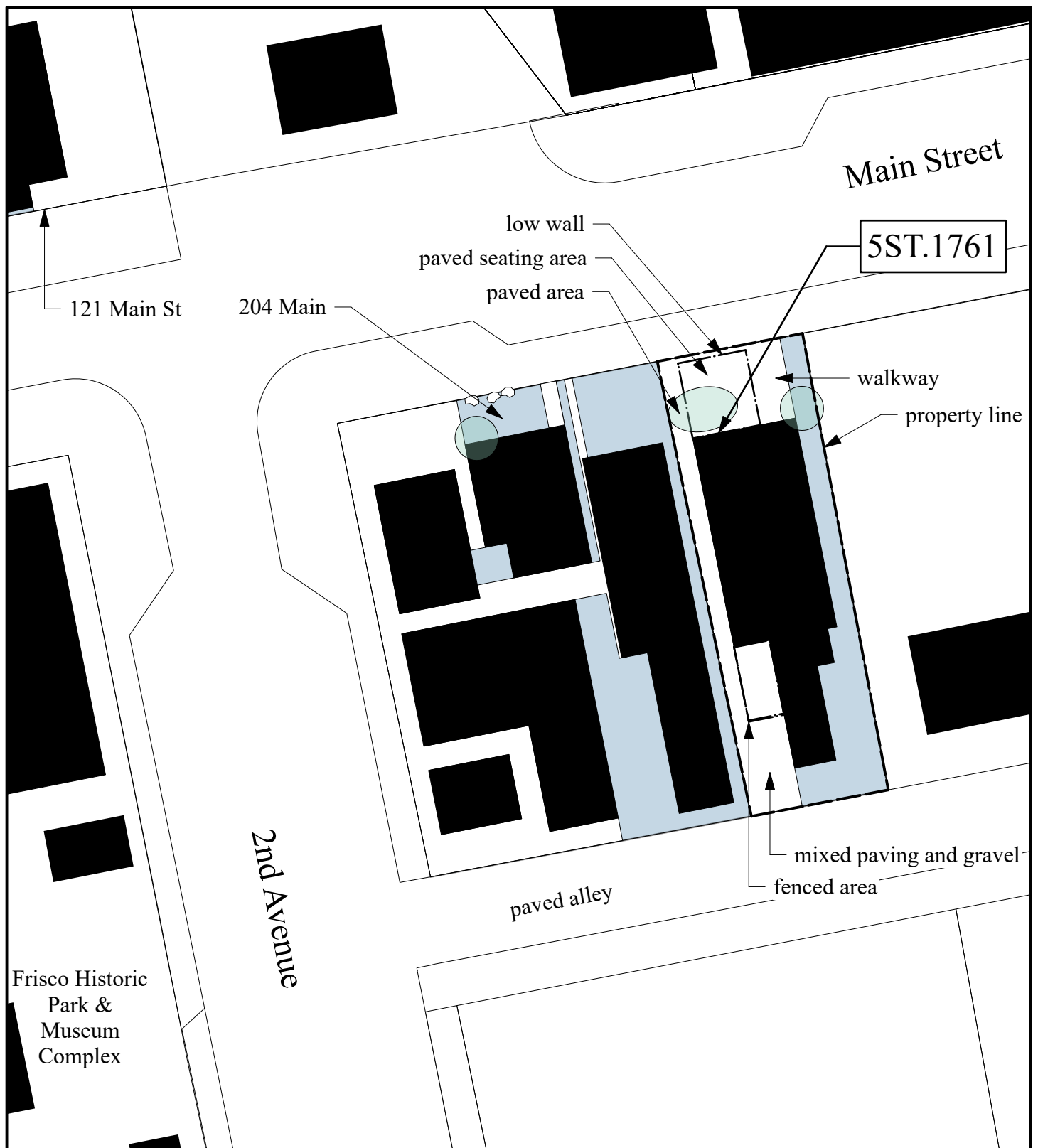
Summit County, Colorado  
October 2019



5ST.1761 • Moose Jaw Cafe  
Looking North  
Image: 208.MAI.7

Summit County, Colorado  
October 2019



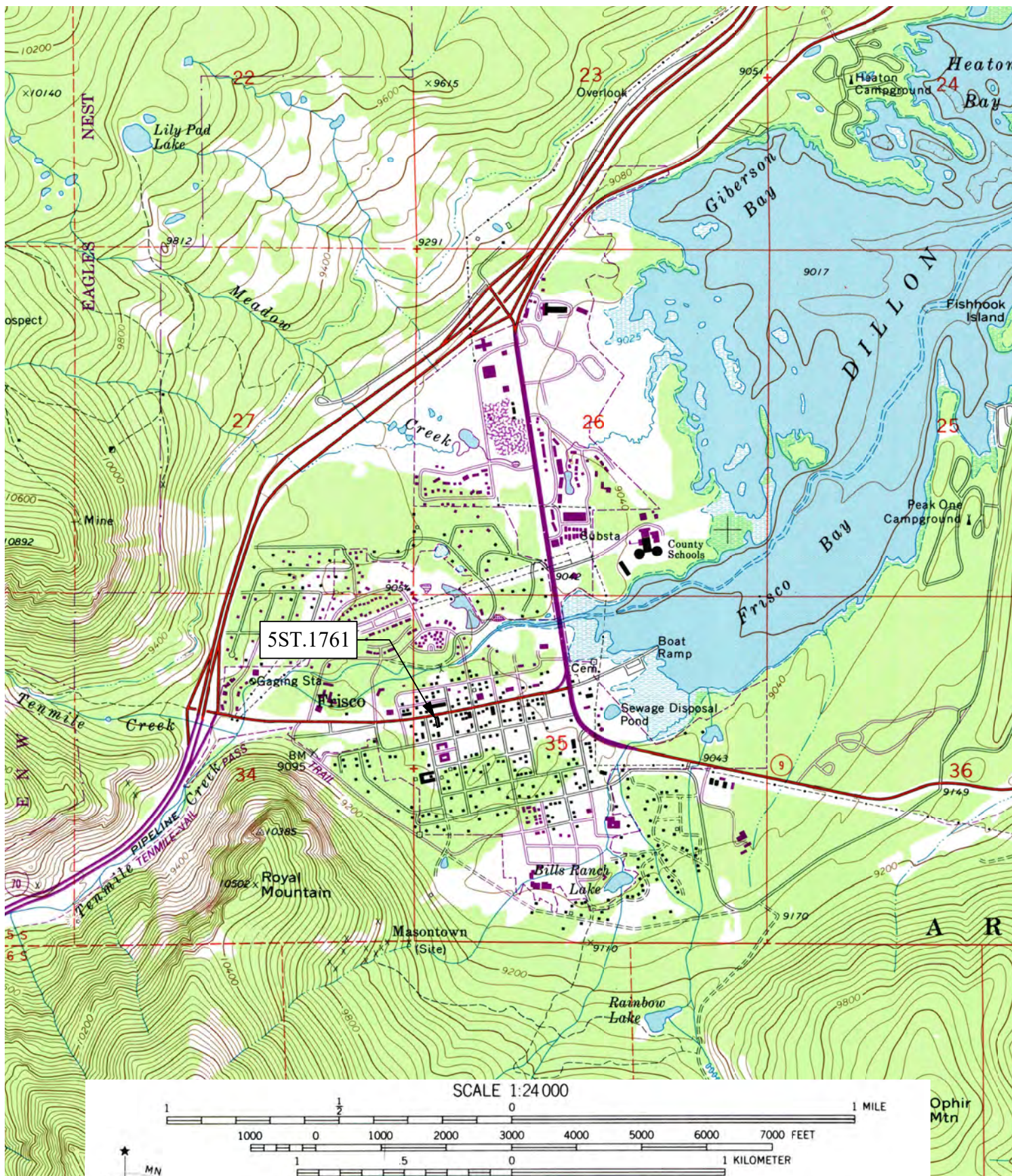


208 Main Street

5ST.1761

sketch map





UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1751
2. Temporary resource number: 212.GAL
3. County: Summit
4. City: Frisco
5. Historic building name: Mumford House
6. Current building name: Mumford House
7. Building address: 212 Galena Street
8. Owner name and address: MACATAR LLC  
8360 W 48th Ave Wheat Ridge CO 80033

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 13 ; 405526 mE 4381326 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 17, 18 & 19 Block: 7  
Addition: Frisco Town Subdivision Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: The house sits on a site comprised of lots 17, 18 & 19 on Block 7 of the original Frisco Townsite. Identified as parcel ID # 2097-3523-05-003  
This description was chosen as the most specific and customary description of the site.

#### III. Architectural Description

14. Building plan (footprint, shape): T-Shaped Plan
15. Dimensions in feet: Length 30' x Width 40'
16. Number of stories: 1
17. Primary external wall material(s): Wood; Horizontal Siding
18. Roof configuration: Gabled Roof



Architectural Inventory Form  
Page 2 of 6 pages

19. Primary external roof material: Metal Roof
20. Special features: Fence; Chimney; Porch
21. General architectural description: This is a one-story wood frame house with a front gable side wing roof configuration. The front gabled principal façade faces north with a low-pitched shed roof porch centered on the volume. The porch roof is supported by four slender equally spaced simple posts set on a concrete floor. The entry door is centered on the gable wall under the porch roof, there are no windows facing north. The side wing is set back from the front gable enough to allow for a single horizontally proportioned fixed wood window to be located on the east facing wall of the front gable form. The east wall of the side wing has two horizontally proportioned sliding windows symmetrical around the center of the gable. The windows have storms applied over the actual window units, which are three over two. The west side of the house has two more fixed windows, similar to the east side of the front gable and a vertically proportioned double hung near the rear of the east wall. The front gable extends to the south, beyond the side wing, and has another shed roof porch extending off the volume. A door and casement style window are asymmetrically arranged on the façade and another horizontally proportioned slider window is located on the east wall of the main gable. A similar window is centered on the south wall of the side wing. The metal roof has a moderate overhang with simple flat boards along the eave and rake. The house is clad with clapboards with corner caps finishing the siding. The windows are trimmed with simple square boards. The foundation is minimally visible and appears to be concrete.
22. Architectural style/building type: Gabled Ell
23. Landscaping or special setting features: The house is positioned in the center of a series of lots that is part of the historic town grid.
24. Associated buildings, features, or objects: There are two outbuildings on the site. The largest is a wood frame outbuilding located on the southwest corner of the lot. It has a gable roof running east/west with a continuous shed roof extending off the north side. The roof is covered with asphalt roll roofing and the building is sided with a mixture of vertical wood plank and board and batten siding. One wood window opening is visible on the north wall of the shed roof addition and one similarly sized but boarded up opening is located on the south. Two large hinged doors are located off center on the east side gable end. A simple door is located on the east wall of the shed roof section. The construction date of this outbuilding is unknown, the form, windows and materials are indicative of an early construction date.  
The second building is a small metal prefabricated shed on the southeast corner of the site. This

Resource Number: 5ST.1751  
Temporary Resource Number: 212.GAL

**Architectural Inventory Form**  
Page 3 of 6 pages

building is a recent addition to the site. A low synthetic picket fence runs along the front property line.  
There is a section of wire fence along the west property line.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1880s Actual: \_\_\_\_\_  
Source of information: Summit County Assessor
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Hattie Lund & Johnathan Archibald Deberry  
Source of information: Town of Frisco Historic Park & Museum; Historic Property Inventory prepared for the Town of Frisco, 2017; *Growing Up At the Summit*, Peterson, Elizabeth Mumford, 1993; 1910 & 1920 Federal Census records
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The house began as a simple, log, front gable "shot gun" house and remained in that configuration until the 1950s when the side wing was added along with siding on the log portion. The porch construction does not appear to be original, but a simple porch did exist on the house at one time. The windows and siding were also altered during that period.

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): Domestic; Single Dwelling
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): The house sits on a series of lots that is part of the historic town grid.
35. Historical background: The house is commonly associated with Hattie (Harriett Walker) Lund, however it may have actually been owned and occupied by her husband Johnathan Archibald Deberry in 1910. The 1910 Federal Census has Johnathan living on Galena St in Frisco as a bachelor, with a lodger named Benjamin Staley who is reportedly associated with 113 Granite (5ST.1757)). At this time, he owns his own house and is working as a miner. Johnathan's family is well documented in the Federal and State Census records. In 1880, Thomas J. Deberry (b.1842) is a farmer married to Angeline Deberry (listed as "Jail A." 1855-1935). They have three children: Mary Angeline (b. 1876), Archie (b. 1877) and Ellen (b.1880). By the 1885 Colorado State Census in Summit County, she is widowed with three children (Ellen is listed as Alice) she is working as a washerwoman. Angeline appears in the 1900

Architectural Inventory Form  
Page 4 of 6 pages

Federal Census, living in Breckenridge with John Archibald who is 23 and working in the mines. Ellen is also living at home and there is another daughter Eihel (Ethel?) born in Colorado in 1889. Harriett Walker Lund "Hattie" was born in Kentucky in May of 1873. She moved to Frisco sometime before 1910. The 1910 Census has her living in Frisco as divorced and working as a domestic servant. In May 1913, she gave birth to a son with Johnathan Archie Deberry, Beryl Archie Deberry. The 1920 Federal Census has Johnathan A. and Hattie married with their son Beryl Archie (b. 1913). Though not specifically noted, they appear to still be living on Galena St based on the proximity to the Giberson family who is documented to be at 313 Galena (5ST.1754).

In 1937, the property was sold by the Deberrys to George Russell and Anna Margaret (nee Cluskey) Mumford. Both the Cluskey and Mumford families were long time pioneer families in the Blue River Basin. The George Ralph Mumford (b. 1866) family appears in the 1900 Federal Census in Summit County at Lakeside. The family at this time consists of George, his wife Josephine (b.1871) and their daughter Okalla (Abealla) born in Missouri in 1895 and son born 1896 also in Missouri. The Census shows the family moved into the Blue River basin in 1889. The 1910 Federal Census shows them at the same property, with the addition of Della (b. 1901), George R (b. 1904) and Veronica J. (b. 1909). The 1920 Federal Census shows the family on the Ranch near Dillon (Old) with the addition of Marjorie (b.1915). The Cluskey Family appears next on the Census form. At that time Mary E. Cluskey is the head of household with three daughters and two sons. Mary E. (b. 1903); Thomas (b. 1904); Anna (b. 1905); Stella (b. 1907); Alchious (b. 1913). Mary Cluskey was born in Ireland and immigrated in 1895. All her children were born in Colorado. She was married to Christopher Cluskey (1875-1953) in 1902. The 1920 Census entry does indicate that she is married, but does not list Christopher. George Russell Mumford married Anna Margaret Cluskey in 1934 and moved to this house in 1937. Early on they may have occupied the Blue River property in the summers and moved to Frisco during the winter, which was a common practice. Descendants of the Mumford family continued to own the property until it was sold to MACATR LLC in the fall of 2020.

36. Sources of information: Town of Frisco Historic Park & Museum; Historic Property Inventory prepared for the Town of Frisco, 2017; 1880, 1900, 1910, 1920, 1930, 1940 Federal Census; 1885 Colorado State Census; Ancestry.com, Footprints (2015) family tree page; *Growing Up At the Summit*, Peterson, Anna Elizabeth Mumford, 1993; Craig Peterson, son of Anna Mumford and John Peterson, by email.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_



Resource Number: 5ST.1751

Temporary Resource Number: 212.GAL

**Architectural Inventory Form**

Page 5 of 6 pages

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;

  X   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

39. Area(s) of significance: Architecture

40. Period of significance: 1880s

41. Level of significance: National        State        Local   X  

42. Statement of significance: This house is significant as an example of the modest types of buildings that were common in the early days of Frisco development. Galena Street was a popular location for residential development due to its proximity to Main Street and Tenmile Creek, even though the Denver & Rio Grande railroad ran along the alley between Galena and Main. The one-story front gable was a typical house form from the beginning of settlement in the 1870s through the Great Depression and up to the construction of I-70 and the Dillon Reservoir. There are several of this type surviving on Galena Street. The house is also significant for its associations with various well-established mining and ranching families in the area. Johnathan A Deberry and Hattie Lund were present in the early development of Frisco and are associated with other properties around town. The Mumford and the Cluskey families have deep roots in the Blue River basin and this house is directly associated with them. While they also had nearby ranches, the house served as an in-town winter house and as a full-time residence over the years. The same family occupied the house during the depression when Frisco's populations was recorded as 18 and there was little economy to lift the residents beyond a subsistence level.

43. Assessment of historic physical integrity related to significance: This house has suffered a significant loss of integrity. Since the house originated as a front gable or shotgun house with log construction, the materials and workmanship are no longer distinguishable. The original design has been lost as a result of an addition that adds a common historic side wing configuration, which is indistinguishable from the original front gable due to the new siding. While the building still conveys a feeling and

Resource Number: 5ST.1751  
Temporary Resource Number: 212.GAL

**Architectural Inventory Form**  
Page 6 of 6 pages

association of history, it conveys a somewhat false history. The building is in its original location as is a substantial outbuilding, which was most likely built in the 1940s. The aspects of setting and location are not as impacted by the alterations. The neighborhood retains several historic buildings in close proximity, but nearby development is beginning to degrade the original context. The loss of integrity makes the building ineligible for designation to the State or National Register. The local community should make a determination on the value of designation for buildings in this degraded condition.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible X Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No X \_\_\_\_\_

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 212 Galena-1 through 8

Negatives filed at: Town of Frisco, Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



5ST.1751 • Mumford House  
Looking Southwest  
Image: 212.GAL.1

Summit County, Colorado  
October 2019



5ST.1751 • Mumford House  
Looking Southwest  
Image: 212.GAL.2

Summit County, Colorado  
Date Unknown  
Photo Courtesy of FHP&M





5ST.1751 • Mumford House  
Looking Southwest  
Image: 212.GAL.3

Summit County, Colorado  
October 2019



5ST.1751 • Mumford House  
Looking Southwest  
Image: 212.GAL.4

Summit County, Colorado  
October 2019





5ST.1751 • Mumford House  
Looking North  
Image: 212.GAL.5

Summit County, Colorado  
October 2019



5ST.1751 • Mumford House  
Looking North with Outbuilding 2 at right  
Image: 212.GAL.6

Summit County, Colorado  
October 2019





5ST.1751 • Outbuilding 1  
Looking South  
Image: 212.GAL.7

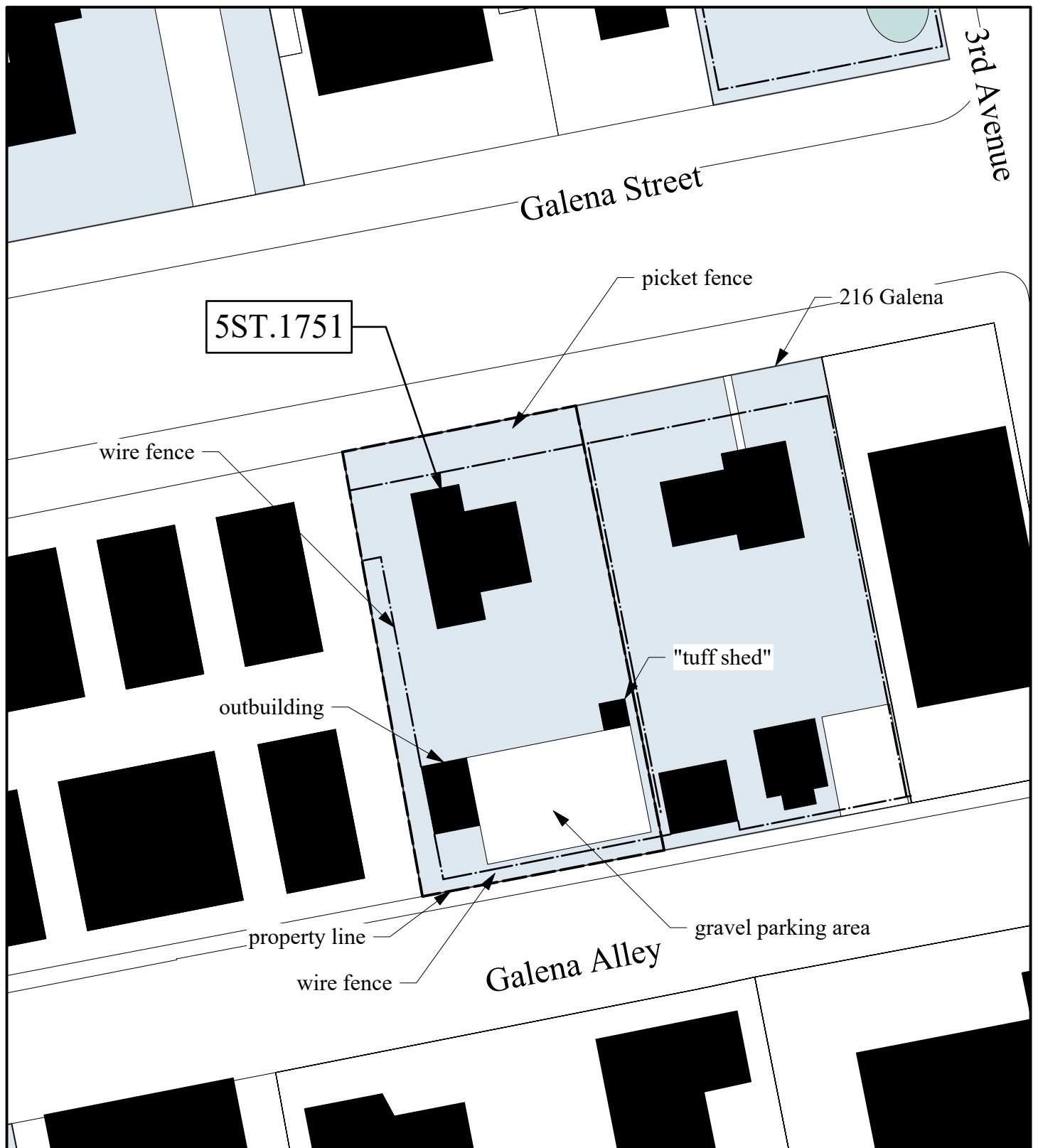
Summit County, Colorado  
October 2019



5ST.1751 • Outbuilding 1  
Looking North  
Image: 212.GAL.8

Summit County, Colorado  
October 2019





212 Galena St

5ST.1751





# Town of Frisco • Historic Resource Survey

2020

FRISCO, COLO.

39106-E1-TF-024

1970

PHOTOREVISED 1987

DMA 4763 II SE—SERIES V877



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.1748
2. Temporary resource number: 212.SSX
3. County: Summit
4. City: Frisco
5. Historic building name: \_\_\_\_\_
6. Current building name: \_\_\_\_\_
7. Building address: 212 S 6th Avenue
8. Owner name and address: Kyle Robin & Lawrence Feldman  
PO Box 766 Frisco, CO 80443

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 13; 406007 mE 438117 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): Lot 1 Block: 17  
Addition: Cabin Preserve Subdivision Year of Addition: 2000
13. Boundary Description and Justification: The building is identified as Lot 1 in the Cabin Preserve Subdivision.  
Identified as parcel ID # 2097-3524-28-002  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 27' x Width 23'
16. Number of stories: 1.5
17. Primary external wall material(s): Log



Architectural Inventory Form  
Page 2 of 5 pages

18. Roof configuration: Gabled Roof
19. Primary external roof material: Asphalt Roof
20. Special features: Porch, Chimney, Fence
21. General architectural description: This is a 1-1/2 story log and wood frame building. The rectangular plan sits on the north side of a wooded corner lot. The principal façade faces west, with an asymmetrical roof form. The roof is essentially a front gable with a very steep plane on the north side and a shallow plane on the south, creating a taller wall that runs the full length of the volume. The body of the house is hewn D-shaped logs of fairly consistent size with no visible chinking. The steep north roof plane springs from the top of the log structure at a one-story height. Above the log structure, horizontal log slab siding runs about halfway to the eave of the low-pitched roof, where it switches to vertical log slab siding. On the principal façade, a steep hipped roof porch is applied near the center of the wall. A single frame and panel wood door is located under the porch roof. A single horizontally proportioned casement style wood window is located to either side of the door, generally symmetrical with the doorway. The porch roof is supported by log columns on a wood floor. A single casement style wood window is located on the upper level off center to the right.  
The north side of the house has two more horizontally proportioned wood windows generally symmetrical across the façade. A masonry chimney rises through the roof from about the center of the wall near the eave. A large cricket closes the space between the chimney and the roof.  
The south side of the house has two more horizontally proportioned wood windows with similar spacing on the log wall. The horizontal log slab siding extends up the wall and engages two pairs of larger casement style wood windows on the upper level. A band of vertical log slab siding extends from the horizontal center of the windows to the eave. A bubble skylight is located on the roof near the front of the house. A one story shed roof addition is located on the right side of the south façade. The east façade has the same window and siding arrangement as the west, with the exception of the door and porch. The steep roof has asphalt shingle roofing with a minimal overhang and simple eave and rake details. The shallower roof of the gable and the shed roof addition have corrugated metal roofing.  
The house sits on a rubble stone foundation, which is exposed except on the west façade.
22. Architectural style/building type: Late 19th & Early 20th Century American Movements/Rustic
23. Landscaping or special setting features: The house sits on a corner lot on the alley. The lot is mostly lawn. Several moderately sized fir trees and many small aspens scattered on the lot. Part of the front yard is enclosed by a rustic log fence. A flag stone walkway runs from the parking area to the front porch. This part of the historic town site has several hilly sections, including parts of this lot. There is an area of dense fir trees behind the cabin and on the adjacent hillside.

Resource Number: 5ST.1748  
Temporary Resource Number: 212.SSX

**Architectural Inventory Form**  
Page 3 of 5 pages

24. Associated buildings, features, or objects: A one story shed roofed outbuilding is located on the northeast corner of the lot. The shed has vertical board siding with few openings. A lower shed roof structure is attached to the south side of the main shed; it is open on the south side. Both sheds have corrugated metal roofing.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1935 Actual: \_\_\_\_\_  
Source of information: Summit County Assessor and based on building type
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: unknown  
Source of information: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The house was most likely a one story log building with a front gable roof. The height of the log wall is consistent on all four sides of the building, indicating the likely alteration. The asymmetrical roof allows for the second story by the shift of the ridge line to the south and the reframed south roof. The hipped roof porch was also altered at some point and possibly added. The brick chimney is likely an add on as well. The window units are probably modifications of the originals, or early replacements, but they do appear to be in generally the same openings in the log wall. Dates of the alterations are unknown but may be have been done prior to 1976 based on Assessor's information.
30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): Domestic; Single Dwelling
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): The site is a series of lots located in the original townsite grid, on a corner.
35. Historical background: The first record associated with this site indicates that Wilma Brown purchased lots 13 and 14 on block 17 from the Town of Frisco in 1945, for the sum of \$1.00. At the same time Gunner Sandquist purchased lots 17 and 18 on block 17, also for \$1.00. Lots 15 and 16 were also sold to Sandquist under a separate deed, for an additional \$1.00. They may have benefited from the large number of tax sales that took place during the 30s and 40s in Frisco when the town was offering

Resource Number: 5ST.1748  
Temporary Resource Number: 212.SSX

**Architectural Inventory Form**  
Page 4 of 5 pages

adjacent lots for free. Harry and Dorothy Neilsen purchase some of the lots in 1951, and by 1964 had acquired the remaining lots, creating the parcel that exists today. The lots were sold that same year to Richard and Nancy Gable who owned the property until it was sold in 1971 when they sold to James and Patricia Kimberlin. Chris Eby purchased the property in 1978. Mr. Eby created the subdivision in 2000 and sold lot 1 (with the cabin) to Kim Marquis. He bought it back in 2013 and has since sold the property to Larry R Feldman in January of 2020.

Many lots remained unpurchased from the original of the town company and many reverted to the town company for unpaid taxes from the 1880s onward.

36. Sources of information: Summit County Assessor; email with Chris Eby, 9/2019; conversation and documents provided by Larry Feldman.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

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

39. Area(s) of significance: Architecture

40. Period of significance: 1935

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This log building represents a typical form found in Frisco, particularly at this point in time. The Great Depression era was a difficult time for Frisco and the buildings that were constructed during that period used locally available materials and skills, as well as recycled materials from other disused buildings. Often these materials and buildings came from abandoned mines in the area, though there is no direct evidence of that in this case.



Resource Number: 5ST.1748  
Temporary Resource Number: 212.SSX

**Architectural Inventory Form**  
Page 5 of 5 pages

43. Assessment of historic physical integrity related to significance: The cabin has been heavily altered, having a considerable impact on integrity. The aspects of design, materials and workmanship have all been altered significantly by the roof change and the porch revision or addition. The log portion of the building still indicates the original footprint and eave height, but the original roof form has been lost. The fact that the core log section remains and is readable, helps to support the design, materials and workmanship aspects. The aspects of location, setting, feeling and association are still generally intact. The site has not been developed and still retains a wooded area that was typical of outlying parts of Frisco's historic townsite. The associated outbuildings also contribute to the aspects of setting, feeling and association. The building is not eligible for a State or National designation but should be considered for designation to a local preservation program.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:  
Eligible \_\_\_\_\_ Not Eligible X Need Data \_\_\_\_\_
45. Is there National Register district potential? Yes \_\_\_\_\_ No X  
Discuss: \_\_\_\_\_
- If there is National Register district potential, is this building: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_
46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 212.S6th.1 through 6  
Negatives filed at: Town of Frisco; Community Development
48. Report title: Town of Frisco Historic Resource Survey
49. Date(s): July 2019 to December 2020
50. Recorder(s): Suzannah Reid & Patrick Duffield
51. Organization: Reid Architects, inc
52. Address: PO Box 1303 Aspen, CO 81612
53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*



5ST.1748  
Looking East  
Image: 212.S6th.1

Summit County, Colorado  
April 2020



5ST.1748  
Looking Southeast  
Image: 212.S6th.2

Summit County, Colorado  
April 2020





5ST.1748  
Looking Southwest  
Image: 212.S6th.3

Summit County, Colorado  
April 2020



5ST.1748  
Looking Southwest  
Image: 212.S6th.4

Summit County, Colorado  
April 2020





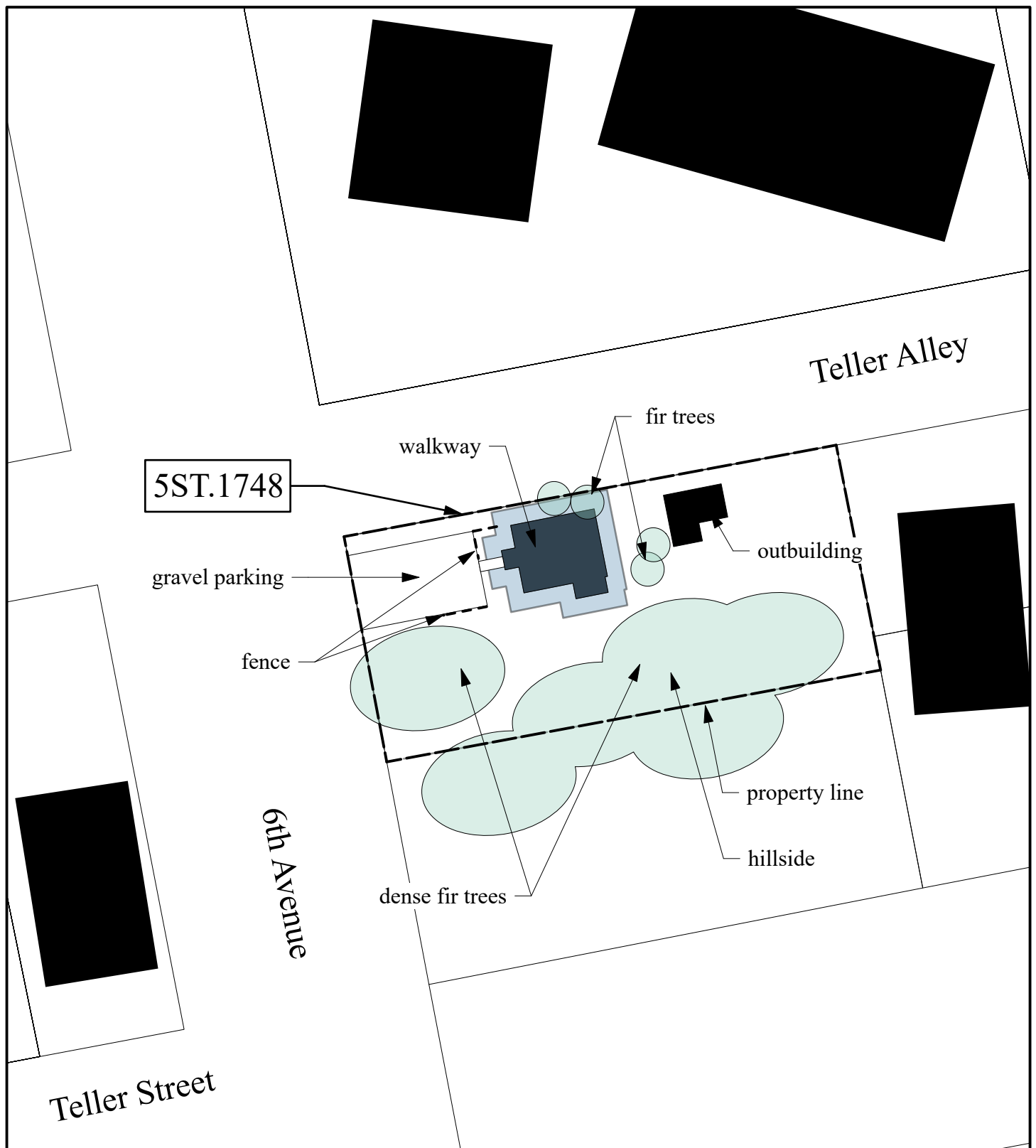
5ST.1748  
Looking Northwest  
Image: 212.S6th.5

Summit County, Colorado  
April 2020



5ST.1748  
Looking Northeast  
Image: 212.S6th.6

Summit County, Colorado  
April 2020



212 S 6th Ave

5ST.1748

sketch map





GN  
MN  
0°41' 12 MILS  
11½° 204 MILS  
UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1752
2. Temporary resource number: 216.GAL
3. County: Summit
4. City: Frisco
5. Historic building name: \_\_\_\_\_
6. Current building name: Kreamelmeyer House
7. Building address: 216 Galena Street
8. Owner name and address: Jon R Kreamelmeyer & Claudia L Kreamelmeyer  
PO Box 521 Frisco, CO 80443

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 1 3 ; 4 0 5 5 4 5 mE 4 3 8 1 3 2 8 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 20, 21 & 22 Block: 7  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The building sits on a site comprised of lots 20, 21 & 22 on Block 7 of the original Frisco townsite. Identified as parcel ID # 2097-3523-05-002  
This description was chosen as the most specific and customary description of the site.

#### III. Architectural Description

14. Building plan (footprint, shape): T-Shaped
15. Dimensions in feet: Length 30' x Width 40'
16. Number of stories: 1.5
17. Primary external wall material(s): Wood; Log
18. Roof configuration: Gabled Roof

Resource Number: 5ST.1752  
Temporary Resource Number: 216.GAL

**Architectural Inventory Form**  
Page 2 of 6 pages

19. Primary external roof material: Metal Roof
20. Special features: Chimney, Porch, Dormer, Fence
21. General architectural description: This is a 1-1/2 story log house with a front gable and side wing configuration. The principal façade faces north with an almost symmetrical layout. The entry door is located on the right side of the front gable and a narrow vertically proportioned wood window is centered on the remaining wall to the left. A similar wood window is located on the upper level, centered on the ridge. The side wing ridge is slightly lower and extends to the west, set back a few feet from the front gable volume. The same sized window is located slightly off center to the west along the side gable wall, this window appears to be a clad unit. All three windows have a single vertical muntin in each sash. The log walls are constructed of round logs with flat notched corners. The logs are medium diameter and fairly consistent across their length. The logs extend from the corners at random lengths. The wall gaps are infilled with both wood and cementitious chinking. The logs run to the spring-line of the gable roof, which is slightly above the upper floor level allowing the log purlins supporting the upper floor run to the outside of the exterior wall. The logs sit on a rubble stone foundation which is occasionally visible. The east façade has a large applied rubble stone chimney located at the center of the wall; a narrow wood double hung window is located to the right of the chimney mass. The south façade has a central french door on the extended front gable volume, with a narrow vertically proportioned wood double hung located to the left. The east and south double hungs have a single vertical muntin in each sash. A slightly different vertically proportioned wood double hung is centered on the gable on the upper level. It has no divided lights. A shed roof porch is located in the ell created by the side wing on the back of the house. The porch roof is an extension of the gable roof and is supported by four equally spaced log columns. A shed roof dormer is centered on the side wing with two small wood double hung windows facing south. A metal stove pipe is located on the roof adjacent to the dormer. The porch has a wood deck which extends out beyond the roof and runs the full width of the house. The log structure ends at the eave line and vertical wood siding infills the gable ends on all four sides. The dormer has the same vertical siding. The windows are trimmed with wide simple boards running down to a simple sloped sill with no stool. In some cases, the simple trim runs across under the sill as well. The metal roof has a moderate overhang with a thin eave and rake edge, otherwise the roof has a minimal eave and rake detail.
22. Architectural style/building type: Pioneer Log
23. Landscaping or special setting features: The house sits set back from the Main Street, with a setback similar to its neighboring historic houses. The large lot has an open area of lawn on both sides of the house. A paved walkway runs from the street to the house and a low concrete step sits in front of the

Architectural Inventory Form  
Page 3 of 6 pages

door. A low chain link fence runs across the front of the lot, separating a gravel parking area from the front lawn. A vertical wood slat fence runs along the alley partway across the lots, leaving an opening for a gravel parking area.

24. Associated buildings, features, or objects: A large outbuilding/accessory dwelling is located on the rear of the site. The building is approximately square in plan with a tall rubble stone veneer base. The approximately 3' high base supports a hewn log structure with flattened lapped corners with no extensions. The logs are fairly consistent in size and the wall is chinked with cementitious chinking. The main roof is a gable running north/south with a large gable dormer on the east side and a small gable on the west. The south façade has a central volume extending out from the log volume a short distance with multiple double hung windows on both levels. This framed section has vertical wood siding with fish scale siding in the gable end. The entry door is located on the east side, off center to the left. A small square casement style window is located to the right and higher on the wall. The east facing gable dormer has two large trapezoidal windows in the gable end. The west side has one small casement style window near the south corner and a similar window in the small gable dormer located near the north corner. The roof is asphalt shingle with simple eave and rake boards on the overhangs. The log portion dates from the 1880s on this site.
- A second wood frame outbuilding/garage is located on the southwest corner of the lot, built 1916. The gable runs north/south with a hinged double door off center and opening onto the alley. The north side of the garage has a single vertically proportioned double hung centered on the gable and a door offset to the right. The garage has vertical wood plank siding and asphalt roll roofing.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1880s Actual: \_\_\_\_\_  
Source of information: Summit County Assessor; Conversation with Jon Kreamelmeyer, current owner. Log construction dominates the early buildings in Frisco, which supports an early date for this building. The Assessor attached a date of 1910.
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Frank Sobey Jackson  
Source of information: Conversation with Jon Kreamelmeyer, current owner; Summit County Assessor's Records.



Temporary Resource Number: 216.GAL

## Page 4 of 6 pages

- ## V. HISTORICAL ASSOCIATIONS

- ## VI. SIGNIFICANCE

37. Local landmark designation: Yes \_\_\_\_ No X Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_
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;
- X 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.

Resource Number: 5ST.1752  
Temporary Resource Number: 216.GAL

**Architectural Inventory Form**  
Page 5 of 6 pages

           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
40. Period of significance: 1880s
41. Level of significance: National        State        Local X
42. Statement of significance: This house is significant as an example of the early architecture of Frisco. This building is somewhat unique in that it is a 1-1/2 story log building in an area that was predominantly single-story residences. Logs were a common building material, primarily due to a seemingly inexhaustible local supply but also since a simple building can be constructed quickly with limited tools. The simple rectangular plan/front gable building lent itself to log construction. Early in the development of the Frisco area few supplies were available, and railroads had yet to arrive. Likely most building materials came over Fremont pass from Leadville. This is one of a small group of substantial log homes that remain from this period in Frisco. All the others are now located at the Frisco Historic Park & Museum complex. The log outbuilding along the alley is likely from the same era. The current owner renovated the original into the accessory dwelling that exists today.
43. Assessment of historic physical integrity related to significance: This house appears to be intact as a historic building, however, it is substantially changed. The aspect of design has been impacted by the large side wing addition. The addition uses the same character as the original house giving the impression that the front gable/side wing configuration is original. The large stone fireplace is also a strong non-historic element, but its location lessens the overall impact. The aspects of workmanship and materials are generally intact, the original parts of the house have only minimal alterations confined to the rear of the front gable. The aspects of feeling and association are still strong, though the true historic form is confused by the side wing, conveying a somewhat false history. The aspect of location is intact, and setting is good, with the exception of encroaching high-density development. The substantial outbuildings on the alley contribute to the aspects of setting, feeling and association. The neighborhood retains several historic buildings in close proximity, which also contribute to the aspects of setting feeling and association. The building is ineligible for designation to the State or National Register due to the impactful addition and chimney. Though there are issues with the integrity the building is certainly worthy of preservation and eligible for a local designation.

Resource Number: 5ST.1752  
Temporary Resource Number: 216.GAL

**Architectural Inventory Form**  
Page 6 of 6 pages

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible X Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No X

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing \_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 216 Galena-1 through 12

Negatives filed at: Town of Frisco, Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395





5ST.1752 • Kreamelmeyer House  
Looking South  
Image: 216.GAL.1

Summit County, Colorado  
October 2019



5ST.1752 • Kreamelmeyer House  
Looking Southwest  
Image: 216.GAL.2

Summit County, Colorado  
1996  
Photo Courtesy of Summit County Assessor





5ST.1752 • Kreamelmeyer House  
Looking Southwest  
Image: 216.GAL.3

Summit County, Colorado  
October 2019



5ST.1752 • Kreamelmeyer House  
Looking Southwest  
Image: 216.GAL.4

Summit County, Colorado  
October 2019





5ST.1752 • Kreamelmeyer House  
Looking Northwest  
Image: 216.GAL.5

Summit County, Colorado  
October 2019



5ST.1752 • Kreamelmeyer House  
Looking South  
Image: 216.GAL.6

Summit County, Colorado  
Date Unknown  
Photo Courtesy of FHP&M





5ST.1752 • Kreamelmeyer House  
Looking West, Outbuilding 1  
Image: 216.GAL.7

Summit County, Colorado  
October 2019



5ST.1752 • Kreamelmeyer House  
Looking Northeast, Outbuilding 1  
Image: 216.GAL.8

Summit County, Colorado  
October 2019





5ST.1752 • Kreamelmeyer House  
Looking North, Outbuilding 1  
Image: 216.GAL.9

Summit County, Colorado  
October 2019



5ST.1752 • Kreamelmeyer House  
Looking North, Outbuilding 2  
Image: 216.GAL.10

Summit County, Colorado  
October 2019





5ST.1752 • Kreamelmeyer House  
Looking South, Outbuilding 2  
Image: 216.GAL.11

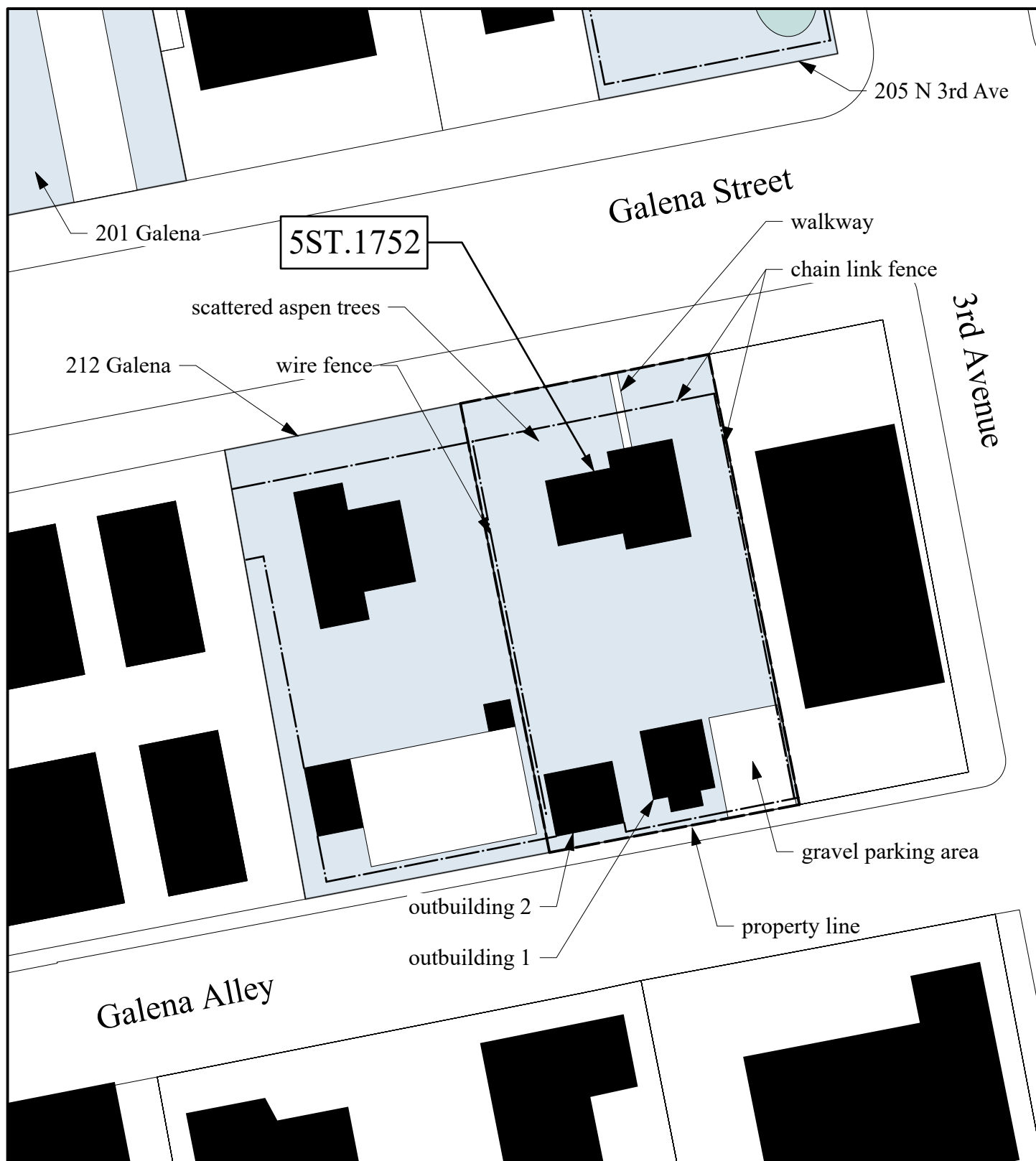
Summit County, Colorado  
October 2019



5ST.1752 • Kreamelmeyer House  
Looking West, Outbuilding 2  
Image: 216.GAL.12

Summit County, Colorado  
October 2019

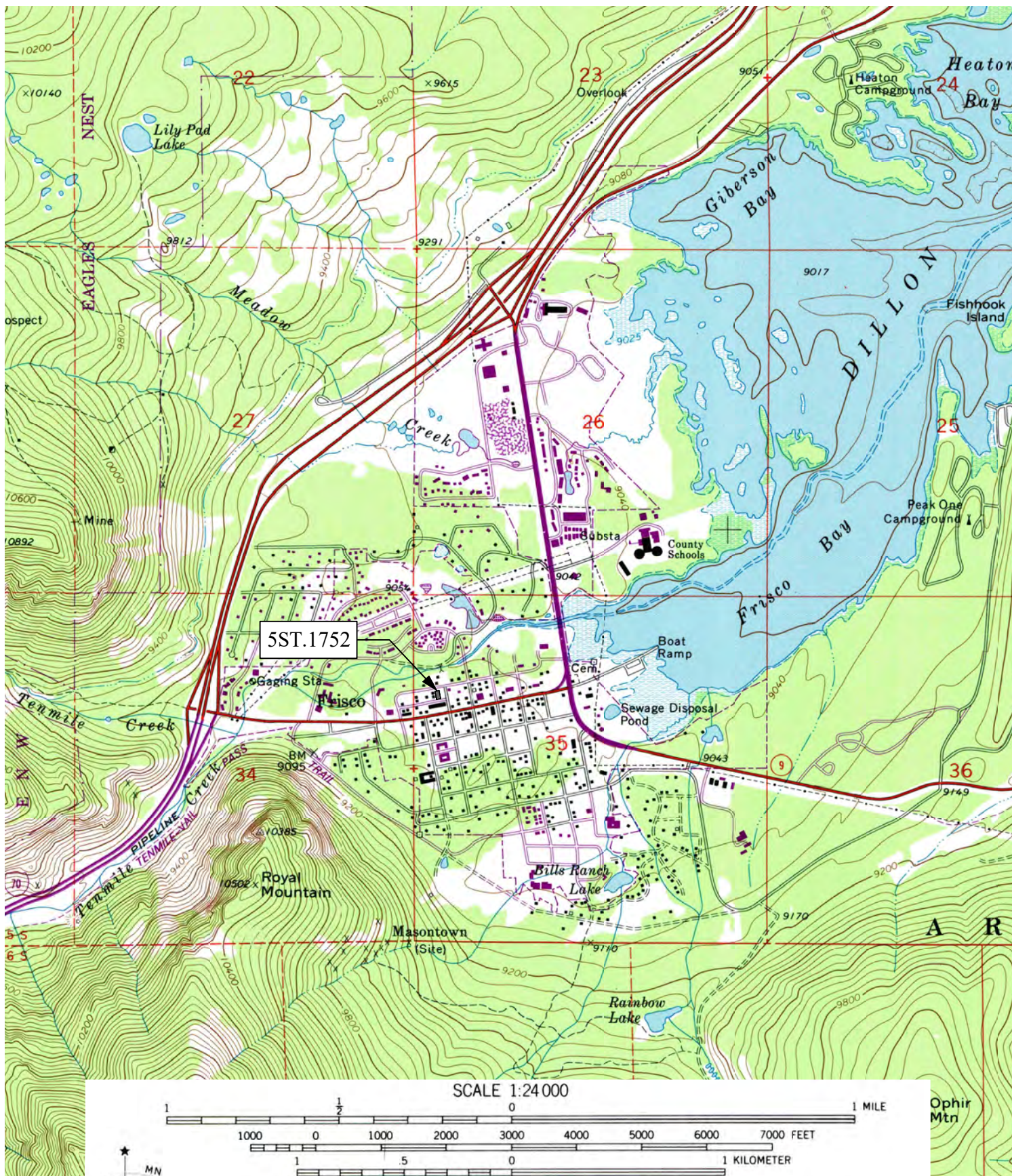




216 Galena St  
5ST.1752







UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1765
2. Temporary resource number: 267.MAR
3. County: Summit
4. City: Frisco
5. Historic building name: Lund House
6. Current building name: Lund House
7. Building address: 267 Marina Road
8. Owner name and address: Town of Frisco  
PO Box 4100 Frisco, CO 80443

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 13 ; 405489 mE 4381464 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_  
Addition: Marina Square Subdivision, Amended Year of Addition: 2000
13. Boundary Description and Justification: Improvement Only TR 5-78 Sec 35 Qtr 1 Sqft 0 Marina House  
on Denver Municipal Water Works Land in Frisco. Identified as Parcel ID # 2097-3510-00-001  
This description is for the building group and not the land on which it sits and was chosen as the  
most specific description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): L-Shaped
15. Dimensions in feet: Length 40' x Width 30'
16. Number of stories: 1
17. Primary external wall material(s): Wood: Horizontal Siding



Resource Number: 5ST.1765  
Temporary Resource Number: 267.MAR

Architectural Inventory Form  
Page 2 of 6 pages

18. Roof configuration: Cross Gable
19. Primary external roof material: Asphalt Roof
20. Special features: none
21. General architectural description: This is a one-story wood frame house with a cross gable roof. The principal façade faces north with a side wing, set back a few feet and extending to the left off the main gable. Two vertically proportioned wood double hungs are located to either side of center on the main gable. A single wood entry door is located on the right side of the main gable, facing west and a second wood entry door, facing north, is located on the side wing in the ell. A pair of vertically proportioned wood double hungs are centered on the remaining wall to the right of that door. A rotated square window is located in the gable end. The west side of the building has a single vertically proportioned double hung centered on the gable. The wall plane continues beyond the gable volume with no openings and a shed roof eave overhanging. The east side of the building has an entry door located off center to the left, with two vertically proportioned double hungs equally spaced on the remaining wall to the left and two more of the same sized double hungs are located widely spaced on the wall to the right. A metal armature extends off the east side, which holds a fabric roof and wall for seasonal use. The south side has a single horizontally proportioned window centered on the gable end and the wall continues past the gable form with a low sloping shed roof. There are no additional openings on this wall plane. The roof has a shallow overhang on all four sides, with a simple vergeboard detail. The windows have a tall molding at the head with slender trim on the sides and a thin sill that extends beyond the trim. Some windows have wood framed storm windows applied. The door trim is similar to the windows. The two front doors have half glass and the side door is solid. The building has horizontal wood clapboard siding with corner boards and a simple trim along the rake and eave. A large deck area extends off the north and east sides, which is raised 6 risers above grade. Steps and a ramp are located on the north side. The deck has a wood and metal railing system at all the open edges.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits on a large raised deck, alongside the Lake Dillon Marina.
24. Associated buildings, features, or objects: There are two new buildings in close proximity to the historic house. The building to the east is a one story building with a shed roof tapering from east to west. The plan is basically rectangular with a recess on the east side for entry to the two bathrooms contained within. There are no other openings visible. The building is sided with vertical board and batten siding. The second building is set to the south. It has an irregular plan with a shed roof tapering from north to south. The north side is two story with a large exterior deck area on the upper and lower levels. This

Resource Number: 5ST.1765  
Temporary Resource Number: 267.MAR

**Architectural Inventory Form**  
Page 3 of 6 pages

deck is an extension of the deck that surrounds the historic house. There are several window and door openings on the east side, facing the reservoir. There are no openings on the north side, facing the historic building. These buildings were constructed in 2010.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1910 Actual: \_\_\_\_\_  
Source of information: Summit County Assessor; Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017 dates this house to 1920. 1920 in Frisco was a period of decline and the architectural style is more consistent with an earlier construction date. 1910 was a period when more wealth was moving into the area, which seems like a more likely estimate.
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Lund Family, possibly Carl O Lund  
Source of information: Frisco Historic Park & Museum, Plaque on building
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The house was moved from its original location in the historic townsite at 403 Galena Street. The move took place in 1998. At that time the building was placed on a new foundation with a raised deck on three sides. A fabric awning structure was added to the east side consisting of a light metal frame that extends off the building and has posts down to the new deck, the frame is covered with a canvas roof and walls on a seasonal basis. An undated photo of the house before the move shows a shallow hipped roof porch in the ell, a narrow crown molding on the eave and rake, the rotated square window in the front gable, and the double front door. Loss of the porch and eave/rake trim may have occurred as a result of the move in 1998. The roof overhang appears unchanged. The 1985 aerial photo shows the house in the current configuration in its original location. The porch and shed addition on the rear are not visible. The side door is a likely alteration, date unknown. The shed addition in the rear may be original or an alteration, dates unknown.
30. Original location \_\_\_\_ Moved X Date of move(s): 1998

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): Domestic; Single Dwelling

Resource Number: 5ST.1765  
Temporary Resource Number: 267.MAR

**Architectural Inventory Form**  
Page 4 of 6 pages

33. Current use(s): Recreation and Culture
34. Site type(s): Lakeside site, outside of the town grid. Surrounded by parking and recreation areas.
35. Historical background: Harriett Walker Kirby Lund "Hattie" (1873-1966) was born in Kentucky as were her parents. Sometime before 1910 she arrived in Frisco. At this time, she is apparently divorced, and working as a domestic servant based on the Census notes. Her family name was Walker, in the 1920 Federal Census she is married to John Archibald Deberry (1877-1928) and they have one son, Beryl (b.1913). They are listed adjacent to several other known Galena Street residents, though the street is not indicated. John A. dies in 1928. The 1940 Federal Census lists Beryl Deberry with his wife Jean (b.1918) and their 4 month old son, John. A few doors down, Hattie Lund is listed as a single head of household. Carl Oscar Lund (1885-1968) may have been Hattie's first marriage, based on the 1910 information that she is divorced. He was a Swede who immigrated around 1901 and worked at the Excelsior Mine. (see also 5ST.1766). The only record that ties him to Hattie is a note in his obituary, indicating his wife's name as Harriett. He does not appear in the Federal Census record in Summit County but is buried in the Frisco Cemetery.
36. Sources of information: Frisco Historic Park & Museum, Ancestry.com for Census records and birth/marriage and death certificates. Find A Grave web site.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_
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
39. Area(s) of significance: Architecture
40. Period of significance: 1910



Resource Number: 5ST.1765  
Temporary Resource Number: 267.MAR

**Architectural Inventory Form**  
Page 5 of 6 pages

41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This house is associated with a Hattie Lund. Harriett Walker Lund was at least a second generation Kentuckian. Hattie arrived in Frisco, possibly married to Carl O Lund who had immigrated from Sweden and worked at the mines of the Tenmile area. A large number of Swedes appear in the 1880 Federal Census. Hattie is well represented in the Federal Census, Carl O is not and by the 1920 Census she is married to John Deberry. The house is significant as an example of a larger sized house for the period. The front gable with side wing form is a common late 1800s form in Western Colorado, this is a rare example of this type in Frisco. It's original location was in a dense residential area one block off Main Street where most of Frisco's early residents lived. The majority of Frisco houses seem to have started as a simple front gable with a small rectangular plan, which grew into the front gable side wing over time. In this case, the windows and trim are all consistent and seem to date from the same period, giving the impression that the front gable side wing configuration is original.
43. Assessment of historic physical integrity related to significance: The house retains a considerable amount of integrity. The building design, workmanship and materials are reasonably intact. The porch is typically the most decorative element on a house of this period and that loss impacts the aspects of design and workmanship. The original windows and two front doors bolster the aspect of materials and design as does the trim and siding. The aspects of feeling and association are generally intact, but the aspects of location and setting are seriously impacted. The move has not only positioned the house completely out of its original context, but the new context is completely out of character for an in-town residential house. Similarly, the setting has been impacted by the placement on a large, raised deck at the edge of a recreation area. This gives a false sense of the history of the region. Due to the changes, the house is not eligible for designation to the State or National Register. The building does retain enough integrity to still warrant preservation under a local program.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:  
Eligible ☐ Not Eligible ☒ Need Data ☐
45. Is there National Register district potential? Yes ☐ No ☒  
Discuss: \_\_\_\_\_
- If there is National Register district potential, is this building: Contributing ☐ Noncontributing ☐
46. If the building is in existing National Register district, is it: Contributing ☐ Noncontributing ☐

Resource Number: 5ST.1765

Temporary Resource Number: 267.MAR

**Architectural Inventory Form**

Page 6 of 6 pages

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 42.MAR.1 through 11

Negatives filed at: Town of Frisco Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



5ST.1765 • Lund House  
Looking Southeast  
Image: 267.MAR.1

Summit County, Colorado  
April 2020



5ST.1765 • Lund House  
Looking East  
Image: 267.MAR.2

Summit County, Colorado  
April 2020





5ST.1765 • Lund House  
Looking Northwest  
Image: 267.MAR.3

Summit County, Colorado  
April 2020



5ST.1765 • Lund House  
Looking Southeast  
Image: 267.MAR.4

Summit County, Colorado  
April 2020



5ST.1765 • Lund House  
Looking Northeast  
Image: 267.MAR.5

Summit County, Colorado  
April 2020



5ST.1765 • Lund House  
Looking Northeast  
Image: 267.MAR.6

Summit County, Colorado  
April 2020





5ST.1765 • Lund House  
Looking East  
Image: 267.MAR.7

Summit County, Colorado  
April 2020



5ST.1765 • Lund House  
Looking Southwest  
Image: 267.MAR.8

Summit County, Colorado  
April 2020





5ST.1765 • Lund House  
Looking Northwest  
Image: 267.MAR.9

Summit County, Colorado  
April 2020



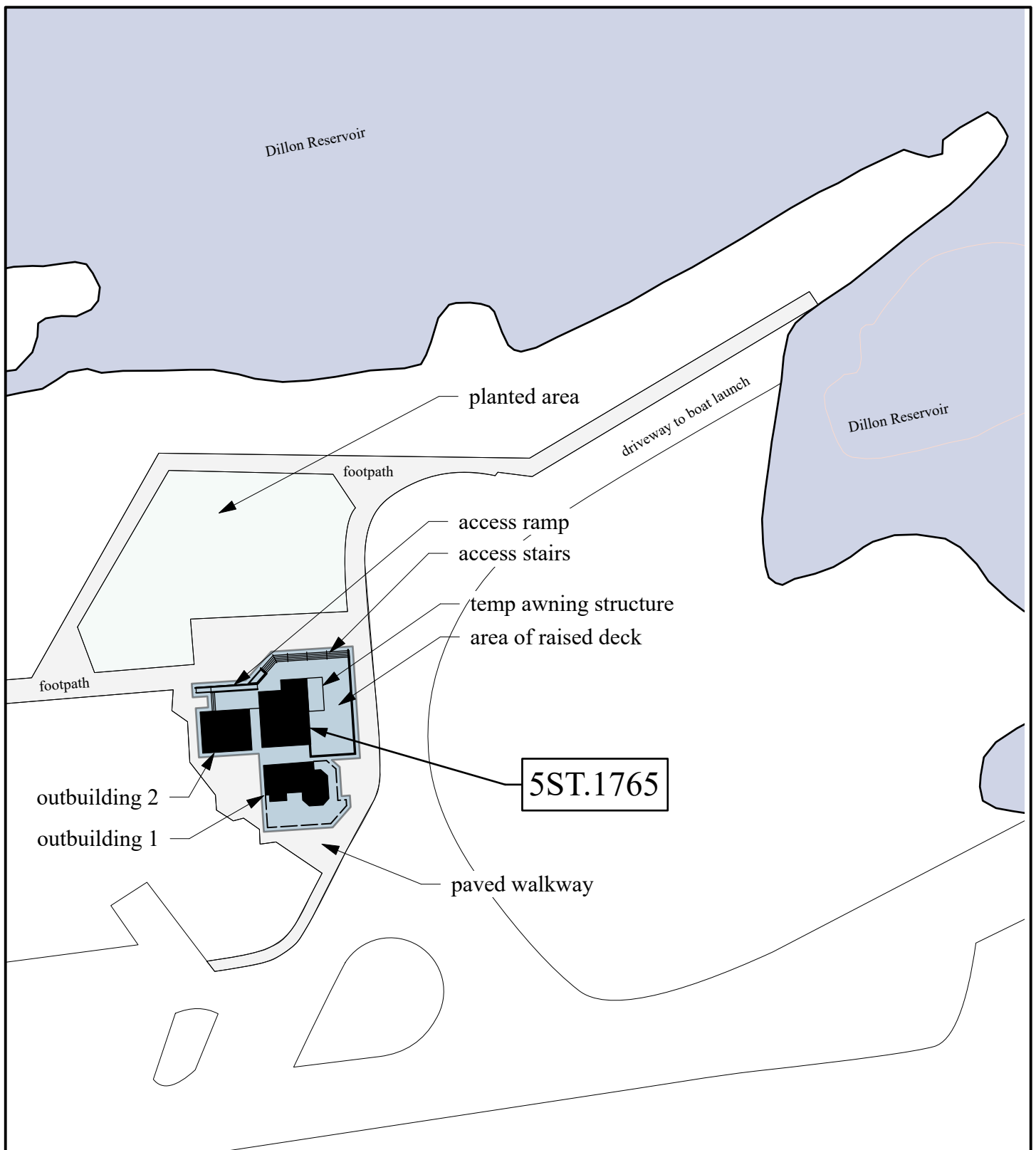
5ST.1765 • Lund House  
Looking West  
Image: 267.MAR.10

Summit County, Colorado  
April 2020



5ST.1765 • Lund House  
Looking North  
House at original location at 403 Galena St  
Image: 267.MAR.11

Summit County, Colorado  
Date Unknown  
Photo Courtesy of FHP&M

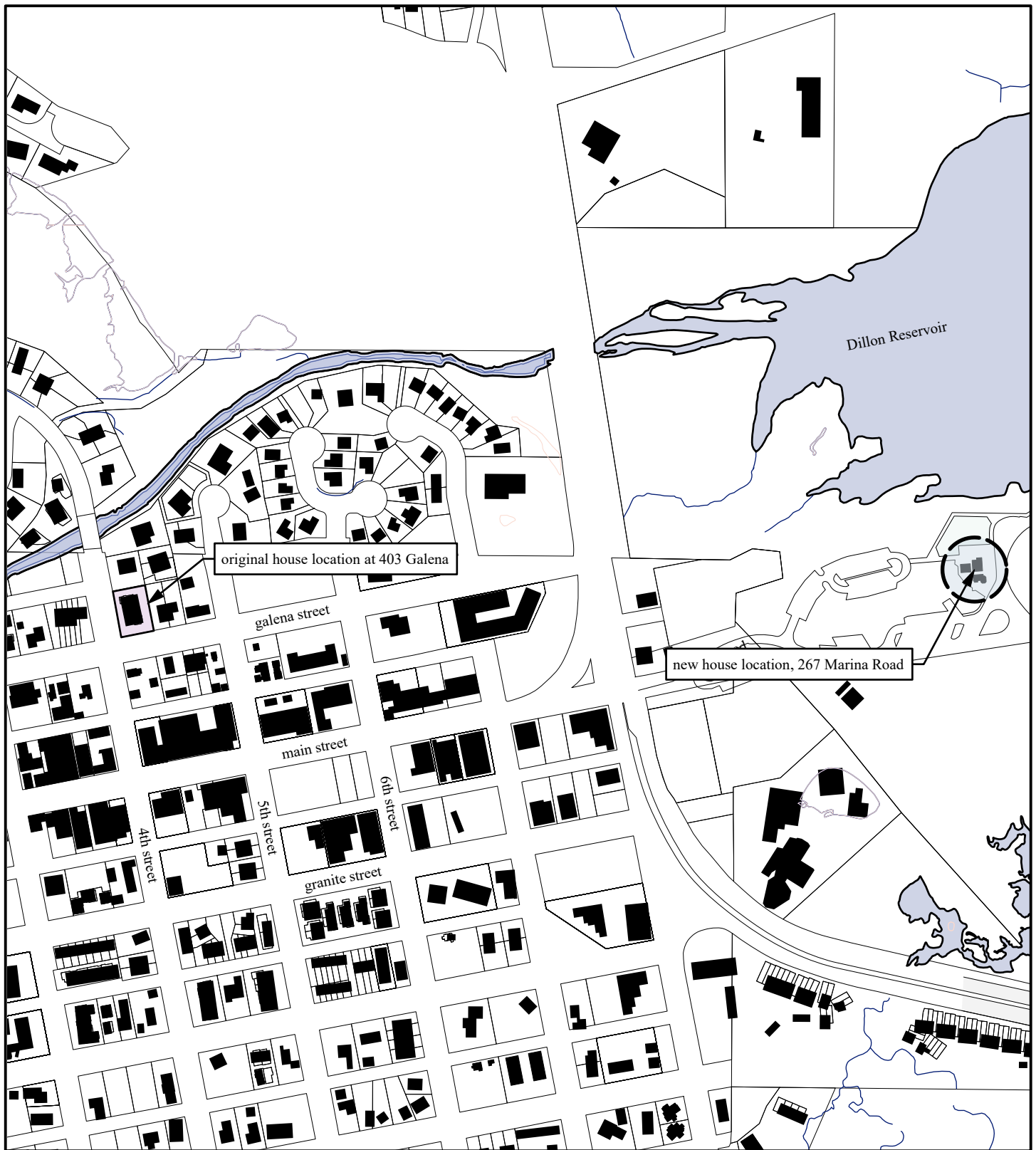


267 Marina Road

5ST.1765

sketch map





# 267 Marina Road

5ST.1765





UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

GN  
MN  
0°41' 12 MILS  
11½° 204 MILS

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1073
2. Temporary resource number: 300.EMAI
3. County: Summit
4. City: Frisco
5. Historic building name: Historic Frisco Town Hall
6. Current building name: Frisco Visitor Center
7. Building address: 300 E Main
8. Owner name and address: Town of Frisco  
PO Box 4100 Frisco, CO 80443

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 1 3 ; 4 0 5 6 2 4 mE 4 3 8 1 2 2 6 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 11 & 12 Block: 9  
Addition: Town of Frisco Subdivision Year of Addition: 1880
13. Boundary Description and Justification: \_\_\_\_\_  
Parcel ID # 2097-3523-27-005  
This description was chosen as the most specific and customary description of the site.

#### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 80' x Width 92'
16. Number of stories: 1.5
17. Primary external wall material(s): Wood; Horizontal Siding
18. Roof configuration: Gabled Roof



Architectural Inventory Form  
Page 2 of 6 pages

19. Primary external roof material: Asphalt Roof
20. Special features: False Front
21. General architectural description: This is a wood frame building with a series of additive volumes. The largest volume sits on the corner of an intersection and has a false front on both ends of a one and one half story gable roofed form. The principal façade faces north with a symmetrical layout of a central doorway, a vertically proportioned double hung equally spaced on the wall to either side and a pair of casement style windows matching width of the entry opening on the upper level. The entry opening is an asymmetrical arrangement of a wood single leaf door on the right and side light on the left, with a transom of three casements above. The door and side light are divided into a full height six light pattern. The transom has two fixed wood frame windows that match the door/sidelight widths below. The sashes are divided into a two over two pattern. The flanking double hungs are wood with two over two divided lights. The false front has a simple central horizontal cornice that occupies most of the width, the cornice steps down for a short distance on either side. A pair of clad casement windows are centered in the upper-level false front. These share the two over two light pattern seen below. Adjacent to the main volume and sharing the same wall plane is a second lower volume also with a false front. This volume has a single door to the right and a horizontally proportioned slider window to the left. The wood door has a full height glass divided into a six light pattern, the adjacent window is clad with no subdivisions. The false front has a single cornice line with an open pediment stacked above. The third volume steps down again and steps back from the main plane. This section has a central horizontally proportioned clad slider window in its center. The false front of this section has the same simple box cornice along the top. The west side of the building reveals the asphalt roofed gable, which has a small overhang. Two vertically proportioned wood double hungs are located on the wall equally spaced along the length of the gable. At the rear of the building a section of main wall is cut out to create a porch area under the main gable. This porch area cuts about one third of the way into the depth of the main false front volume. Under the gable, there are two flush metal doors, one facing south at the corner and one facing west where the volume returns to its full depth. These walls are connected by a section of 45 degree wall in the corner. A flat roof tucks under the main gable and extends from the cut out area past the rear false front, creating a covered ramp/walkway along the full width of the rear false front. Two thirds of the false front wall remains under the flat roof. The rear false front has the same configuration and detailing as the main façade. The flat roof is supported by tie rods anchored in the face of the false front. Two horizontally proportioned clad picture windows are located on the main level of the remaining rear wall. The two lower false front sections on the main façade conceal a long shed roof volume that extends about half way along the length of the main gable volume and overlaps

Architectural Inventory Form  
Page 3 of 6 pages

the main gable. A second extension of the main gable runs close to the full length of the main volume but stops short with another section of false front that sits at the same height as the center false front on the main wall. A small square two over two window is located on the south wall of the shed roof form; two very horizontal windows and one small double hung are spaced along the east wall, all are clad units. The principal façade has horizontal wood siding on the main volume and vertical wood siding on the two side volumes. Corner boards are located on the edges and is also used to separate the horizontal siding from the vertical. Window trim is simple square boards with head and sill extended over the side trim on the central entry and windows. The two wood double hungs on the west do not have trim. The siding on the front and west side of the building is curved rustic siding with ship lapped joints, the east side and rear of the smaller volumes has a similar but less weathered version of the siding. The back sides of the false fronts and the south have simple clapboard siding. The cornices are simple boxed forms with an overhanging cap board and cap flashing. This same detail appears on all the false front sections.

22. Architectural style/building type: False Front Commercial
23. Landscaping or special setting features: The building sits along the sidewalk on both the north and west sides. A small park is located at the rear of the lot with brick and concrete pathways. A narrow alley separates this building from its neighbor.
24. Associated buildings, features, or objects: A small park is located on the rear of the lot with a gazebo along the west side walk.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1899  
Source of information: 2005 Preliminary Property Evaluation Form; Frisco Town records
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Town of Frisco  
Source of information: Town of Frisco
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The original false front wall was lost sometime before the 1980s. The façade seen today, with the new false front, upper level windows, siding and cornice was constructed during a construction project in 2000. This remodel included the addition of a similar false front to the back of the building and the

Temporary Resource Number: 300.EMAI

## Page 4 of 6 pages

30. Original location X Moved      Date of move(s):                     

35. Historical background: The Town Hall was built on this site during a short period of resurgence in the mining industry, when mining syndicates were taking over mines closed after the silver crash in 1893. These new syndicates brought large sums of money and new technologies to extend the productivity of many of the Tenmile mines. The building was finished in December of 1899, but may have started construction as early as 1890, just before the silver crash. The miners of the syndicates were well paid and often spent their money on Frisco's various entertainments, filling the town coffers through gambling and saloon licensing. The building housed the town offices, but was also used as a community center, hosting dances, pot lucks and plays. In 1913, the second wave of mining declined leaving Frisco with no economic engine. The longtime residents of Frisco weathered this period that followed into the 1940s through cooperation and mutual support. Dances and pot lucks were a critical survival tool for many and continued in this space into the 1980s. A new town hall was built in 1982, the town offices moved and the building was remodeled into the visitor center and meeting hall by the 2000s.

36. Sources of information: 2005 Preliminary Property Evaluation Form; Frisco! By Mary Ellen Gilliland

B. Associated with the lives of persons significant in our past;



Resource Number: 5ST.1073  
Temporary Resource Number: 300.EMAI

**Architectural Inventory Form**  
Page 5 of 6 pages

  X   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

39. Area(s) of significance: Architecture; Politics/Government; Social History

40. Period of significance: 1889; 1899-1971

41. Level of significance: National    State    Local   X  

42. Statement of significance: This building is significant for its role in the life of the Frisco community. The residents of Frisco relied on this central community asset for the public activities that sustained the community through good and bad years. Community dinners and dances were a popular activity in the days when most entertainment in Town was tailored to the miners in the nearby camps and in times where there was deprivation, and no other options were available. It is also significant as an example of early commercial development on Main Street. A handful of widely dispersed false front buildings were part of the character of the street. Frisco's Main Street was never densely infilled with buildings. Historic photos show long gaps between buildings with a variety of construction methods and detail.

43. Assessment of historic physical integrity related to significance: The building has gone through a significant remodel, which has had an impact on design, materials and workmanship. The aspect of design is particularly impacted by the reconstruction of the false front with added detailing on the front and a matching false front on the rear of the main volume of the building. A second false front with a broken pediment, on the adjacent smaller volume adds a distinctive design element that is not appropriate for this place or time. Some historic materials remain in the form of windows, on the front and west side, which are the public ways. The aspect of workmanship is hard to discern due to the various changes. The aspects of feeling, setting, location and association are reasonably intact, though the new false fronts and details lead to a sense of a higher style that was not found in this location. The building is not eligible for State or National Register designation under Criterion C - Architecture. Due to the same substantial alterations, that occurred outside of the period of significance, the building is not eligible under Criterion A - Politics/Government and Social History. As a central point of focus for Main Street the building could be recognized by a local preservation program for its role in Frisco life.

Resource Number: 5ST.1073  
Temporary Resource Number: 300.EMAI

**Architectural Inventory Form**  
Page 6 of 6 pages

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible X Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No X

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing \_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 300.MAI.1 through 8

Negatives filed at: Town of Frisco; Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



5ST.1073 • Historic Frisco Town Hall  
Looking South  
Image: 300.MAI.1

Summit County, Colorado  
October 2019



5ST.1073 • Historic Frisco Town Hall  
Looking South  
Image: 300.MAI.2

Summit County, Colorado  
October 2019





5ST.1073 • Historic Frisco Town Hall  
Looking Northeast  
Image: 300.MAI.3

Summit County, Colorado  
October 2019



5ST.1073 • Historic Frisco Town Hall  
Looking North  
Image: 300.MAI.4

Summit County, Colorado  
October 2019



5ST.1073 • Historic Frisco Town Hall  
Looking Northwest  
Image: 300.MAI.5

Summit County, Colorado  
October 2019



5ST.1073 • Historic Frisco Town Hall  
Looking Southeast, detail at window  
Image: 300.MAI.6

Summit County, Colorado  
October 2019





5ST.1073 • Historic Frisco Town Hall  
Looking West, detail  
Image: 300.MAI.7

Summit County, Colorado  
October 2019



5ST.1073 • Historic Frisco Town Hall  
Looking South  
Image: 300.MAI.8

Summit County, Colorado  
date unknown  
Photo Courtesy of FHP&M





300 Main St

5ST.1073







UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1762
2. Temporary resource number: 301.MAI
3. County: Summit
4. City: Frisco
5. Historic building name: Frisco Cafe
6. Current building name: \_\_\_\_\_
7. Building address: 301 Main
8. Owner name and address: 305 Main Street LLC  
PO Box 4548 Frisco, CO 80443

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 13 ; 405614 mE 4381267 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 10, 11 & 12 Block: 6  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The building sits on a site comprised of lots 10, 11 & 12 on Block 6 of the original Frisco Townsite aka Masontown Square 1. Identified as parcel ID # 2097-3523-04-004  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 45' x Width 25'
16. Number of stories: 1.5
17. Primary external wall material(s): Log
18. Roof configuration: Gabled Roof



Architectural Inventory Form  
Page 2 of 6 pages

19. Primary external roof material: Asphalt Roof
20. Special features: False Front; Porch
21. General architectural description: This is a 1-1/2 story log building with a rectangular plan. The principal façade of the building faces south, and the length of the plan extends along the side street to the north. The principal façade has a hipped roof porch that extends the full width of the wall. The shallow porch roof is supported by four square wood posts. Above the eave of the porch roof, a wood frame false front extends up to the half story above and conceals the front gable roof beyond. The wood entry door is centered on the principal façade and a pair of wood casement style windows with four horizontal divided lights are located in the center of the remaining wall in either side. A pair of two over two wood casement windows are centered on the upper wall above the entry door. The false front is rectangular with a bracketed cornice with a half round pediment centered on the length. The pediment has a sunburst detail in the siding and the bracket detail continues around the circumference of the pediment. The false front is sided with horizontal wood siding and has wide corner boards on the ends. These corner boards transition into a vertical log detail at the log wall below. On the east side of the log volume a small alley runs to the two-story volume behind. The alley reveals a single pair of casements similar to those on the front, with a single door adjacent. A small wood casement style window is located at the back of the wall. The main gable roof has a moderate overhang that extends over the log wall, a small gable form sits on the roof toward the rear of the roof plane. It has a clad slider window facing east and the gable extends above the ridge line of the main gable roof. At the end of the alley, the main gable runs into a shed roof porch form applied to the two-story volume beyond, creating a covered area between the two buildings. The west side of the building has a series of windows fairly evenly distributed. The first, closest to the front is a pair of casements, similar to those on the main façade. The next is a single small wood vertically proportioned double hung and the last is a small square wood casement style window. At the end of the wall is a small gable dormer that projects from the wall plane and is supported by log posts with a log truss. A single wood entry door is located under the gable. The main gable roof has a moderate overhang on this side and continues to meet the vertical wall of the two-story volume at the rear. On the main level, the log wall ends to create a covered walkway between the 1-1/2 and two-story volumes. The west façade of the two-story section projects toward the street with a square post with brackets colonnade along the main level. The colonnade supports a false front form on the upper level, which encloses a second floor deck area. The two story volume has a gable roof which is set back from the street and a front gable dormer which projects to the west. These volumes define the other two sides of the second floor deck. A one story shed roof extends off the projecting dormer to complete the roof over the colonnade. The windows in

Architectural Inventory Form  
Page 3 of 6 pages

this section are a combination of fixed and casement style windows, which have a generally symmetrical pattern on both levels. A final gable form is set back from the two story section, it continues the covered walkway pattern of the two story section and has a single shed roof dormer on the upper level. As previously described the chinked log walls end in vertical log corner posts. On the main façade six log posts sit proud of the log wall and frame the areas of the windows and doors. These are bolted to the log wall and appear to support the porch roof. On the west side, the logs sit on the ground near the front but step up at the center window, where a river rock stone base begins and runs to the rear of the building. A single vertical seam is located just past halfway along the wall. This seam is chinked.

22. Architectural style/building type: Mixed Style
23. Landscaping or special setting features: The building sits on a corner lot and is set back from the side street to create a patio and lawn area along the sidewalk. There are several aspen street trees along the side street. The main façade is set back from the sidewalk by just the depth of the porch area, which is finished with a wood deck that also covers the alley space on the east side.
24. Associated buildings, features, or objects: The building sits on a site with two other buildings, addressed as 303 and 305 Main. They are under the same ownership, and connected by roofs, but otherwise freestanding. 303 sits behind 301 and is a wood frame, two story multi-volume wood frame building. On the side street, west side, the building has a false front on the upper level overhanging the sidewalk and supported by an arcade of square wood posts with diagonal braces. The bulk of the building is a front gable facing Main Street with a small gable extending to the west on upper level creating an upper level deck behind the false front. The windows in this section are a combination of fixed and casement style windows, which have a generally symmetrical pattern on both levels. The building at 305 Main is adjacent to 301 on the east side, separated by an alley that runs to 303 behind. 305 is a two story building with a brick façade facing Main Street. The façade has a one story projection along the lot line with a series of arched openings, two narrow and one wide in the center. Under the narrow arches a set of clad casement windows is set back from the brick face. Under the wide arch, a pair of doors sits in the center with the same window configuration to either side. The projection has a railing running the full width along the cornice line. The upper level is set back and has a series of windows and doors. The three windows are clad double hungs with a single vertical muntin in each sash. Two full light doors are located on the face, alternating with the windows. The brick wall has a decorative cornice line along the parapet. The side walls are clad with wood clapboard siding and have simple clad windows with the same configuration as the front units. The assessor's records indicate a 1910 structure on this site. It appears that the structure has been subsumed by the building at 303.

Resource Number: 5ST.1762  
Temporary Resource Number: 301.MAI

**Architectural Inventory Form**  
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**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1930s Actual: \_\_\_\_\_  
Source of information: Summit County Assessor states 1944. The log construction seems to place this building in an earlier time frame based on other similar buildings dated to the 1930s
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: unknown  
Source of information: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
This building has had several alterations. The false front is newer construction. A 1985 aerial photo shows a simple front gable rectangle in this location. The false front may have been built around 1995 per the assessor records, which discuss significant improvements, but don't specify. The porch, dormers on the north end, and gabled entry on the west side and river rock base are all likely from the same time. The façade windows are similar to windows seen on several buildings in town that date from the 30s and 40s, and are shown in a photo of the café from the mid 1900s. 303 was built in 1994 over a 1910 building that appears in the 1985 photo. 305 was built in 2002.
30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): unknown
32. Intermediate use(s): Commerce/Trade
33. Current use(s): Commerce/Trade
34. Site type(s): The building sits on a corner lot in a traditional historic street grid.
35. Historical background: E. Mary Chamberlain (aka Edith) owned the property in 1981, when it was sold to Gertrude Phillippe. She in turn sold to the current owner in 2003. Previous owners are unknown. Several Chamberlains appear in Frisco beginning in the 1880s. They have various occupations, birthdates and unclear family connections. One source indicates this was the site of the Frisco Café in the 1930s, owned and operated by Robert Phillippe. Phillippe does not appear in Federal Census records. Log construction saw a revival during the 30s and 40s in Frisco. Logs were an abundant building material and well suited the character of the emerging tourist trend that was bringing Frisco out of the doldrums. Few buildings were constructed during this time, but the construction of a café during this



Resource Number: 5ST.1762  
Temporary Resource Number: 301.MAI

**Architectural Inventory Form**  
Page 5 of 6 pages

period is also consistent with changes taking place in Frisco. The sequence of changes and other owners are unknown.

36. Sources of information: Summit County Assessor's records; Ancestry.com for Federal Census information, "Significant Historic Structures" compiled by Frisco Historical Society in the 1970s

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_
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
39. Area(s) of significance: Architecture; Commerce
40. Period of significance: 1930s; 1930s-1971
41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This modest log building is typical of the type of commercial and residential buildings that were built along Main Street beginning in the 1880s. Log is a traditional building material and did see a resurgence of popularity in the 1930s and 40s in central Frisco. The corner detail is a boxed corner which may place this building in a set of similar non-notched log buildings also included in this survey. A photo provided by the Frisco Historic Park and Museum shows this building as the Frisco Café. The 1930s were the beginning of an emerging tourist trade in the Frisco area that would continue to grow as the primary economic driver of the community to the present day. New construction was often log, both an available building material and as a signifier of the 'west'. Several tourist cabins share this construction method. The building is one of a handful of early commercial buildings that have adapted and integrated into the new commercial development that now predominates Main Street. The available information indicates that the building has had a commercial use since its construction.

Resource Number: 5ST.1762  
Temporary Resource Number: 301.MAI

**Architectural Inventory Form**  
Page 6 of 6 pages

43. Assessment of historic physical integrity related to significance: The building has suffered a significant loss of integrity. The aspects of design and workmanship are heavily impacted by the addition of the false front detail, which overwhelms the remains of the simple log front gable building that this apparently was. The altered west side windows have an impact on the design and materials aspects. The aspect of feeling and association are more present, however the false front is misleading and gives a false sense of history relative to this building. The aspect of location is intact to the extent that information is available. The aspect of setting has been impacted by surrounding larger scale development, which took out an adjacent building dated to the 1880s. The building is not eligible for listing on the State or National Register. The remaining historic elements are not enough to warrant listing in a local preservation program.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:  
Eligible \_\_\_\_\_ Not Eligible X Need Data \_\_\_\_\_
45. Is there National Register district potential? Yes \_\_\_\_\_ No X  
Discuss: \_\_\_\_\_
- If there is National Register district potential, is this building: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_
46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 301.MAI.1 through 8  
Negatives filed at: Town of Frisco; Community Development
48. Report title: Town of Frisco Historic Resource Survey
49. Date(s): July 2019 to December 2020
50. Recorder(s): Suzannah Reid & Patrick Duffield
51. Organization: Reid Architects, inc
52. Address: PO Box 1303 Aspen, CO 81612
53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*



5ST.1762  
Looking North  
Image: 301.MAI.1

Summit County, Colorado  
October 2019



5ST.1762  
Looking East  
Image: 301.MAI.2

Summit County, Colorado  
October 2019





5ST.1762  
Looking Northwest  
Image: 301.MAI.3

Summit County, Colorado  
October 2019



5ST.1762  
Looking Northwest  
Image: 301.MAI.4

Summit County, Colorado  
October 2019





5ST.1762  
Looking Northeast  
Image: 301.MAI.5

Summit County, Colorado  
October 2019



5ST.1762  
Looking North, detail  
Image: 301.MAI.6

Summit County, Colorado  
October 2019





5ST.1762  
Looking Northwest, detail  
Image: 301.MAI.7

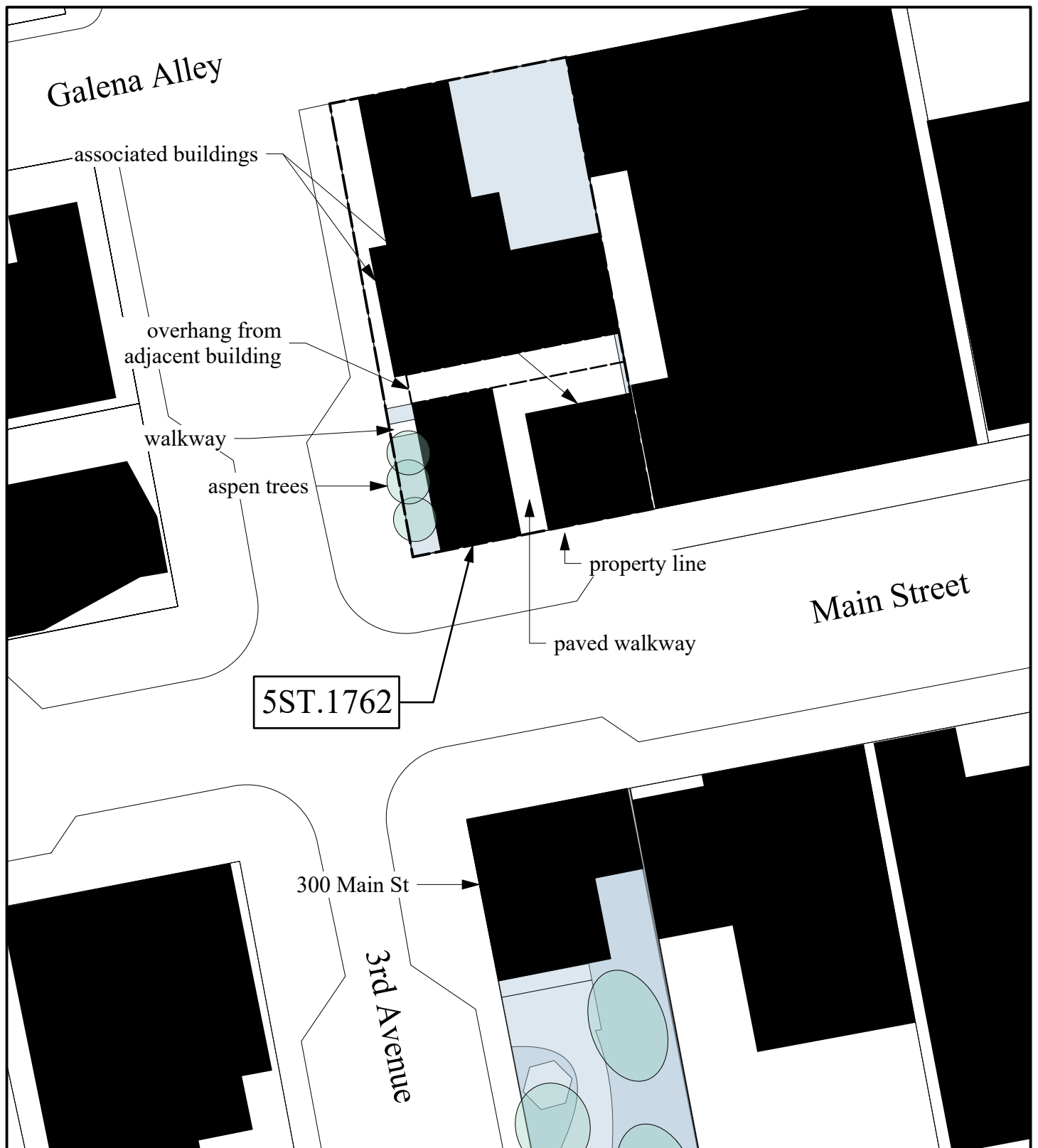
Summit County, Colorado  
October 2019



5ST.1762  
Looking Northeast  
Image: 301.MAI.8

Summit County, Colorado  
date unknown, after 2001  
Photo Courtesy of Summit County Assessor

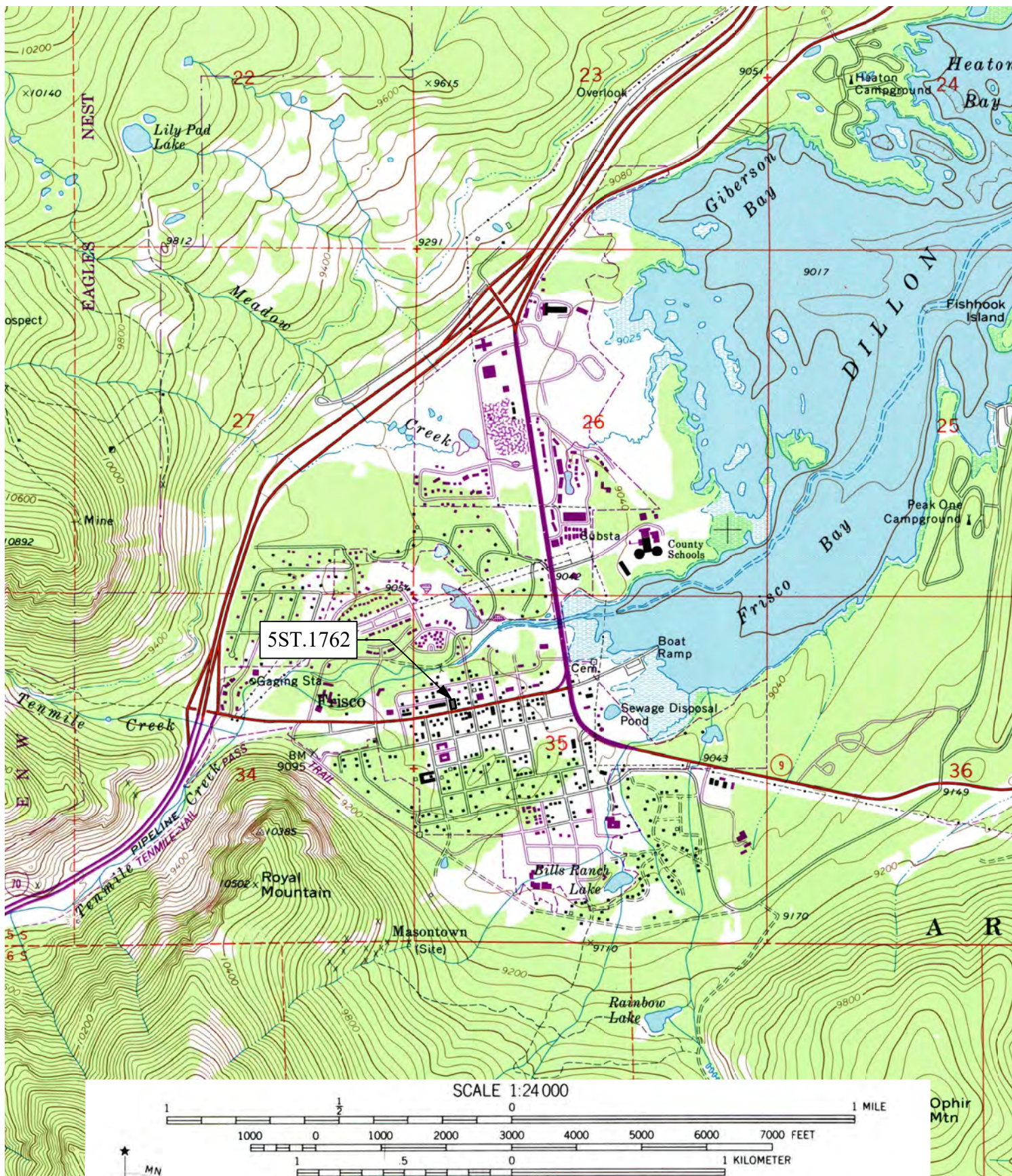




301 Main St  
5ST.1762







UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1753
2. Temporary resource number: 306.GAL
3. County: Summit
4. City: Frisco
5. Historic building name: Mary Ruth House
6. Current building name: Mary Ruth House
7. Building address: 306 Galena Street
8. Owner name and address: Town of Frisco  
PO Box 4100 Frisco, CO 80443

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 13 ; 405646 mE 4381341 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 18, 19 & 20 Block: 6  
Addition: Frisco Townsite Year of Addition: 1880
13. Boundary Description and Justification: The site containing the building is comprised of lots 18 through 20 on Block 6 of the original Frisco townsite. Identified as parcel ID # 2097-3523-04-002  
This description was chosen as the most specific and customary description of the site.

#### III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 48' x Width 14'
16. Number of stories: 1
17. Primary external wall material(s): Wood; Horizontal Siding
18. Roof configuration: Front Gable



Resource Number: 5ST.1753  
Temporary Resource Number: 306.GAL

**Architectural Inventory Form**  
Page 2 of 5 pages

19. Primary external roof material: Asphalt Roof
20. Special features: none
21. General architectural description: This is a primarily rectangular front gable building with two small volumes attached at the rear. The one story building has a north facing front façade, with a door to the right side of the façade and a vertically proportioned double hung centered on the remaining wall to the left. The west façade has two vertically proportioned double hungs spaced along the length of the wall. A shed roof volume is attached to the rear extending to the west. A gable form with small shed is attached to the back of the front gable, it extends from the east wall to a line short of the west wall of the small shed volume on the west. A horizontally proportioned window is centered on the west shed roofed wall and a casement window is centered on the gable of the rear volume. The east façade has a single vertically proportioned double hung near the front and the side gable volume extends off the back of the wall to the south. The south wall consists of a stepped volume under the side gable, with a single casement style window on the right hand side. The peak of the main front gable is visible above the intersecting gable roof. The whole assembly is sided with horizontal clapboard siding with a water table board, sitting on a concrete foundation. All the windows are clad units, the window and door trim is a simple flat board flush with the siding. The asphalt roof has a minimal overhang with simple narrow eave and rake boards. There is a raised deck at the front door otherwise the house is sitting in a field of paving.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The house sits on a small open area of the lot, facing Galena street. Other parts of the lot have been recently developed.
24. Associated buildings, features, or objects: The house shares the lot with two two-story buildings. The multifamily development is characterized by a series of gabled volumes with exterior stairs and decks. The buildings are sided with composite siding and the windows are mostly double hungs. The buildings were built in 2018.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1905 Actual: \_\_\_\_\_  
Source of information: Summit County Assessor, Frisco Historic Park & Museum
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: Bill Thomas  
Source of information: Frisco Historic Park & Museum 2017 survey

Resource Number: 5ST.1753  
Temporary Resource Number: 306.GAL

**Architectural Inventory Form**  
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28. Original owner: Carl Hedenskog  
Source of information: Frisco Historic Park & Museum 2017 survey
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The house was relocated from 400 Main Street around 1999. At the same time the house was completely resided, new windows were installed, and a very small shed addition was added to the rear. A large detached multifamily building was built on the site adjacent to the historic building. Photos of the building on its original site show a shed roofed addition extending off the left side of the house, which was demolished presumably during the move.
30. Original location      Moved X Date of move(s): around 1999

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): Commerce/Trade, Government; Post Office
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): The house sits on a series of lots in the historic town grid.
35. Historical background: This house was originally located at 400 Main Street and is associated with three significant local people. Bill Thomas, Carl Hedenskog and Mary Ruth.  
Bill Thomas (b.1882, d.1952) was the son of Jane and John Thomas who were both born in Wales. Bill and his siblings were born in the Frisco area and lived on a large ranch on the south side of Frisco, this area is still known as Bill's Ranch. Jane Thomas acquired 147 acres south the current townsite under the Homestead Act in the early days of Frisco settlement. The family operated a dairy farm on the land which supplied Frisco with a variety of dairy products. With the demise of mining, son Bill recognized that he needed to preserve the market for his family's products and went into the business of peddling free lots and buildings to wealthy Denverites, few took him up on the offer. It is unclear how many buildings he might have built under this scheme in town, but for the most part they were summer dwellings, not building for winter living.  
Carl Hedenskog worked at the Excelsior mine, just north of Frisco. He was born in 1889 in Dickey Colorado, now submerged under the reservoir. It is unclear when he lived in Frisco based on census information, which shows him living in Pueblo until the 1940s. He died in Breckenridge in 1967. Mary and Wilbur Ruth lived in the house in the 1940s and they appear in the 1940 Federal Census. Mary was born in Breckenridge in 1902. Her parents were born in "Irish Free State" and it is unknown when they came to Colorado. The 1940 Census shows her husband Wilbur Ruth (b. 1892 Maine; d. 1954, Texas) and stepson Bernard Cluskey. Bernard appears to be the son of Ellen Cluskey and Wilbur Ruth (married

Resource Number: 5ST.1753  
Temporary Resource Number: 306.GAL

**Architectural Inventory Form**  
Page 4 of 5 pages

Leadville 12/28/1926) She served as postmaster from 11/16/42 to 5/15/47 and used the house as a post office. She went on to several roles in the local community. A later owner ran the Smithwick's BBQ at the Main Street location. The relocated house is now employee housing owned by the Town of Frisco. The early years of Frisco were characterized by this type of small house, others can be seen on several nearby lots.

36. Sources of information: Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017; Ancestry.com; Summit Daily, 12/7/2015

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

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

39. Area(s) of significance: Architecture

40. Period of significance: 1905

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its association with Bill Thomas, Carl Hedenskog and Mary Ruth, all of whom were important residents of the Frisco area from the early mining era into the 1940s. Bill, Carl and Mary all represent the dedicated community members who remained in Frisco when the population plummeted after the silver crash and remained in the area to sustain the town. The building is also significant as an early example of the architecture of Frisco at the turn of the 20th century. The simple rectangular plan with a front gable is a common building type that appears in several locations on Galena St. The history of multiple uses and building relocation are also a common thread in Frisco's history.



Resource Number: 5ST.1753  
Temporary Resource Number: 306.GAL

**Architectural Inventory Form**  
Page 5 of 5 pages

43. Assessment of historic physical integrity related to significance: The building has suffered a considerable loss of integrity. The design of the original modest front gable form is intact, along with the front door / vertically proportioned double hung pattern, however the materials and workmanship aspects have all been impacted by the residing and replacement of the doors and windows. The aspects of feeling and association are compromised by the loss of materials, but the form still serves to recall the historic house. The aspects of location and setting have been compromised by the move. The original location was in a mix of residential and commercial development on Main Street and was indicative of the ad hoc nature of Frisco's development. The aspect of setting is additionally compromised by position of the house within a larger development. The loss of integrity makes this building ineligible for designation to either the State or National Registers. The building has been functionally preserved as part of the new development owned by the Town. A local designation program does not currently exist, this building should be formally recognized in the future.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible X Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No X

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing \_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 306.GAL.1 through 8  
Negatives filed at: Town of Frisco, Community Development
48. Report title: Town of Frisco Historic Resource Survey
49. Date(s): July 2019 to December 2020
50. Recorder(s): Suzannah Reid & Patrick Duffield
51. Organization: Reid Architects, inc
52. Address: PO Box 1303 Aspen, CO 81612
53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



5ST.1753 • Mary Ruth House  
Looking Southeast  
Image: 306.GAL.1

Summit County, Colorado  
April 2020



5ST.1753 • Mary Ruth House  
Looking Southwest  
Image: 306.GAL.2

Summit County, Colorado  
April 2020





5ST.1753 • Mary Ruth House  
Looking South  
Image: 308.GAL.3

Summit County, Colorado  
April 2020



5ST.1753 • Mary Ruth House  
Looking South overview  
Image: 308.GAL.4

Summit County, Colorado  
April 2020





5ST.1753 • Mary Ruth House  
Looking Northeast  
Image: 308.GAL.5

Summit County, Colorado  
April 2020



5ST.1753 • Mary Ruth House  
Looking North  
Image: 306.GAL.6

Summit County, Colorado  
April 2020



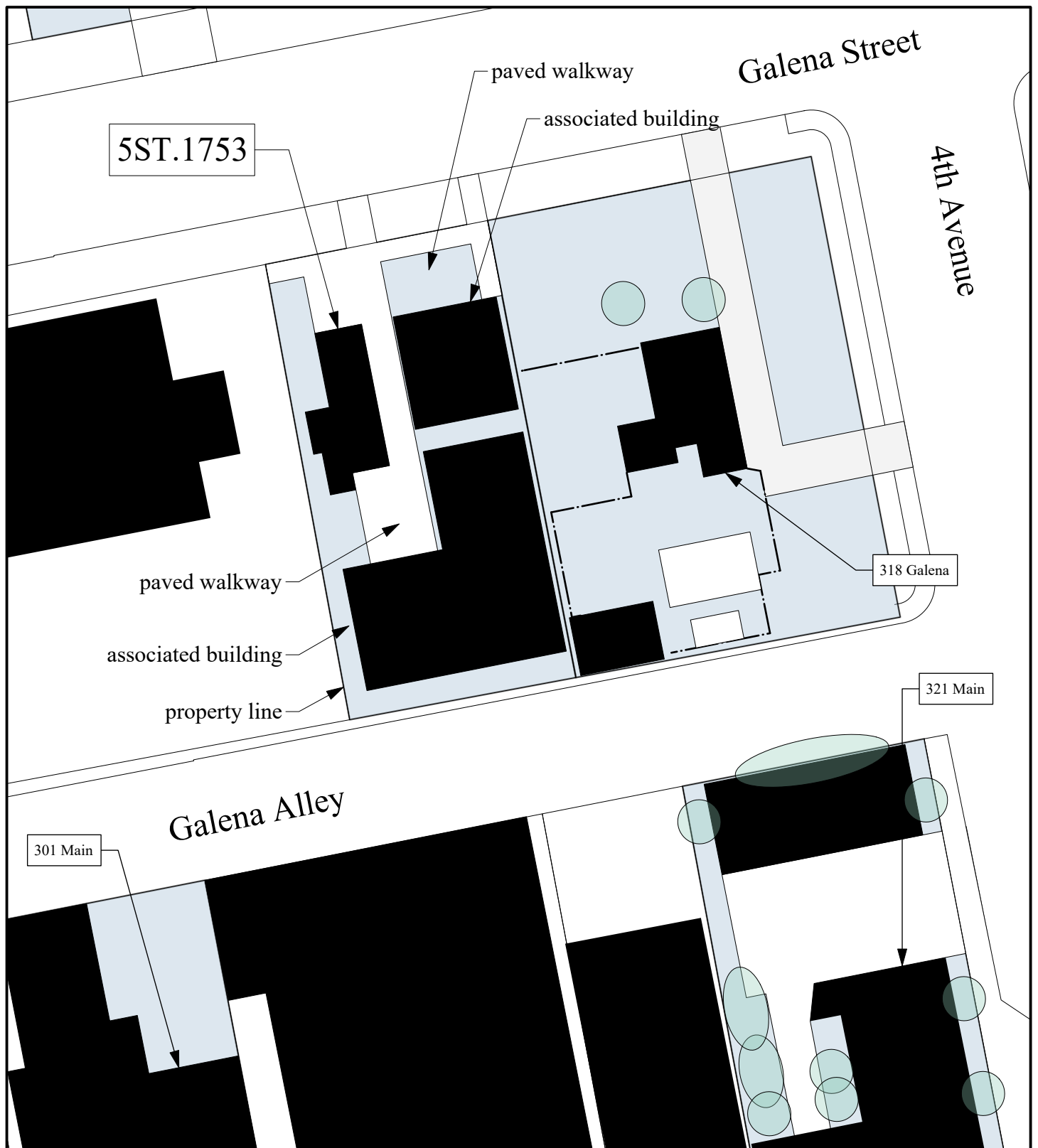
5ST.1753 • Mary Ruth House  
Looking North  
Image: 306.GAL.7

Summit County, Colorado  
April 2020



5ST.1753 • Mary Ruth House  
Historic photo of house in original location at 400 Main St  
Image: 306.GAL.8

Summit County, Colorado  
Date Unknown  
Photo courtesy of  
FHP&M



306 Galena Street

5ST.1753







# 306 Galena Street

5ST.1753





UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1754
2. Temporary resource number: 313.GAL
3. County: Summit
4. City: Frisco
5. Historic building name: \_\_\_\_\_
6. Current building name: Giberson Barn
7. Building address: 313 Galena Street
8. Owner name and address: Peggy L Houchens Revocable Trust 9/2/92  
15998 US Hwy 285 Salida, CO 81201

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 1 3 ; 4 0 5 6 1 4 mE 4 3 8 1 4 1 2 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 6, 7, 8 & 9 Block: D  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The house sits on a site comprised of lots 6 through 9 of block D of the historic Frisco townsite. Identified as parcel ID # 2097-3522-09-006  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 19' x Width 21'
16. Number of stories: 1-1/2
17. Primary external wall material(s): Wood; Vertical Siding
18. Roof configuration: Gabled Roof



Architectural Inventory Form  
Page 2 of 6 pages

19. Primary external roof material: Asphalt Roof
20. Special features: Fence
21. General architectural description: This site has two buildings a modern wood frame house and a historic gable roofed barn. The barn is the subject of this description.  
The barn is a 1-1/2 story front gable structure. The ridge runs north/south, the principal façade faces south. A vertically proportioned wood double hung, with a two over two muntin pattern in each sash, is situated on the main level just off center to the left. A wood casement style window of the same width and muntin pattern sits above the double hung on the upper level. The east façade has a two leafed hinged door near the left side, otherwise has no openings. The north side has a single hinged wood door near the right side. The west side has no openings. The building is sided with weathered vertical wood planks that run most of the height of the wall. The top of the gable end has a horizontal joint with similar planks continuing above. The roof has asphalt roll roofing with some areas of tar paper and exposed wood plank sheathing. The doors are constructed from the same vertical wood plank so they blend with the wall. The windows have a simple square wood trim of the same wall material.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The building sits near the rear of the side along the side yard.
24. Associated buildings, features, or objects: The main house was constructed in 1981 and presumably replaced the original house that was associated with this barn. It is a wood frame building of two shed roof volumes, offset at the center. The main façade faces south and has a double garage door closest to the street and a central entrance on the set back volume. The siding is diagonal wood on the sloped facades and the same materials running horizontally on the eave ends.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1904 Actual: \_\_\_\_\_  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017 (lists date as 1896, but based on family history the ranch was not settled until 1904); History of the Land, the Giberson Preserve, 2005 Continental Divide Land Trust, Pamphlet
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Wilbert Giberson

Resource Number: 5ST.1754  
Temporary Resource Number: 313.GAL

**Architectural Inventory Form**  
Page 3 of 6 pages

Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017; History of the Land, the Giberson Preserve, 2005 Continental Divide Land Trust, Pamphlet

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

The relocation of this barn most likely took place when the Dillon Reservoir was built, covering a significant part of the Giberson Ranch around 1960. The windows may have been added or altered, dates unknown.

30. Original location        Moved   X   Date of move(s): possibly around 1960

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Agriculture/Subsistence; Barn

32. Intermediate use(s): Agriculture/Subsistence; Barn

33. Current use(s): Domestic; Secondary Structure

34. Site type(s): The site is comprised of a series of lots located with the historic town grid.

35. Historical background: This site is particularly associated with Wilbert Giberson. Wilbert was born in 1878 in Maine of Canadian parents. At 17 he arrived in Kokomo with three brothers and two sisters. The 1900 Federal Census has Wilbert and his brother Elijah (b.1876) living as boarders in Breckenridge. The brothers took advantage of the 1862 Homestead act to settle in the Blue River basin. In 1904 Wilbert moved to his new ranch. In 1916 a patent was issued for 162.2 acres in the Blue River basin along Tenmile Creek. A few months later, his brother Elijah patented an adjacent 47.5 acres. In the 1910 Census Wilbert is married to Lizzie A. McDonald, aka Mollie, who was born in Dillon in 1883 and grew up on an adjacent ranch. They have one son named James T (b. 1905). By the 1920 Federal Census they moved to town and have added Howard (b.1912), Glenn (b.1914), Kenneth (b.1917), newborn Edith and are living in Frisco. The Census indicates that they own their home but doesn't specify a street. The 1940 Federal Census has them in the same home with the addition of two daughters-in-law and a grandchild.

The Elijah Giberson family is also in Frisco in 1910, married to Caroline G. with two daughters, Hazel and Mildred. The census does specify a residence Galena Street in this case. The 1920 Census records the family with the addition of daughter Anna and sons John and George. There are no additional records of the Elijah Giberson family in Frisco.

The census does not record house addresses in Frisco (except 1910, which indicated a street only). It is possible to connect people to places based on the repeating names adjacent to each other on the lists. The Wilbert Giberson family appears more often adjacent to names known to be connected to Main

Architectural Inventory Form  
Page 4 of 6 pages

Street, while the Elijah Giberson family is indicated repeatedly on Galena. There is no doubt that the families were intertwined in any case.

Though they are recorded as residents of Frisco, the families split their time between the ranch and the house in town. By 1947 the Giberson Ranch had grown to 720 acres and was owned by Wilbert's son Howard. Wilbert and family moved full time to Galena St in the 1950s and spent winters in Denver. As early as 1913, the Denver water board was acquiring water rights and accumulating land for the eventual Dillon Reservoir. The depression gave new opportunities for the Water Board to acquire land through tax sales and expand their holdings in the Blue River basin. The Giberson's were able to hold out until end when they negotiated a settlement with the Board. Over half of the 1947 ranch is now underwater. Other parts of the ranch were bisected by the construction of I-70 ten years later. In 1960, the Denver Water Board gave property owners the opportunity to relocate buildings, at their own expense. The barn on this site was presumably moved to the town property at some point during the reservoir construction. The property is currently owned by the Peggy L Houchens Trust.

36. Sources of information: Summit County Assessor; Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017; Ancestry.com (accessed 12/20/2020); Bureau of Land Management, General Land Office Records (online); History of the Land, the Giberson Preserve, 2005 Continental Divide Land Trust, Pamphlet

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

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

39. Area(s) of significance: Architecture



Resource Number: 5ST.1754  
Temporary Resource Number: 313.GAL

**Architectural Inventory Form**  
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40. Period of significance: 1904
41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This building is associated with the Giberson family, who were some of the earliest pioneers in the Blue River basin. Wilbert Giberson and his brother began their careers as miners and laborers, as many others did. They also took advantage of the Homestead Act to build a future for their families. Their story is the story of Frisco. Mining and speculation may have birthed Frisco as a town, but ranching established it as a community.  
The barn itself is characteristic of the simple rectangular plan, front gable form that was a common barn construction. The limited use of window openings is also common in this type.  
The climate in the Blue River basin required that families had options for living based on the seasons. Town made life in deep snow possible; easier access to goods and services as well as running water and electricity, things that the ranches didn't have. As families aged, life in town became more desirable. The economy languished after 1920 and the town benefited from long term residents. The connection to the regional ranches provided fresh foods to Town as well as the benefits of close-knit community members.
43. Assessment of historic physical integrity related to significance: The aspects of design, materials and workmanship are generally intact. The possible window replacement/alterations have a minor impact in this case, since they are not out of character for this building type. The aspects of feeling and association are generally good, despite the limited visibility of the building. The aspect of location is certainly impacted by the move, but a case could be made that the move is a part of the story of the family, the region and the economic cycles that formed the town. The aspect of setting has been seriously impacted in two ways. First by the move from an agricultural setting and second by the loss of the original house on this lot, the construction of a new house and the higher density of new development in the area. The building is not eligible for listing on the State or National Register. Though this is a modest structure, the barn retains enough integrity to be considered for listing in a local preservation program.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:  
Eligible ☐ Not Eligible ☒ Need Data ☐
45. Is there National Register district potential? Yes ☐ No ☒  
Discuss: \_\_\_\_\_
- If there is National Register district potential, is this building: Contributing ☐ Noncontributing ☐

Resource Number: 5ST.1754  
Temporary Resource Number: 313.GAL

**Architectural Inventory Form**  
Page 6 of 6 pages

46. If the building is in existing National Register district, is it:   Contributing \_\_\_\_   Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020   Frame: 313.GAL.1 through 6  
Negatives filed at: Town of Frisco Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE:   Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203   (303) 866-3395



5ST.1754 • Giberson Barn  
Looking North  
Image: 313.GAL.1

Summit County, Colorado  
October 2019



5ST.1754 • Giberson Barn  
Looking North  
Image: 313.GAL.2

Summit County, Colorado  
October 2019





5ST.1754 • Giberson Barn  
Looking West  
Image: 313.GAL.3

Summit County, Colorado  
October 2019



5ST.1754 • Giberson Barn  
Looking Southwest  
Image: 313.GAL.4

Summit County, Colorado  
October 2019





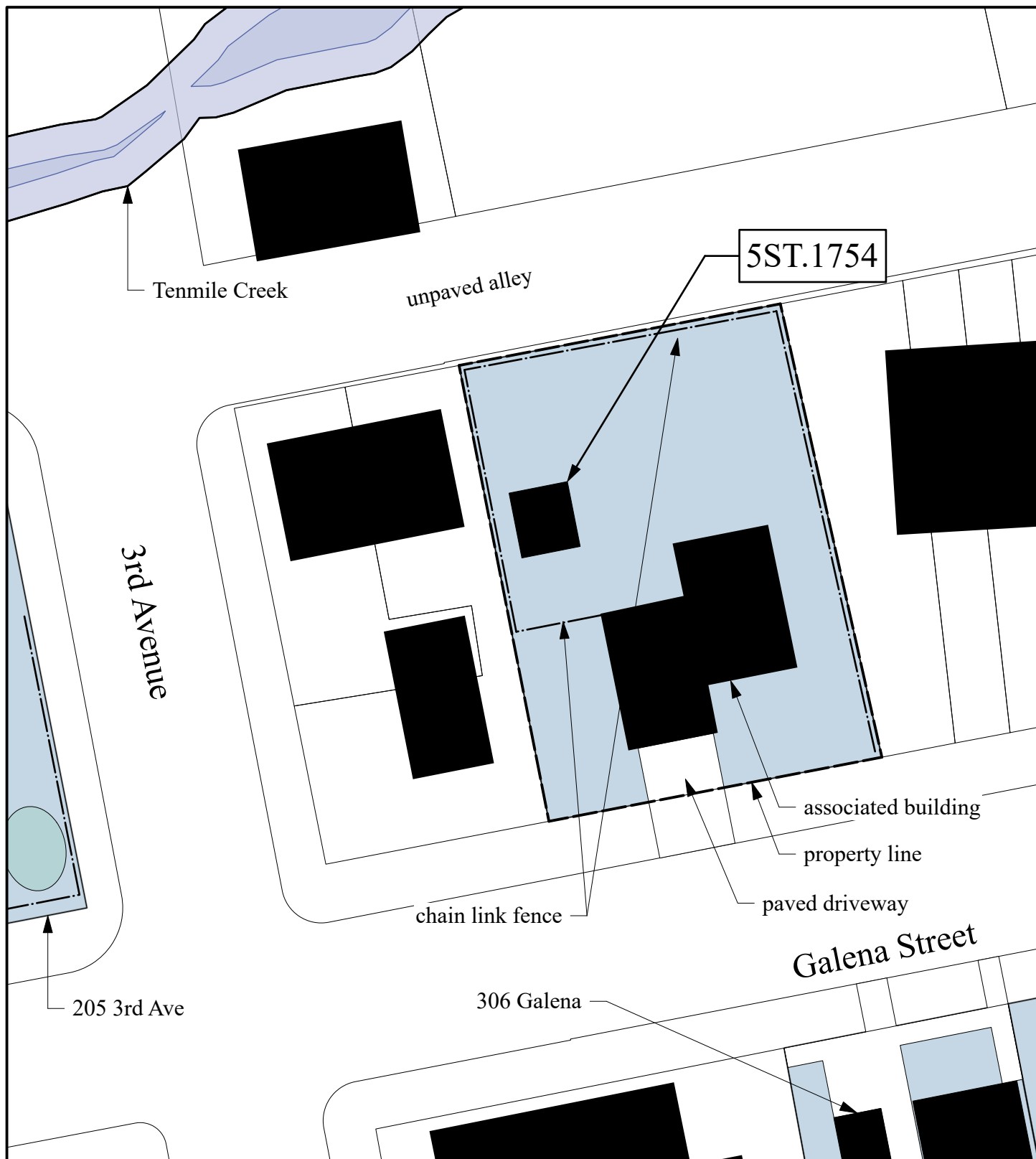
5ST.1754 • Giberson Barn  
Looking Northeast  
Image: 313.GAL.5

Summit County, Colorado  
October 2019



5ST.1754 • Giberson Barn  
Looking Southeast  
Image: 313.GAL.6

Summit County, Colorado  
May 2021

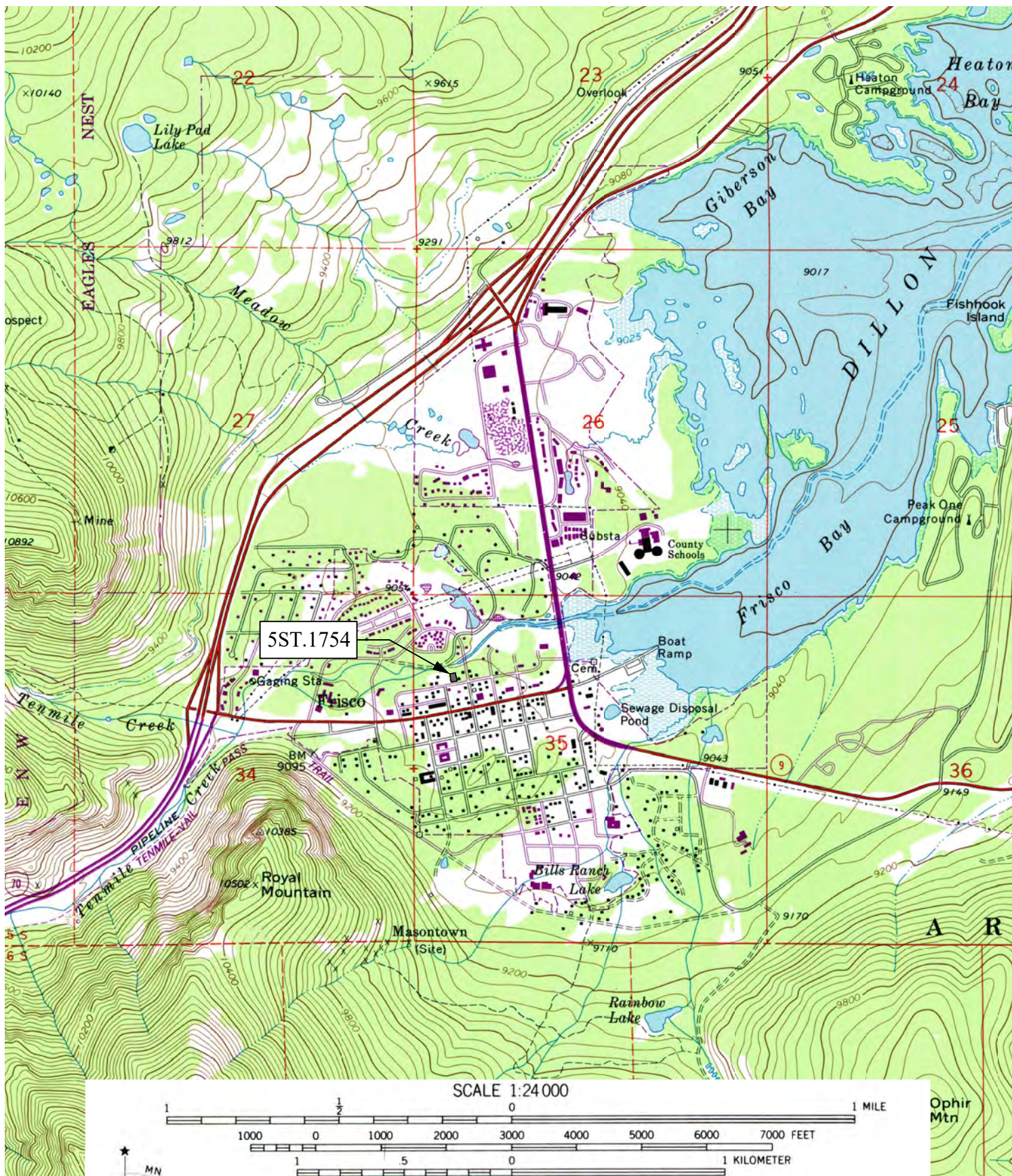


313 Galena St

5ST.1754

sketch map





UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1755
2. Temporary resource number: 318.GAL
3. County: Summit
4. City: Frisco
5. Historic building name: \_\_\_\_\_
6. Current building name: Morris House
7. Building address: 318 Galena Street
8. Owner name and address: Laurie J Anderson-Groth  
8730 La Sundora Circle Las Vegas, NV 89129

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 1 3 ; 4 0 5 6 7 5 mE 4 3 8 1 3 5 3 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 21, 22, 23 & 24 Block: 6  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The building sits on a site consisting of lots 21 through 24 on block 6 of the original Frisco townsite. Identified as parcel ID # 2097-3523-04-001  
This description was chosen as the most specific and customary description of the site.

#### III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 44' x Width 39'
16. Number of stories: 1
17. Primary external wall material(s): Metal
18. Roof configuration: Gabled Roof
19. Primary external roof material: Metal Roof

Resource Number: 5ST.1755  
Temporary Resource Number: 318.GAL

Architectural Inventory Form  
Page 2 of 5 pages

20. Special features: Porch, Chimney, Fence
21. General architectural description: This is a one-story wood frame house composed of several small volumes. The primary volume is a front gable, facing north, with a shed roofed form extending off the west side. The entry door is located off center of the front gable to the left with a small gable porch roof applied to the façade. The porch roof is supported by two turned wood posts with simple railings extending to back to the façade. The porch roof gable is infilled with vertical wood siding with a decorative bottom edge. A vertically proportioned clad double hung sits to the right of the door, filling the front gable form, a second identical window is located further right on the shed roof section. The wall is continuous across the gable and shed volumes. The east façade has two of the same clad double hungs at either end of the main gable wall. Another shed roofed volume extends off the back of the main gable and has another lower pitched roof extending beyond that. This wall plane is continuous across the additive volumes. On the shed roof section there is a horizontally proportioned clad slider window, a door, and another smaller clad slider window in sequence moving south. The west façade has a horizontally proportioned pair of clad double hungs toward the front (north) and a single double hung toward the south. A gable addition is attached to the end of the west shed roof section. This gable runs east/west starting on the west at the rear shed roof volume and extending further west. The east gable end is visible above the series of additions off the back of the main front gable. The west façade of this gable has a series of clad casement and fixed windows filling the gable end, a similar grouping is located on the north and south sides of that volume. The whole building is sided with aluminum siding with wood corner boards. The window trim is minimal, with applied shutters and window boxes on the north and east sides of the principal volume. The principal volume has a metal roof, the other parts are asphalt. Two metal chimneys are located on the east side of the principal volume.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The house sits in the center of a group of lots with two large fir trees along the primary street, bracketing the principal façade. An asphalt paved driveway enters the lot off the side street, near the center the lot. It runs into a fenced yard along the alley and turns running north along the east side of the house. A vertical wood slat fence creates a fenced yard from house yard, it also continues to the neighboring house on the west. A wood post and wire fence runs from the northwest corner of the house to the adjacent property to the west. This fence as a gate near the house.
24. Associated buildings, features, or objects: A temporary hoop shed is located in the fenced yard area. Another temporary shed is located between the hoop shed and the alley, within the fenced yard. A one-story gabled roof log building is located on the back corner of the lot. It has a rectangular plan



Resource Number: 5ST.1755  
Temporary Resource Number: 318.GAL

**Architectural Inventory Form**  
Page 3 of 5 pages

and is built of square hewn logs with square notched corners. The large logs are tightly fit so there is no visible chinking. The gable ends are infilled with vertical rough sawn boards. The roof is asphalt roll roofing that folds down along the eaves. The south side of the building has a single boarded up square window opening, with the remnants of a wood frame window. There appears to be a larger door opening on the east side. There are no openings on the west. A single metal flue is located on the southwest slope of the roof. This building dates from the 1880s.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1905 Actual: \_\_\_\_\_  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017; Summit County Assessor
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: unknown  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The house began as a simple front gable with a rectangular plan. The shed roof additions on the west and south may date from 1961 or earlier. The gabled addition on the rear was added in 2005. It is likely that the window replacement, the siding and alterations to the front porch occurred at that time as well.
30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): Domestic; Single Dwelling
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): The site is a series of lots within the historic grid plan.
35. Historical background: The house is attributed to Bill & Bertha Morris. The first Morris that appears in the Federal Census records, is in 1940. This entry lists Edward (b.1900) and Bertha (b.1904) Morris as homeowners. They appear along with several other known Galena Street families, though the Census does not provide streets or house numbers. Their ages in 1940 would indicate that they are not the original owners of the house, since the house date is 1904. The architecture of the house suggests that

Resource Number: 5ST.1755  
Temporary Resource Number: 318.GAL

**Architectural Inventory Form**  
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the circa 1904 date is correct. In addition, the hewn log outbuilding pre-dates the house on this lot indicating a previous owner. The Morris family sold the house to Jody Anderson in 1965. Jody Anderson owned the Frisco Lodge at this time. In 1983, the owner is Charles P Anderson, who transferred the property to Joann Anderson. She in turn transferred the property to Laurie J. Anderson-Groth, possibly in 2012.

36. Sources of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017; Ancestry.com (accessed 12/18/20); 1940 Federal Census.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

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

39. Area(s) of significance: Architecture

40. Period of significance: 1900

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building represents the type of architecture that was common in the early development of Frisco. There are several examples of this type in the neighborhood. The 1880s outbuilding is a substantial log structure that was hewn and assembled with skill. The alley between Galena St and Main Street was the right of way for the Denver & Rio Grande Railroad which operated between Dillon and Leadville. The right of way was 40' centered on the alley. The DR&G served Frisco from 1882 to 1911. Once the daily train service ended, Galena Street became a quieter and was the most populous residential street in town. The hewn log outbuilding likely dates to the 1880s or 90s. It is a substantial building that is characteristic of the type of log building that was common in Frisco

Resource Number: 5ST.1755  
Temporary Resource Number: 318.GAL

**Architectural Inventory Form**  
Page 5 of 5 pages

during the early years of its development. Further research should be completed to determine its particular significance.

43. Assessment of historic physical integrity related to significance: The building has suffered some loss of integrity. The aspects of design, materials and workmanship have suffered due to the many small additions and the replacement of original materials. In the aspect of location and setting, the building retains considerable integrity due to the character of the landscape on the primary street. The aspects of feeling and association continue to be strong due to the way in which the additions are handled. They are small and the largest, most recent addition is connected in a way that allows the older sections to be understood. While this building does not retain enough integrity to be eligible for State or National Register, it should be recognized by a local preservation program.  
The log outbuilding on the alley retains a high level of integrity in all aspects and may be eligible for the State Register in its own right. More research should be undertaken to understand the history of this building.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible X Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No X

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing \_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 318 Galena-1 through 11  
Negatives filed at: Town of Frisco Community Development
48. Report title: Town of Frisco Historic Resource Survey
49. Date(s): July 2019 to December 2020
50. Recorder(s): Suzannah Reid & Patrick Duffield
51. Organization: Reid Architects, inc
52. Address: PO Box 1303 Aspen, CO 81612
53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*





5ST.1755 • Morris House  
Looking South  
Image: 318.GAL.1

Summit County, Colorado  
July 2019



5ST.1755 • Morris House  
Looking Southwest  
Image: 318.GAL.2

Summit County, Colorado  
Date Unknown  
Photo Courtesy of FHP&M





5ST.1755 • Morris House  
Looking South  
Image: 318.GAL.3

Summit County, Colorado  
October 2019



5ST.1755 • Morris House  
Looking Southwest  
Image: 318.GAL.4

Summit County, Colorado  
October 2019





5ST.1755 • Morris House  
Looking West  
Image: 318.GAL.5

Summit County, Colorado  
October 2019



5ST.1755 • Morris House  
Looking Northwest  
Image: 318.GAL.6

Summit County, Colorado  
October 2019





5ST.1755 • Morris House  
Looking Northwest  
Image: 318.GAL.7

Summit County, Colorado  
October 2019



5ST.1755 • Morris House  
Looking Southeast  
Image: 318.GAL.8

Summit County, Colorado  
October 2019





5ST.1755 • Morris House  
Looking North, Outbuilding 1  
Image: 318.GAL.9

Summit County, Colorado  
October 2019



5ST.1755 • Morris House  
Looking Northeast, Outbuilding 1  
Image: 318.GAL.10

Summit County, Colorado  
October 2019



5ST.1755 • Morris House  
Looking West, Temporary Outbuildings  
Image: 318.GAL.11

Summit County, Colorado  
May 2021

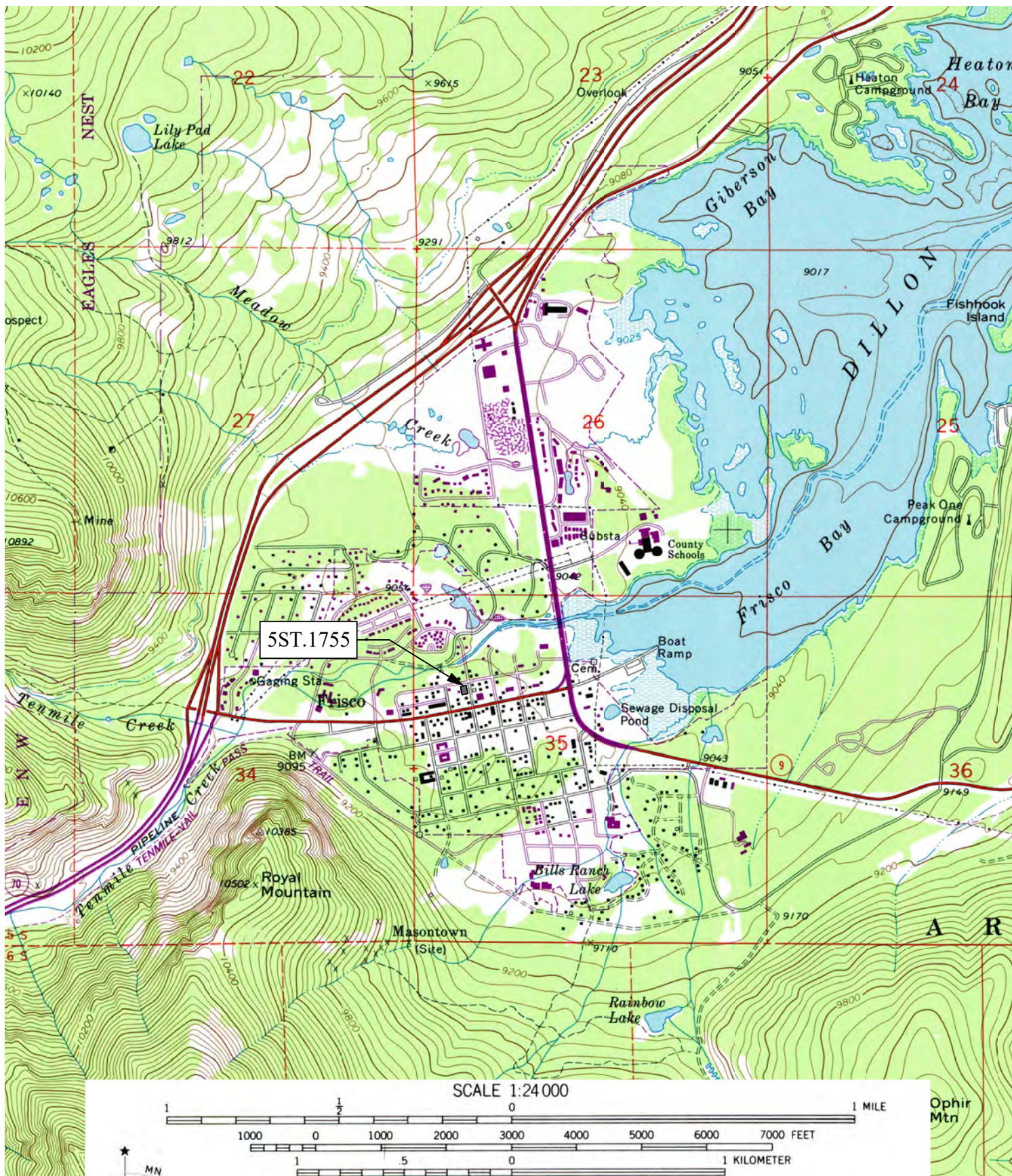




318 Galena St

5ST.1755





UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

0°41' 12 MILS  
11½° 204 MILS

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.282
2. Temporary resource number: 321.EMAI
3. County: Summit
4. City: Frisco
5. Historic building name: Frisco Hotel
6. Current building name: Frisco Lodge
7. Building address: 321 E Main
8. Owner name and address: 321 Main Street LLC  
PO Box 1325 Frisco, CO 80443

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 13; 405698 mE 4381278 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 1, 2 & 3 Block: 6  
Addition: Town of Frisco Subdivision Year of Addition: 1880
13. Boundary Description and Justification: This building sits on a site comprised of lots 1, 2 & 3 of the original Frisco townsite. Identified as parcel ID # 2097-3523-04-007  
This description was chosen as the most specific and customary description of the site.

#### III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 64' x Width 33'
16. Number of stories: 1 1/2
17. Primary external wall material(s): Stucco
18. Roof configuration: Front Gabled Roof
19. Primary external roof material: Synthetic Roof



Architectural Inventory Form  
Page 2 of 6 pages

20. Special features: Chimney
21. General architectural description: This site contains two buildings separated by an auto court. The first building is a two story front gable form, located on the corner of Main and the side street. The principal façade faces south and has a central entry door under a small gable roof supported by brackets. A pair of wood casements with an eight light pattern on each sash are located to either side of the door almost centered on the remaining wall areas. The second level has two pair of wood horizontally divided casements that are slightly smaller than the units on the main level, these have a six light pattern in each sash and sit slightly more toward the center of the building. All four windows are covered by an aluminum framed storm window with a single pane of glass. A large sign projects from the centerline of the building, filling most of the gable end. The sign faces east and west. A one-story side gable extends off the main volume to the west. The side gable has a central carport, with enclosed spaces on either side. The enclosures have large areas of plate glass that run from a low base to eave line and fill the width of the wall on the Main Street side. Under the carport roof, there a single wood door with half glass on the west side and a single wood door with a center light, flanked by a vertically proportioned plate glass window on either side, on the east side. This wing creates the entry to the auto court beyond. The east side of the main volume has a pair of casement windows similar to the front near the front corner, a series of four vertically proportioned double hungs are generally equally spaced on the remainder of the wall. An applied chimney form is located close to halfway along the wall. It steps in from its wide base twice until it is just a square chimney going up through the eave. Two of the four windows on this level are wood frame double hungs with a two over two light pattern in each sash, sitting to either side of the chimney. The remaining two double hung windows have wood frames with metal sashes. The upper level has a series of vertically proportioned wood casements with a six light pattern that are generally positioned above the window units below. These windows have aluminum storm windows in a double hung format. The rear of the building has a one-story section that continues the main wall plane. The roof of this section is a deck for the upper level. A single door faces north, and an applied exterior wood stair runs up to the upper deck. The stair rail and the deck perimeter railing is a highly decorative series of turned pickets and balusters. At the top of the stair a lower gable form projects from the main wall. This turns into a one story shed roof projection, under the stair, on the north west corner of the building. A stone enclosure sits off the back, adjacent to the auto court area. The west side main volume extends well beyond the carport section and has a similar pattern of casements on the upper level above a French door, two double hungs and a third wider double hung, and another single door. The stone enclosure defines the north edge of a raised deck area, the stone is repeated about midway along the west wall, enclosing a hot tub. This building has a variety of siding

Architectural Inventory Form  
Page 3 of 6 pages

treatments. The front and east side of the building is stucco with a simplified decorative half timber board pattern. The carport side wing is stucco throughout. The west and rear of the building is sided with textured composition shakes, with a very large exposure. The window trim on the south and east is a simple flat board on the jambs with a shallow pediment at the head. The south side has planter boxes at the sills. The rest of this building has simple flat board trim throughout. The main roof has composite shingle roofing with a moderate overhang. The second building sits at the back of the site, it is a two story wood frame side gable building with a rectangular plan. The south side faces the auto court and has a large upper deck supported by square posts that run the length of the façade. A series of doors both on the main wall and recessed into alcoves are distributed along the main level wall. Two stairways run to the upper deck along side the wall, the deck has three projecting areas in between the stairs. The upper level has a series of doors on the wall face. A small shed addition is located on the east end with a single door. The deck and stair railings have decorative turned pickets and balusters. The posts sit on corrugated metal bases. The north side of the building has a series of slider windows equally distributed along the wall on both levels. The east end has a single slider window on both levels near the north side. The west side has a similar window on the upper level and another shed roofed addition extends off the main level. The roofs have a moderate overhang with asphalt shingle roofing. The rake and eaves have decorative vergeboards and exposed rafter tails.

22. Architectural style/building type: No Style
23. Landscaping or special setting features: The buildings sit on a corner lot and enclose a paved auto court which can be accessed from either of the street sides. The central court has several mature fir and cottonwood trees. The central court has areas of cobblestone paving, asphalt paving and planted areas.
24. Associated buildings, features, or objects: The detached lodge annex sits at the rear of the site and is described above.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1880 Actual: \_\_\_\_\_  
Source of information: Town of Frisco Historic Park & Museum; Historic Property Inventory prepared for the Town of Frisco, 2017
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: unknown  
Source of information: \_\_\_\_\_

## Page 4 of 6 pages

- ## V. HISTORICAL ASSOCIATIONS

31. Original use(s): \_\_\_\_\_ Domestic; Hotel
32. Intermediate use(s): \_\_\_\_\_ Domestic; Hotel
33. Current use(s): \_\_\_\_\_ Domestic; Hotel
34. Site type(s): \_\_\_\_\_ The building sits on a corner lot within a traditional street grid.
35. Historical background: The Frisco Hotel was one of two hotels operating in Frisco in the 1880s. It served as a stage stop for the coaches that ran from 1879 until 1883 when the railroad arrived. It is the apparently the longest continuously open establishment in Summit County. Carl Oscar and Ella Linguist operated the hotel from 1899 to 1908. He is also associated with the house at 205 N 3rd (5ST.1743). In the 1910s it operated as the Ecklund's Southern Hotel. In 1917 it was purchased by Lillie Wortman who operated the hotel until the 1940s. Virgil Landis and his mother Elizabeth C. Kline. Jody and Charlie Anderson purchased it 1961. Their daughter Susan Anderson and Bruce Knoepfel purchased the lodge in 1985 and continues to run it.



Resource Number: 5ST.282  
Temporary Resource Number: 321.MAI

**Architectural Inventory Form**  
Page 5 of 6 pages

The hotel operated through both mining periods in Frisco and was revitalized by the opening of the Arapahoe Basin Ski Area in 1946 and sustained by construction of the Dillon Reservoir Dam and the Eisenhower Tunnels. The opening of Breckenridge, Cooper, and Keystone have also played a role in its longevity. The building in its original form was one of a handful of false front commercial buildings located on Main Street. It was one of the more high style buildings of the period.

36. Sources of information: Town of Frisco Historic Park & Museum; Historic Property Inventory prepared for the Town of Frisco, 2017; 1983 Inventory Record, prepared by Jo Ann Anderson

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

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

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1880; 1880-1971

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its longevity as a hotel and as a representative of the broad trends of Frisco's history. In its original form it was a high style building characteristic of many successful mining towns. The care that was undertaken to build demonstrates a confidence in the future of Frisco. The lodge use connoted Frisco's position as the half way point between Georgetown and Leadville and the numbers of people who must have traveled first by stage then by rail between the two. That it survived through to the 20th century tourist era, demonstrates a dedication to the town by subsequent owners.

43. Assessment of historic physical integrity related to significance: Unfortunately, the building has suffered a severe loss of integrity in all aspects. The aspect of design is no longer evident with the

Resource Number: 5ST.282  
Temporary Resource Number: 321.MAI

**Architectural Inventory Form**  
Page 6 of 6 pages

exception of the two-story front gable of the original building. Otherwise all original detail has been lost. The aspects of workmanship and materials have also been completely compromised. There is no sense of association or feeling for what the original building once conveyed. The location is intact, but the setting has been changed both on the building site and on adjacent properties. The building is not eligible for State or National Register listing under Criterion C- Architecture. However, the building may be eligible for State or National Register listing under Criterion A – Commerce. Additional detailed information needs to be developed to determine the verify the use as a lodge and the dates of alterations to make a final determination. Architecturally, the building is Due to the significant loss of integrity it is unlikely to qualify for a local preservation program.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible \_\_\_\_\_ Need Data X – This building is possibly eligible for listing under Criterion A – Commerce. Additional information is needed to determine the specific dates of alterations and the significance of the lodge's use in the history of Frisco.

45. Is there National Register district potential? Yes \_\_\_\_\_ No X

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing \_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 321.EMAI. 1 through 14

Negatives filed at: Town of Frisco; Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*



5ST.282 • Frisco Lodge  
Looking North  
Image: 321.MAI.1

Summit County, Colorado  
October 2019



5ST.282 • Frisco Lodge  
Looking Northeast  
Image: 321.MAI.2

Summit County, Colorado  
October 2019





5ST.282 • Frisco Lodge  
Looking Northwest  
Image: 321.MAI.3

Summit County, Colorado  
October 2019



5ST.282 • Frisco Lodge  
Looking West  
Image: 321.MAI.4

Summit County, Colorado  
October 2019





5ST.282 • Frisco Lodge  
Looking Southwest  
Image: 321.MAI.5

Summit County, Colorado  
October 2019



5ST.282 • Frisco Lodge  
Looking South  
Image: 321.MAI.6

Summit County, Colorado  
October 2019





5ST.282 • Frisco Lodge  
Looking Southeast  
Image: 321.MAI.7

Summit County, Colorado  
October 2019



5ST.282 • Frisco Lodge  
Looking East at courtyard  
Image: 321.MAI.8

Summit County, Colorado  
October 2019





5ST.282 • Frisco Lodge, annex  
Looking Northwest  
Image: 321.MAI.9

Summit County, Colorado  
date unknown  
Photo Courtesy of FHP&M



5ST.282 • Frisco Lodge, annex  
Looking West  
Image: 321.MAI.10

Summit County, Colorado  
date unknown  
Photo Courtesy of FHP&M





5ST.282 • Frisco Lodge, annex  
Looking South  
Image: 321.MAI.11

Summit County, Colorado  
October 2019



5ST.282 • Frisco Lodge, annex  
Looking Southeast  
Image: 321.MAI.12

Summit County, Colorado  
October 2019



5ST.282 • Frisco Lodge, original facade  
Looking East  
Image: 321.MAI.13

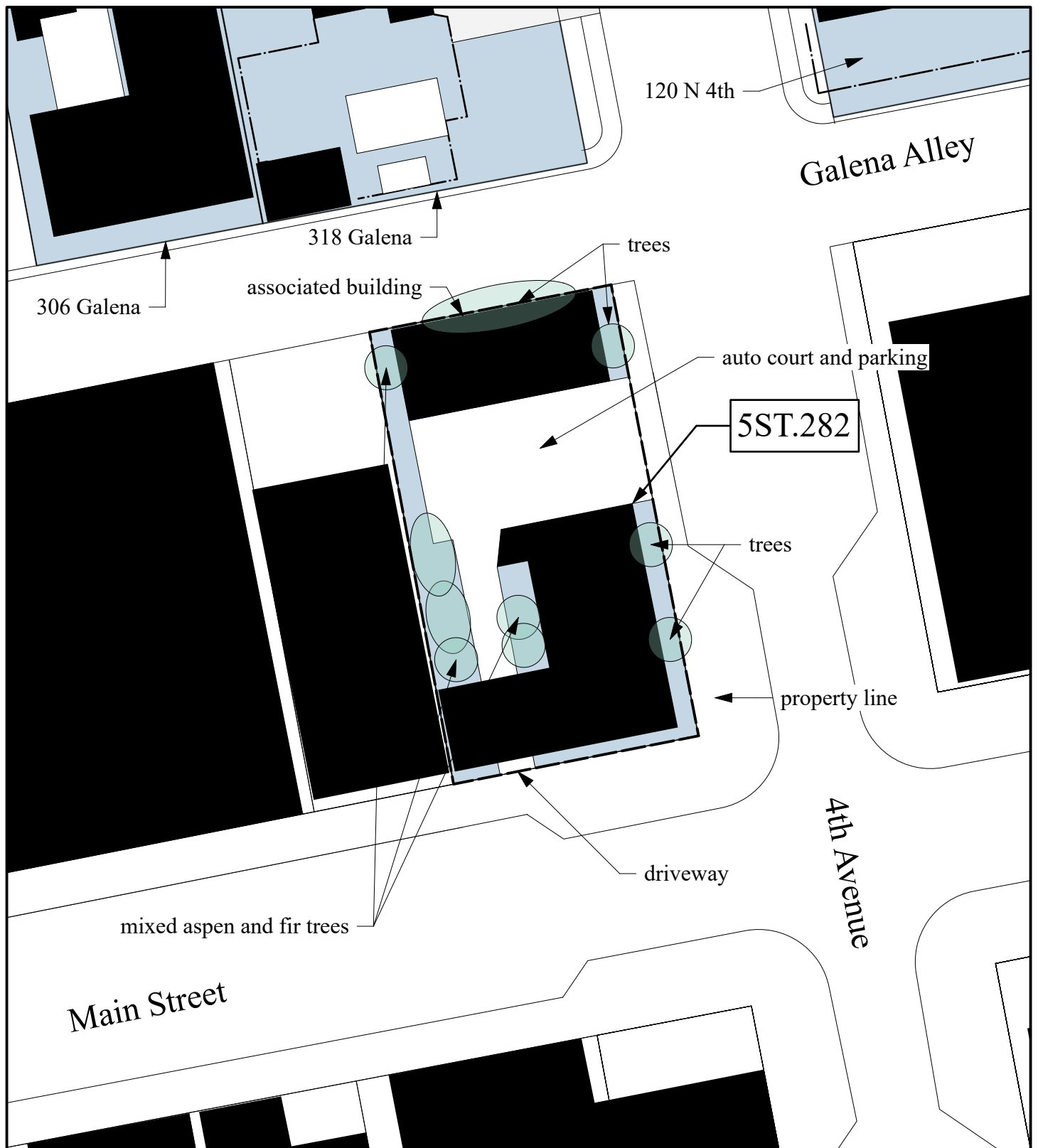
Summit County, Colorado  
date unknown  
Photo Courtesy of FHP&M



5ST.282 • Frisco Lodge, modified facade  
Looking Northwest  
Image: 321.MAI.14

Summit County, Colorado  
date unknown  
Photo Courtesy of FHP&M





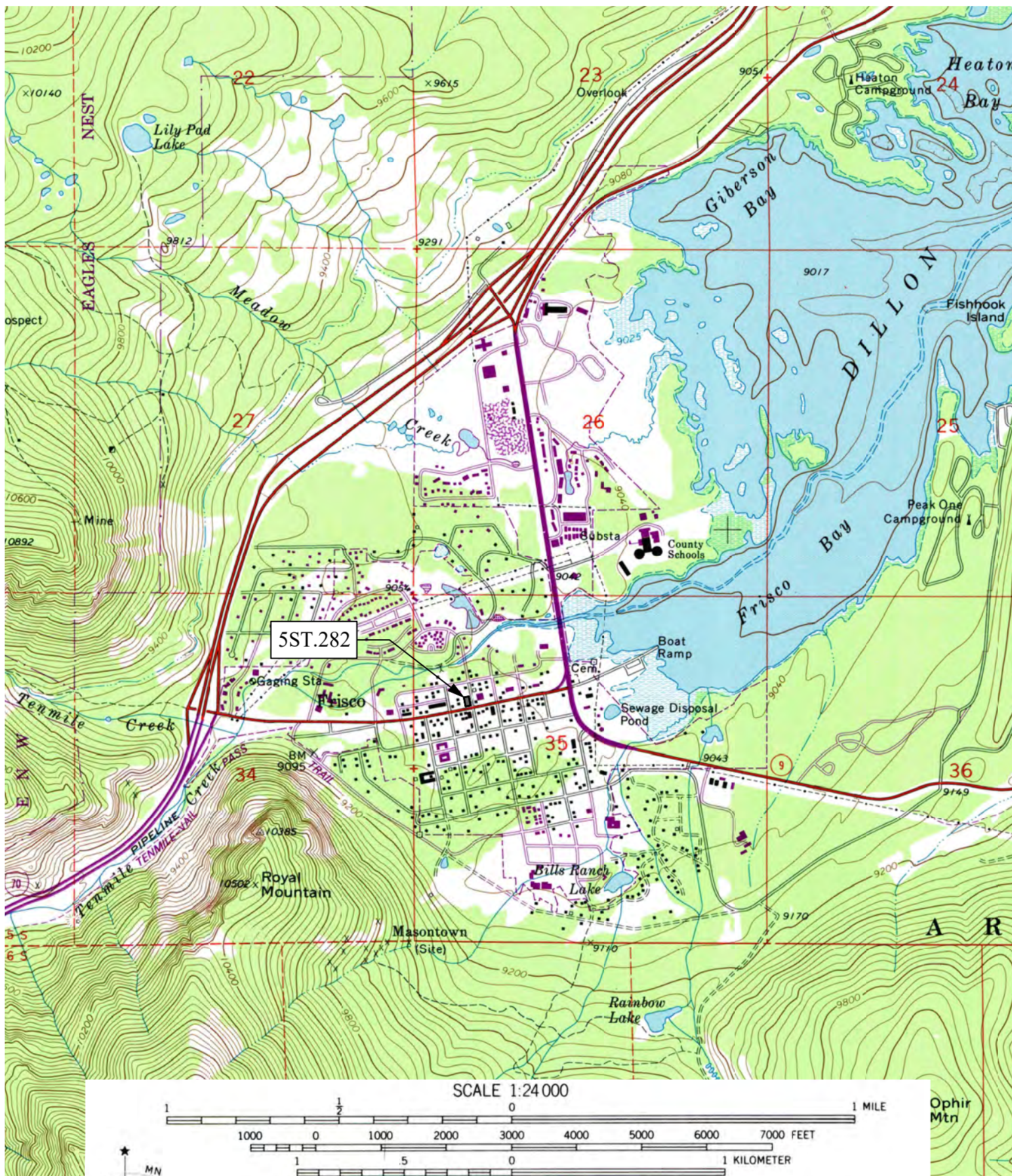
321 Main St

5ST.282

sketch map







UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1749
2. Temporary resource number: 414.SEI
3. County: Summit
4. City: Frisco
5. Historic building name: Dutchman's Place
6. Current building name: \_\_\_\_\_
7. Building address: 414 S 8th Avenue
8. Owner name and address: Laurie E Huggins  
PO Box 8502 Breckenridge, CO 80424

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 13 ; 406265 mE 4380906 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 13 & 14 Block: 31  
Addition: Frisco Townsite Year of Addition: 1880
13. Boundary Description and Justification: The house sits on a site comprised of lots 13 & 14 on block 31 of the original Frisco Townsite. Identified as parcel ID # 2097-3530-16-002  
This description was chosen as the most specific and customary description of the site.

#### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 26' x Width 28'
16. Number of stories: 1.5
17. Primary external wall material(s): Wood Horizontal Siding
18. Roof configuration: Cross Gable Roof



Architectural Inventory Form  
Page 2 of 6 pages

19. Primary external roof material: Asphalt Roof
20. Special features: Porch, Chimney, Fence
21. General architectural description: This is a one and one half story wood frame house with a steeply pitched cross gable roof. The house sits on a large corner lot; the principal façade faces west. The main gable ridge runs north/south with the cross gable centered on the façade. A hipped roof porch roof is applied to the façade, centered on the cross gable and occupying half the length of the principal façade. The main entry door is centered on the porch and gable, with a vertically proportioned wood double hung to either side under the porch roof. A second set of vertically proportioned wood double hungs are symmetrically located on either side of the façade, beyond the porch roof. The porch roof is supported by four turned wood columns with small scroll brackets on the outer edge and two matching pilasters at the main wall. The columns are not equally spaced, but symmetrical around the door. A decorative turned picket railing infills between the columns and pilasters, except at the door opening. The wood porch deck is raised about two risers above the grade. The north side has a single vertically proportioned double hung on the upper level, centered on the gable, a single vertically proportioned double hung to the left of center and a horizontal casement style window to the right. A shed roofed volume extends off the back of the house, running the full length of the main gable. The back wall has a single door and window under the eave of the shed roof addition. The south side of the house has a single vertically proportioned wood double hung on the upper level, centered on the gable, with a substantial river rock chimney mass applied to the main volume to the right of the window. A small low pitched gable volume projects from the south side of the shed roof volume to the right of the chimney mass. This volume sits below the line of the shed roof and is primarily window with some river rock infill. The house has a moderate overhang with simple crown molding eave and rake details. The porch roof has a flat board detail. The house is sheathed with clapboard siding, corner boards and a water table board at the base of the wall. The foundation is minimally visible and appears to be concrete block or parging, with some brick infill. The windows are trimmed with wide flat boards, steep expressed sills and a minimal lined header board. A trim board runs along the gable and eave at the wall plane. The shed volume on the back shares the same siding and detail as the main gable; the small gable volume on the south has minimal roof details and no siding. The roofs are asphalt shingle.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits along the street grid of Frisco on a large flat corner site. A low wood picket fence runs around the perimeter of the lot. Some mature trees are located on either side of the house.

Resource Number: 5ST.1749  
Temporary Resource Number: 414.SEI

**Architectural Inventory Form**  
Page 3 of 6 pages

24. Associated buildings, features, or objects: A moderately pitched front gable outbuilding/garage is located on the southeast corner of the lot. It has a single garage door opening on the south, a single square window on the west, two similar windows on the north. The siding is a mix of T-111 and log slab with asphalt roofing. A second gambrel roofed prefabricated shed (tuff shed) is located to the east of the outbuilding. A shipping container is located to the east of the garage.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: ca. 1910 Actual: \_\_\_\_\_  
Source of information: Summit County Assessor has a date of 1920. Based on the architectural style and the trends present in Frisco in the 1920s, an earlier date was chosen to correspond with a period of growth, which ended around 1913.
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Lige Giberson  
Source of information: "Significant Historic Structures" prepared by Frisco Historical Society, 1970s
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The building was moved to this site before 1970 The sunroom was added in 2000 and the chimney is likely around the same time. The porch roof, porch posts, brackets and railing appear to have been altered and/or added, dates unknown. Photos from 2007 show the house as it is today.
30. Original location \_\_\_\_\_ Moved X Date of move(s): before 1970

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic: Single Dwelling
32. Intermediate use(s): Domestic: Single Dwelling
33. Current use(s): Domestic: Single Dwelling
34. Site type(s): The site is located on the edge of the historic townsite grid.
35. Historical background: This building was originally located "east of the lumber yard" based on the 1970 list of historic buildings. It was the home of the Lige Giberson family. The Giberson family was a long-time local ranching family with strong ties to Frisco and the region. This building is particularly associated with Elijah Giberson. He was born in 1876 in Maine of Canadian parents. At 19 he arrived in Kokomo with three brothers and two sisters. The 1900 Federal Census has Elijah and his brother Wilbert

Resource Number: 5ST.1749  
Temporary Resource Number: 414.SEI

**Architectural Inventory Form**  
Page 4 of 6 pages

(b.1878) living as boarders in Breckenridge. The brothers took advantage of the 1862 Homestead act to settle in the Blue River basin. in 1904 Wilbert moved to the ranch and in 1916 a patent was issued for 162.2 acres in the Blue River basin along Tenmile Creek. A few months later, his brother Elijah patented an adjacent 47.5 acres. In the 1910 Federal Census the Elijah Giberson family is in Frisco, he is married to Caroline G. with two daughters, Hazel and Mildred. The census does specify a residence on Galena Street in this case. The 1920 Census records the family with the addition of daughter Anna and sons John and George. There are no additional records of the Elijah Giberson family in Frisco.

The census does not record house addresses in Frisco (except 1910, which indicated a street only). Making the original location of this house likely to be Galena Street, which was the densest residential street in town. Few records of the property ownership were available. It is possible that the journalist and author M. John Fayhee lived in this house in the 1970s. He was the editor of the Mountain Gazette, established in 1966. Since the date of the move is unknown, no information on who owned the property at the time of the move is available. Later property records show a quitclaim sale of the property from Elizabeth Brisbane to Andrew Brisbane in 1984. Andrew Brisbane sold the property in 1993 and the current owner is Laurie E Huggins.

36. Sources of information: Summit County Assessor's Office; Ancestry.com, Federal Census records; Bureau of Land Management, General Land Office Records.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

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

39. Area(s) of significance: Architecture



Resource Number: 5ST.1749  
Temporary Resource Number: 414.SEI

Architectural Inventory Form  
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40. Period of significance: ca. 1910
41. Level of significance: National      State      Local X
42. Statement of significance: The house is significant for its association with the settlement of Frisco as it existed in the early 1900s. 1898 saw a resurgence of mining in the Tenmile area and Frisco benefited from new investment in the Town. This building type is common in early mining towns but is underrepresented in Frisco. It is a good example of a larger Late Victorian house based on the roof configuration and the simple repetitive window layout that describes the simple interior plan. The central gable and front porch with a symmetrical layout is a typical form found in the Late Victorian style group. The front porch is typically the location for most of the decorative elements present on these modest houses. The original location of the building would have placed it near several other buildings of similar character building during this same period. Its association with Giberson family gives it strong ties to a family that pioneered early ranching in the Blue River basin. Frisco's ranching families were a key to the survival of the town after mining ended and through the Great Depression.
43. Assessment of historic physical integrity related to significance: The house retains a considerable amount of integrity in the aspects of design and materials. The form appears unchanged and much of the original window and siding materials seem to be intact. The aspects of materials and workmanship are somewhat impacted by the addition of the chimney, sunroom and the likely loss of original porch detail. The current porch and details are not dramatically out of character but have a moderate impact on integrity. The move of the building has a considerable impact on the aspect of location, since this location is an area of town that had little if any development in the early 1900s giving the impression that this was a building unrelated to the general town development. The aspects of feeling and association are strong since the form and materials continue to express their age. The aspect of setting is problematic due to the move, since it is not visually connected to any of the other buildings of this period that remain on the north end of town. The house now sits in an area of moderately sized houses, built in the 1950s and later on fairly large lots. There is a sense of increasing higher density development. It should be noted that moving buildings has been a tradition in Frisco since the founding of the Town. While this has impacted the integrity, it is an interesting component of the history of Frisco. The alterations make the house ineligible for National register listing, but it may be eligible for the State Register under Criterion C- Architecture. It is a good example of a rare type of Late Victorian I-House form. It should be recognized by a local preservation program.

Resource Number: 5ST.1749  
Temporary Resource Number: 414.SEI

**Architectural Inventory Form**  
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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible X Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No X

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing \_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 414 8th-1 through 8

Negatives filed at: Town of Frisco Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



5ST.1749  
Looking Northeast  
Image: 414.8th.1

Summit County, Colorado  
April 2020



5ST.1749  
Looking Northeast  
Image: 414.8th.2

Summit County, Colorado  
April 2020





5ST.1749  
Looking South  
Image: 414.8th.3

Summit County, Colorado  
April 2020



5ST.1749  
Looking Northwest  
Image: 414.8th.4

Summit County, Colorado  
April 2020



5ST.1749  
Outbuilding Looking North  
Image: 414.8th.5

Summit County, Colorado  
April 2020



5ST.1749  
Looking Southeast  
Image: 414.8th.6

Summit County, Colorado  
April 2020





5ST.1749 • Outbuilding  
Looking Northeast  
Image: 414.8th.7

Summit County, Colorado  
April 2020



5ST.1749 • Outbuilding  
Looking Southwest  
Image: 414.8th.8

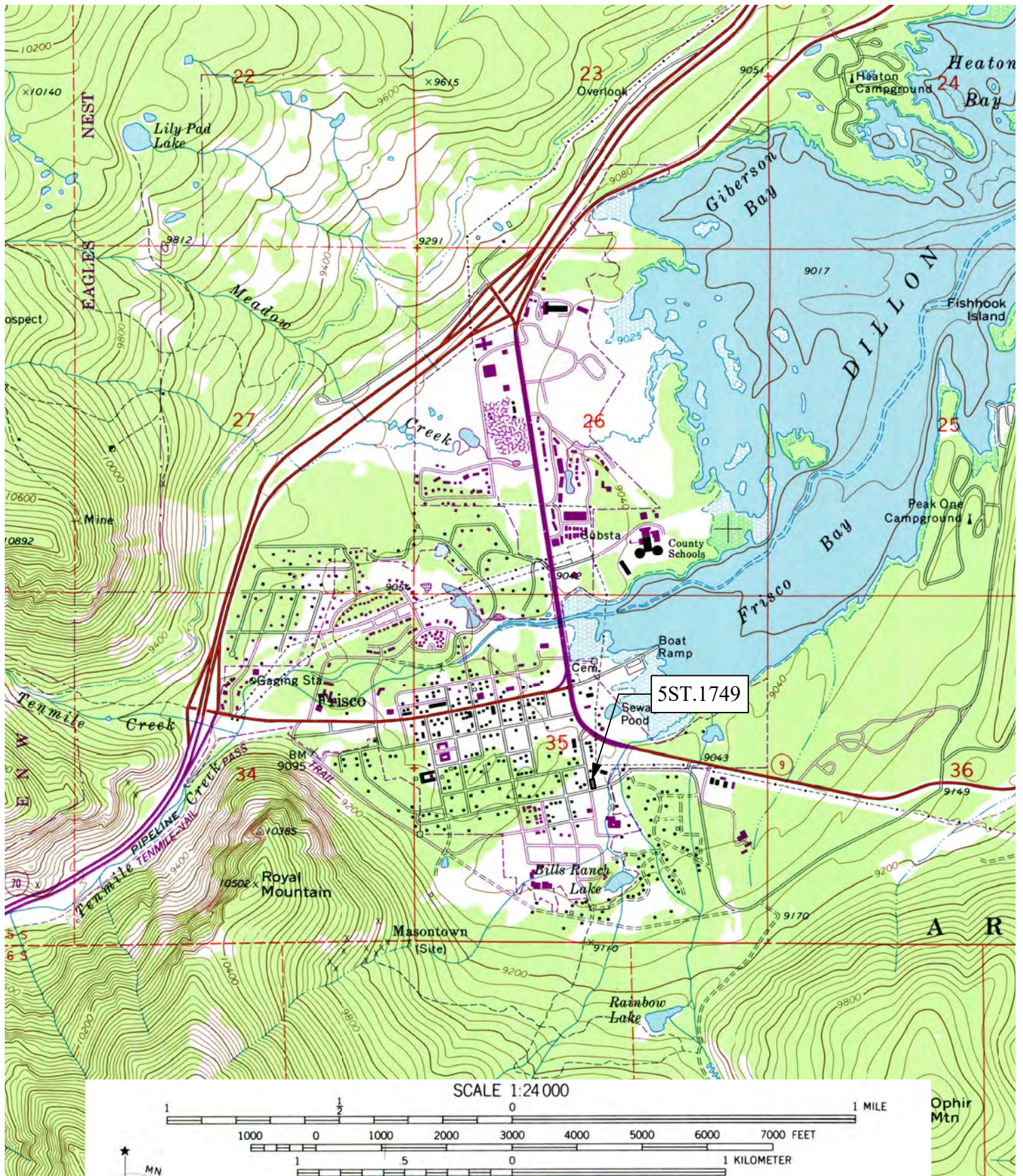
Summit County, Colorado  
April 2020





414 S 8th Ave  
5ST.1749





Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1756
2. Temporary resource number: 420.GAL
3. County: Summit
4. City: Frisco
5. Historic building name: Yellow House or Pine Lodge
6. Current building name: Wildhack/England House
7. Building address: 420 Galena Street
8. Owner name and address: England Associates LLC  
4820 S Lipan Englewood, CO 80110

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 13 ; 405795 mE 4381382 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 23 & 24 Block: 5  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The building sits on a site comprised of lots 23 & 24 on Block 5 of the original Frisco Townsite. Identified as parcel ID # 2097-3523-01-001  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 25' x Width 15'
16. Number of stories: 1-1/2
17. Primary external wall material(s): Wood; Horizontal Siding
18. Roof configuration: Gabled Roof



Resource Number: 5ST.1756  
Temporary Resource Number: 420.GAL

**Architectural Inventory Form**  
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19. Primary external roof material: Asphalt Roof
20. Special features: Chimney
21. General architectural description: This is a small 1-1/2 story generally rectangular wood frame building with a front gable roof. The ridge runs north/south and the main entry faces north. The main façade consists of a single central door, with two steps to grade; a vertically proportioned wood double hung sits above in the gable end. The east and west sides have a single larger vertically proportioned wood double hung centered on each wall. A shed roofed addition extends off the rear, with another wood door on the east side and a single square fixed window on the south. A similarly sized square window is located in the south gable end on the main volume. The windows and doors have wood framed screens attached to the outside. The main volume is clad with wood clapboards with a corner board detail. A water table board runs under a narrow sill board around the main volume of the house. The shed addition on the rear is clad with asphalt roll roofing. The roof on the main volume is asphalt roll roofing that covers the eave and rake boards. The shed has corrugated metal roofing. The windows and doors have simple a flat board trim and a sloping sill. There are two metal flues on the east side.
22. Architectural style/building type: Single Pen
23. Landscaping or special setting features: The house sits on a flat corner lot with several large aspen trees and fir trees. There is no formal landscaping, and the lot is mainly grasses with some loosely defined gravel areas.
24. Associated buildings, features, or objects: There are several buildings located on this site. A small gable roofed "tuff" shed is located to the west of the house. The shed is sided with vertical wood boards and an asphalt roof. Two outbuildings are located along the alley. Outbuilding 1 is a 1.5 story side gabled building with a rectangular plan and a steep roof pitch. The north and south facades have a single wood double hung on each level centered on the wall. The east façade has a single sliding barn door on the south end of the wall. The walls are sided with wood clapboards and the roof is asphalt roll roofing. Outbuilding 2 is a one story front gable building with garage door to the left of the south façade and an aluminum slider to the right, located in an infilled garage door opening. The roof has a moderate roof pitch and overhang. The building has plywood siding with narrow corner boards. A single door is located on the east façade. A third building, indicated as "associated" building on the sketch map, sits centrally on the lot facing east. The building is a two story front gabled "pan-abode" style building sitting on a full height main level base. A stair accessing the upper level is applied to the center of the façade. The lower level has plywood siding with clad double hung windows along the sides and back. The upper level has an enclosed porch in front of the "pan-abode" with a series of casement windows on the east side. The upper level has a mix of clad double hungs and casement

Resource Number: 5ST.1756  
Temporary Resource Number: 420.GAL

**Architectural Inventory Form**  
Page 3 of 6 pages

style windows distributed sparingly along the walls. Construction dates for the outbuildings are unknown. Outbuilding 1 appears to be the earliest of the group and is similar in size and form to the principal building. Further research could be done to determine if it shares a similar history. Outbuilding 2 is a more typical garage type dating from the mid 20th century. Outbuilding 3 is the most substantial of the three and based on the "pan-abode" construction likely originated in the 1950s when this type of manufactured log building was prevalent in Colorado. It is possible that the original building was placed on the full height concrete base at a later time. The "pan-abode" is being recognized as a historically important form and trend in the tourist areas.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1880s Actual: \_\_\_\_\_  
Source of information: Summit County Assessor
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Lizzie Frances Smith  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The house was disassembled and relocated to this address in 1897. The shed roof addition was probably added once the building was moved. The wood siding is in good condition, which may imply that it was redone at some point, though not recent. The asphalt roll roofing and siding has been added and replaced, dates unknown. A newer section of roll roofing on the west side seems to have been added to the roof in the last few years.
30. Original location \_\_\_\_ Moved X Date of move(s): 1897

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): unknown
32. Intermediate use(s): Domestic; Single Dwelling
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): The site is two lots in the historic town grid.

Resource Number: 5ST.1756  
Temporary Resource Number: 420.GAL

**Architectural Inventory Form**  
Page 4 of 6 pages

35. Historical background: This building was originally built on a site in the Tenmile Canyon. The building is commonly associated with Elizabeth Frances Smith (1870-1947). There are no land patents associated with her name in Summit County to establish a possible original location. Elizabeth was one of 15 children born to Shelby Arthur Smith and Amanda Catherine Naff in Kansas. She does not appear in the 1880 or 1900 Federal Census in Summit County. She does appear in the 1910 Federal Census married to Louis A Wildhack (1852-1940). They have two children Louise A. (b.1902) and William A. (b.1909). In 1882 Louis Wildhack began building his house at 510 Main Street, which would eventually become the center of Frisco life, serving as a market, post office, and repair shop. Louis does appear in the 1900 Census as a single man whose occupation is surveyor, unfortunately the Census does not give address information. Louis Wildhack does have a mining claim named Tin Box Lode, which does appear in BLM records and is located on the slope of the Tenmile range just south of Frisco. He married Lizzie in 1905 when he was 53. The house is commonly associated with their daughter Louise (Mattie) England. Louis Wildhack was one of the original founders of Frisco and served as the first Postmaster and continued in that role until he sold his Main Street property in 1935. The silver crash of 1893 left many mines abandoned and it was not unusual for disused buildings to be repurposed. The timing of the move may be related to the closure of a mine. The house remains in the family. Louise Wildhack England inherited the house on her mother's death and transferred the deed to her children Gordon A England & John Alfred England in 1982. They formed England Associates LLC in 2009 and that entity remains the owner today.
36. Sources of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017; Bureau of Land Management, General Land Office Records (online); Ancestry.com accessed 12/15/2020; Wildhack's Grocery Store National Register Nomination Form (5ST.326); 1880, 1900, 1910, 1930 Federal Census; Summit County Assessor's records, "Buildings with Historical Interest" prepared by the Frisco Historical Society in the 1970s.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_
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;



Resource Number: 5ST.1756  
Temporary Resource Number: 420.GAL

**Architectural Inventory Form**  
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- ☒ 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

39. Area(s) of significance: Architecture
40. Period of significance: 1880s
41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: The small rectangular plan with a front gable roof is a typical form and represents the style of building common in the early development of the Frisco area. Frame construction overtook earlier log construction methods in the 1880s as the town grew and sawmills began to operate. The house is associated with a prominent local family that arrived before Frisco was established and played an important role in its development. Many Frisco houses have multiple associations with the core group of longtime residents.
43. Assessment of historic physical integrity related to significance: The house retains a high level of integrity. The aspects of design, materials and workmanship are generally intact even if some materials have been replaced. The replaced materials are consistent with original materials and do not change the character of the house. The aspects of feeling and association are intact. The building continues to convey the character of architecture from the 1880s. Typically, the relocation of a building would damage the integrity in the aspect of location. Though this house in its original location may have provided information on that location's history, the fact that the move was undertaken in 1897 early in the development of the town provides information on an important trend for the reuse of buildings as mining declined. The aspect of setting is related to the location, in this case the setting in this location is characteristic of the early town, with no formal landscaping and local tree species. There are impacts from encroaching density on the adjacent lots. This building retains the ability to convey its significance and while the building is not eligible for designation to the National Register, it may be eligible for the State Register under Criterion C – Architecture. It should be recognized by a local preservation program as an important example of the Single Pen type.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:  
Eligible ☐ Not Eligible ☒ Need Data ☐

Resource Number: 5ST.1756  
Temporary Resource Number: 420.GAL

**Architectural Inventory Form**  
Page 6 of 6 pages

45. Is there National Register district potential? Yes \_\_\_\_\_ No X \_\_\_\_\_

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing \_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 420 Galena-1 through 12 \_\_\_\_\_

Negatives filed at: Town of Frisco Community Development \_\_\_\_\_

48. Report title: Town of Frisco Historic Resource Survey \_\_\_\_\_

49. Date(s): July 2019 to December 2020 \_\_\_\_\_

50. Recorder(s): Suzannah Reid & Patrick Duffield \_\_\_\_\_

51. Organization: Reid Architects, inc \_\_\_\_\_

52. Address: PO Box 1303 Aspen, CO 81612 \_\_\_\_\_

53. Phone number(s): 970 920 9225 \_\_\_\_\_

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



5ST.1756 • Yellow House or Pine Lodge  
Looking Southwest  
Image: 420.GAL.1

Summit County, Colorado  
October 2019



5ST.1756 • Yellow House or Pine Lodge  
Looking Southwest  
Image: 420.GAL.2

Summit County, Colorado  
Date Unknown  
Photo Courtesy of FHP&M





5ST.1756 • Yellow House or Pine Lodge  
Looking South  
Image: 420.GAL.3

Summit County, Colorado  
October 2019



5ST.1756 • Yellow House or Pine Lodge  
Looking Southwest  
Image: 420.GAL.4

Summit County, Colorado  
October 2019





5ST.1756 • Yellow House or Pine Lodge  
Looking Southeast  
Image: 420.GAL.5

Summit County, Colorado  
October 2019



5ST.1756 • Yellow House or Pine Lodge  
Looking Northwest  
Image: 420.GAL.6

Summit County, Colorado  
October 2019





5ST.1756 • Outbuilding 1 (foreground)  
 Outbuilding 2 (background)  
 Looking West  
 Image: 420.GAL.7

Summit County, Colorado  
 October 2019



5ST.1756 • Outbuilding 1 (foreground)  
 Outbuilding 2 (background)  
 Looking Northwest  
 Image: 420.GAL.8

Summit County, Colorado  
 October 2019





5ST.1756 • Outbuilding 2  
Looking North  
Image: 420.GAL.9

Summit County, Colorado  
October 2019



5ST.1756 • Associated Building  
Looking West  
Image: 420.GAL.10

Summit County, Colorado  
October 2019





5ST.1756 • Associated Building  
Looking East  
Image: 420.GAL.11

Summit County, Colorado  
October 2019



5ST.1756 • Outbuilding 1 (foreground)  
Outbuilding 2 (background)  
Looking Northeast  
Image: 420.GAL.12

Summit County, Colorado  
October 2019

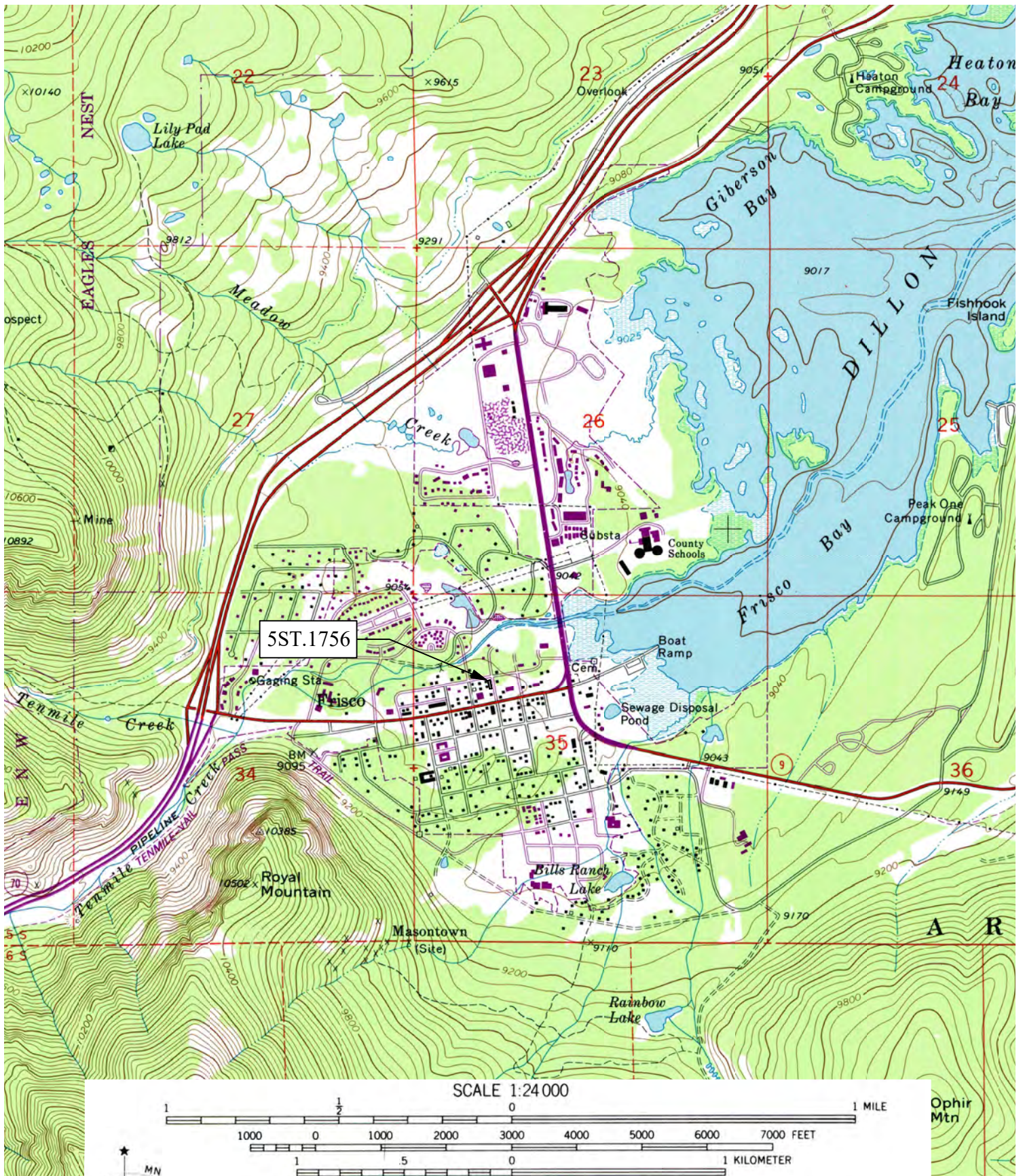


420 Galena St

5ST.1756

sketch map





UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

0°41' 12 MILS

11½° 204 MILS

Town of Frisco • Historic Resource Survey

2020

FRISCO, COLO.

39106-E1-TF-024

1970

PHOTOREVISED 1987

DMA 4763 II SE—SERIES V877



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.1763
2. Temporary resource number: 502a.MAI
3. County: Summit
4. City: Frisco
5. Historic building name: Cannam Cabins
6. Current building name: Cannam Cabins
7. Building address: 502 Main
8. Owner name and address: 510 E Main St LLC  
PO Box 307 Frisco, CO 80443

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section 35
10. UTM reference  
Zone 1 3 ; 4 0 5 8 5 1 mE 4 3 8 1 2 6 8 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 5, 6, 7, 8, 9, 10, 11 & 12 Block: 11  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The building sits on a site comprised of lots 5 through 12 on Block 11 of the original Frisco Townsite. Identified as parcel ID # 2097-3524-05-003. Two cabins are located on the site and are the subject of this form. Unless otherwise noted the lexicon information below applies to both cabins.  
This description was chosen as the most specific and customary description of the site.

#### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 20' x Width 16'
16. Number of stories: 1

Resource Number: 5ST.1763  
Temporary Resource Number: 502a.MAI

Architectural Inventory Form  
Page 2 of 6 pages

17. Primary external wall material(s): Log
18. Roof configuration: Gabled Roof
19. Primary external roof material: Asphalt Roof
20. Special features: Fence
21. General architectural description: Building A: This site has two small log buildings with rectangular plans. The first building is located on the corner of the corner lot, the second is adjacent facing the side street (west). Both buildings have front gable roofs covered in asphalt roll roofing. The corner building is chinked log with inverted corners. The log wall planes end at the back of the perpendicular wall and are capped with a vertical rough sawn board. The top log on the eave end runs through, otherwise all four wall planes are constructed the same way. The logs continue into the gable on both ends. Log purlins extend into the gable ends at the midpoint and peak. A vertical log infills the inverted board corner. These logs are not full height but have a joint at about  $\frac{3}{4}$  of the way up the wall. The low-pitched roof has a moderate overhang on all sides and a simple thin trim board throughout. The principal façade has a single half-light entry door located on the left side and a horizontally proportioned slider window centered on the remaining wall to the right. The north and south sides have a single slider generally centered on each wall plane. The clad windows are trimmed with wide flat boards that are cut into the wall plane. There are no openings on the east side. The building sits on grade.  
Building B: The second building is almost identical except for the window types. In this case the windows are horizontally proportioned double hungs with three over three divided lights in each sash. These are also clad units and set in the logs with simple board trim, the logs are cut back to allow the trim to sit in the wall plane. The other difference is that a simple trim board infills between to log purlins instead of the logs continuing to the underside of the roof plane. This building appears to sit on a concrete slab and it has some metal flashing along the base of the wall.
22. Architectural style/building type: Late 19th and Early 20th Century American Movements/Rustic
23. Landscaping or special setting features: The two cabins sit on a grassy lot with a wood patio at the entrance to the first cabin (A) and a concrete at the entrance to the second (B). A vertical log slab fence encloses the space between the cabins and around the perimeter of the site. Several mature trees are located behind the cabins.
24. Associated buildings, features, or objects: The cabins sit on a large lot with several other structures under the same ownership. Wildhack's Grocery at 510 Main St (5ST.326) is a two-story wood frame structure with several additive volumes. The building fronts Main St and is located near the center of the 7 historic lots under the original ownership. The Grocery building has a number of wood frame additions that extend off the rear of the building. Wildhack's Grocery (now Foote's Rest) was listed on



Resource Number: 5ST.1763  
Temporary Resource Number: 502a.MAI

**Architectural Inventory Form**  
Page 3 of 6 pages

the National Register in 1985. Several of the other small, rectangular, one story log buildings are located on the large lot, mainly located behind the store building. These are discrete buildings. Two were built by the Wildhack's as utility buildings on the site, a significant two-story barn/blacksmith's shop is included in this survey as 502b Main St, under (5ST.1764). There are two other tourist cabins built by Guy Cannam in 1935 when he purchased the property. Similar to the cabins surveyed here but were not included due to significant alterations. Under same current ownership, though on separate lots on this block, are the Staley Rouse House, 518 Main St (5ST.1074) Listed on the State Register and 107 S 6th St (5ST.1747) included separately in this survey. These lots are in the process of being combined as a result of an approved development plan and were not historically associated.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1935 Actual: \_\_\_\_\_  
Source of information: Summit County Assessor
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: Guy Cannam  
Source of information: National Register Nomination for Wildhack's Grocery (5ST.326)
28. Original owner: Guy Cannam  
Source of information: National Register Nomination for Wildhack's Grocery (5ST.326)
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The windows, trim and doors have been replaced appear to fill the same opening, which is evidenced by areas where the logs were cut for the original trim detail. Flashing has been added at the roof line and at the base of the log walls. Assessor's photos from 2012 show replacement in progress on Building B. The cabins may have been set on new concrete slabs at this time as well. Photos from 1985, do not appear to show any slabs under the cabins.  
There is some question as to the log placed in the inverted corner detail. These logs are decorative and have a splice at the same point on the four corners. There are examples of both corner conditions, with and without the vertical log, from this period. It is unclear if this is an original detail. Photos from 1985 show the log detail in its current form.
30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic; Camp

Resource Number: 5ST.1763  
Temporary Resource Number: 502a.MAI

**Architectural Inventory Form**  
Page 4 of 6 pages

32. Intermediate use(s): Commerce/Trade; Business/Professional (Building A); Domestic; Single Dwelling (Building B)
33. Current use(s): Vacant
34. Site type(s): The site fronts Main Street and is comprised of (7) historic lots on a block in a traditional town grid. The cabins sit on the corner of Main Street and S 5th St. The cabins front the side street and are set back from Main. They are sitting in a grassy area with several Aspen and Spruce trees separating these buildings from others on the site.
35. Historical background: In 1935 Guy C. Cannam purchased the lot from Louis Wildhack who had built a small building on another part of the site in 1882. By 1914 Wildhack the expanded that building to include a residence, a store and the post office, known as Wildhack's Grocery Store. That building was the center of life in Frisco for 50 years until he sold the property to Guy Cannam. In the 1930s the total population of Frisco was 18 permanent residents. Several buildings were built during this period and log construction was common. The corner detail on these cabins is found on several other buildings from this time period in town. Guy C. Cannam (b. 4/15/1879, in Kansas) appears in the 1940 Federal Census with his wife Nell (aka Nellie) who was born in Alabama in 1880. Catherine Laskey, who was Nell's sister, (b. 1878) was also in the residence. His occupation is listed as shopkeeper. The Census also indicates that he lived in Frisco in 1935. Along with running the Wildhack Grocery, he served as Frisco postmaster in 1935 to 1941. He is credited with building several tourist cabins on the site and operating accommodations for fisherman and other sportsmen. These are two of the tourist cabins, the others on site have been completely altered or demolished.  
In 1946, the property was purchased by Robert S. Foote, Laura Helen Foote and Hanna Mae Foote. They continued to operate the store and post office, with a couple of brief periods where the post office operated out of another postmaster's home. The Foote family continues to own the property, they formed 510 E Main St LLC for the purpose of redeveloping the property. The National Register Wildhack Grocery building will be preserved as will the cabins and the Blacksmiths shop at the alley. A new hotel will be constructed on the east side of the block. The development has received approval from the Town and will require the demolition of 107 6th St (5ST.1747) and the on-site relocation of the State Register Listed Staley Rouse House (5ST.1074) which have both been acquired by the LLC. Construction has not begun as of this survey.
36. Sources of information: Town of Frisco; National Register Nomination for Wildhack's Grocery (5ST.326); Summit County Assessor; Ancestry.com accessed 12/1/2020; Town of Frisco, Frisco History at [www.townoffrisco.com/living-in-frisco/frisco-history/](http://www.townoffrisco.com/living-in-frisco/frisco-history/); Town of Frisco Historic Park & Museum; Historic Property Inventory prepared for the Town of Frisco, 2017

Resource Number: 5ST.1763

Temporary Resource Number: 502a.MAI

**Architectural Inventory Form**

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**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

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

39. Area(s) of significance: Architecture; Entertainment/Recreation

40. Period of significance: 1935; 1935-1971

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: These cabins are typical of the type of construction that was common in the 1930s in Frisco. The non-lapped corner detail is found in several buildings around town. Several examples of earlier log construction also exist in the area. Those examples have a more traditional lapped corner using various techniques for the corner connection. This method of construction requires little skill and is only appropriate for smaller buildings, since the traditional lapped corner provides structural stability to the building. This building method laps only the bottom and top logs to provide that stability. Another important component of this period of building is the reuse of materials from other disused buildings or structures. This is documented in some cases and anecdotal in others. There is no specific information on these structures, but the practice was common at this time. The cabins are also significant as examples of early tourist development that would predict Frisco's future.

43. Assessment of historic physical integrity related to significance: The cabins retain a considerable amount of integrity. The design, materials and workmanship are still characteristic of the period. The cabins retain their modest size and construction methods. The window replacement does have an impact on materials, but the new windows preserve the general character of the originals. The location is intact and the setting is generally preserved, as is the relationship to the other historic buildings on



Resource Number: 5ST.1763  
Temporary Resource Number: 502a.MAI

**Architectural Inventory Form**  
Page 6 of 6 pages

the site. The feeling and association are still strong aspects of the buildings. However, the approved development plan will create a much different context for these buildings. They will be relocated on site and will be placed in an arrangement with other historic buildings that will change the current understanding of development on this site. Though the integrity is good, these buildings do not rise to State or National Register Eligibility under Criterion C - Architecture. Additional information is needed to determine if the buildings are eligible for either the State or National Register under Criterion A for their tourism associations.

If the approved development plan is not carried out, these cabins should be re evaluated based on the information generated in this survey.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible \_\_\_\_\_ Need Data X - under criteria A, additional information on change in use and dates of alteration is needed to determine eligibility

45. Is there National Register district potential? Yes \_\_\_\_\_ No X

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 502 Main-1 through 9

Negatives filed at: Town of Frisco; Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*



5ST.1763 • Cannam Cabins  
Cabin 1 Looking East  
Image: 502a.MAI.1

Summit County, Colorado  
October 2019



5ST.1763 • Cannam Cabins  
Cabin 1 Looking South  
Image: 502a.MAI.2

Summit County, Colorado  
October 2019





5ST.1763 • Cannam Cabins  
Cabin 1 Looking Northeast  
Image: 502a.MAI.3

Summit County, Colorado  
October 2019



5ST.1763 • Cannam Cabins  
Cabin 1 Looking Southwest  
Image: 502a.MAI.4

Summit County, Colorado  
October 2019





5ST.1763 • Cannam Cabins  
Cabin 2 Looking East  
Image: 502a.MAI.5

Summit County, Colorado  
October 2019



5ST.1763 • Cannam Cabins  
Cabin 2 Looking Northwest  
Image: 502a.MAI.6

Summit County, Colorado  
October 2019





5ST.1763 • Cannam Cabins  
Both Cabins Looking Southeast  
Image: 502a.MAI.7

Summit County, Colorado  
October 2019



5ST.1763 • Cannam Cabins  
Cabin 1 Looking Southeast  
Image: 502a.MAI.8

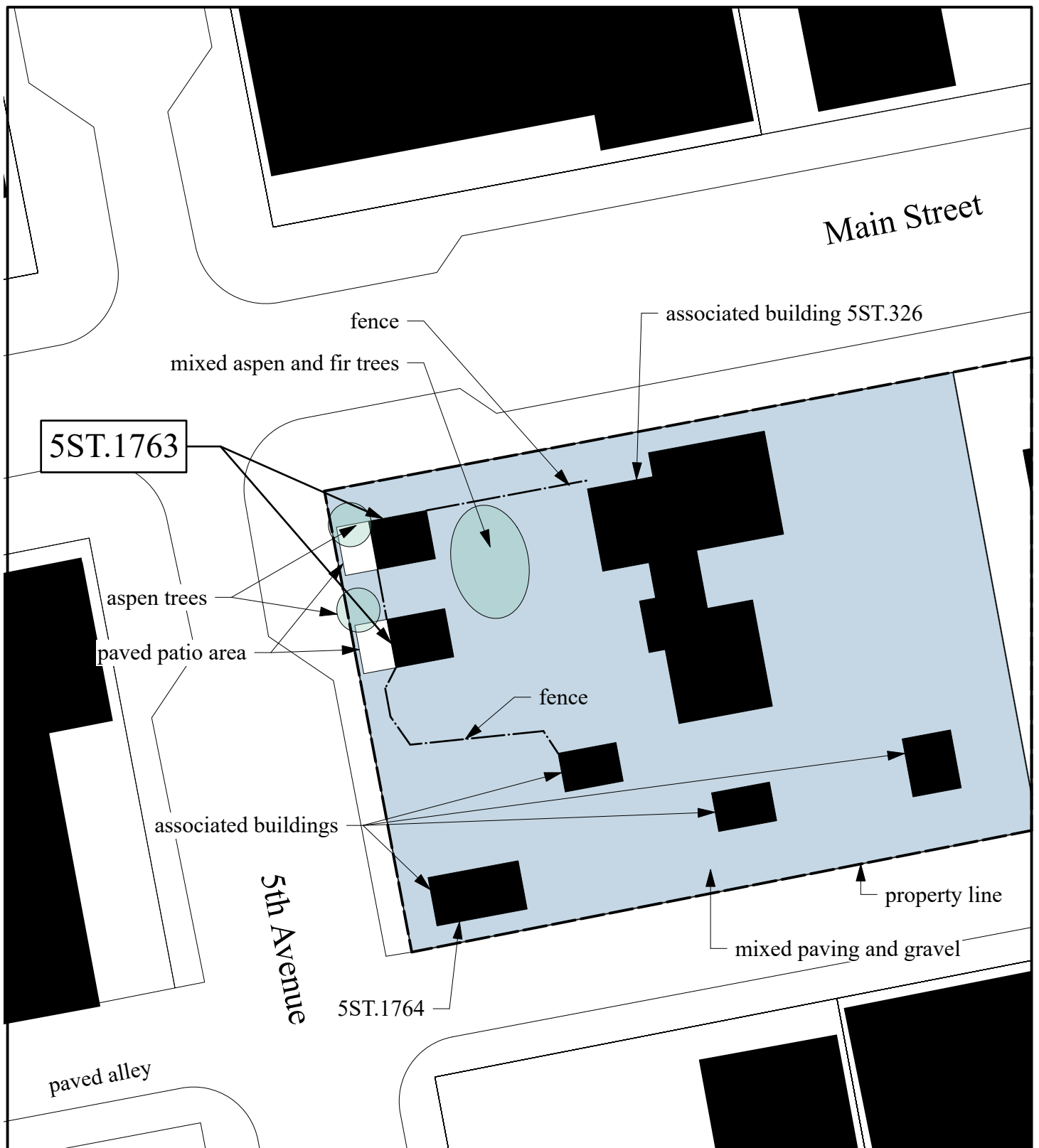
Summit County, Colorado  
Date Unknown  
Photo Courtesy of Summit County Assessor



5ST.1763 • Cannam Cabins  
Cabin 2 Looking East  
Image: 502a.MAI.9

Summit County, Colorado  
Date Unknown  
Photo Courtesy of Summit County Assessor





502a Main Street

5ST.1763

sketch map





Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877

UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET



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.1764
2. Temporary resource number: 502b.MAI
3. County: Summit
4. City: Frisco
5. Historic building name: \_\_\_\_\_
6. Current building name: Blacksmith Shop
7. Building address: 502 Main Street
8. Owner name and address: 510 E Main St LLC  
PO Box 307 Frisco, CO 80443

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
SE ¼ of NE ¼ of SW ¼ of NW ¼ of section 35
10. UTM reference  
Zone 1 3 ; 4 0 5 8 5 2 mE 4 3 8 1 2 3 5 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): 5, 6, 7, 8, 9, 10, 11 & 12 Block: 11  
Addition: Frisco Town Subdivision Year of Addition: 1880
13. Boundary Description and Justification: The site is comprised of lots 5 through 12 on Block 11 of the original Frisco Townsite. Identified as parcel ID # 2097-3524-05-003  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 27' x Width 15'
16. Number of stories: 1 1/2
17. Primary external wall material(s): Wood; Vertical Siding
18. Roof configuration: Gabled Roof



Architectural Inventory Form  
Page 2 of 5 pages

19. Primary external roof material: Metal Roof
20. Special features: Chimney
21. General architectural description: This is a 1 & 1/2 story wood framed front gable building with a rectangular plan. It sits on the corner of a side street and the alley. The principal façade faces west, a large double door is located off center to the right but extends most of the width of the façade. A single boarded up opening occupies the remaining wall on the left. A large central opening is located on the upper level with another smaller opening at left. A single horizontal trim board sits proud of the wall plane and runs the width of the wall. The building is sided with vertical plank siding, the doors and windows openings are cut from the planks and blend with the wall plane. The two left openings are just cut out of the wall siding material. The south side has no openings but areas of patched in wall siding. Similarly, the north side has a large hinged door near the right side and several patched areas of wall siding. The east side roof does not extend to the same ridge line but has a slightly lower ridge for a couple of feet, the slope of the gable extends to the main north wall resulting in a lower eave in this area. A single unfilled opening is located under the peak and another couple of patched areas can be seen on the wall plane. The roof is corrugated metal with variable overhangs. The remnants of a ridge beam can be seen at the peak of the main gable. The building sits on dirt. A single stove pipe is located just off the ridge on the south side.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The building sits at the intersection of the side street and the alley in an area of mixed gravel and grass. There are not significant trees nearby.
24. Associated buildings, features, or objects: The building sits on a large lot with several other structures under the same ownership. Wildhack's Grocery 510 Main St (5ST.326) is a two story wood frame structure with several additive volumes. The building fronts Main St and is located near the center of the 7 historic lots under the original ownership. The Grocery building has a number of wood frame additions that extend off the rear of the building. Wildhack's Grocery (now Foote's Rest) was listed on the National Register in 1985. Several of the other small, rectangular, one story log buildings are located on the large lot, mainly located behind the store building. These are discrete buildings. Two were built by the Wildhack's as utility buildings on the site and four are tourist cabins built by Guy Cannam in 1935 when he purchased the property. Two of these cabins are included in this survey are adjacent to the blacksmith shop, along the side street at 502 Main, under (5ST.1763). The two other 1935 cabins (not surveyed) have been heavily altered. Under same current ownership, though on separate lots on this block, are the Staley Rouse House 518 Main St (5ST.1074) Listed on the State

Resource Number: 5ST.1764  
Temporary Resource Number: 502b.MAI

**Architectural Inventory Form**  
Page 3 of 5 pages

Register and 107 S 6th St (5ST.1747) included separately in this survey. These lots are in the process of being combined as a result of an approved development plan and were not historically associated.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1920s Actual: \_\_\_\_\_  
Source of information: Summit Count Assessor
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: Louis Wildhack  
Source of information: National Register Nomination for Wildhack's Grocery (5ST.326)
28. Original owner: Louis Wildhack  
Source of information: National Register Nomination for Wildhack's Grocery (5ST.326)
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
There is little information or visual evidence of alterations to this building. The building served a utilitarian purpose and the multiple door openings and patched up window openings are characteristic of the use and time period. A few openings appear to have had physical windows, which have been lost, other openings are simply cut siding, with no framing to support a window unit. An extensive rehabilitation of this building is planned as part of the approved overall redevelopment of the site, however work has not begun as of this survey.
30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Commerce/Trade
32. Intermediate use(s): Commerce/Trade; Specialty Store
33. Current use(s): Vacant
34. Site type(s): The building is location on the corner of a side street and alley in the historic on a block in the historic town grid.
35. Historical background: The building operated as a barn and blacksmith shop during the period that the property was owned and operated as a mixed residential and commercial property by Louis Wildhack and his family. The buildings on this site in the early 1900s served the community as a grocery, general store, post office, gas station, and community meeting place. The blacksmith was an essential part of the local economy. The only named blacksmith in early town records is Adolphus

Resource Number: 5ST.1764  
Temporary Resource Number: 502b.MAI

**Architectural Inventory Form**  
Page 4 of 5 pages

"Tip" Balliff. His establishment was located at 304 Main St. He does not appear to be associated with this building.

36. Sources of information: National Register Nomination for Wildhack's Grocery (5ST.326); Summit County Assessor; Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

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

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1920s; 1920s-1971

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant as an example of a typical barn/blacksmith shop that was an essential service for the community of Frisco. This is the largest example of a utility building remaining in the historic townsite. The design is a simple rectangular form with minimal openings, characteristic of a building based on its functionality. Many mine sites had their own blacksmith shops which were required to make tools and repair equipment for the mining operations. There is one known blacksmith who does not appear to be associated with this site. But as the mines closed, others may have moved their shops into the central part of Frisco. Additional research could be done to determine specific, if any, associations to a known business enterprise.

43. Assessment of historic physical integrity related to significance: This building is in original condition. Though suffering from some deferred maintenance, it retains integrity of location, design, materials,



Resource Number: 5ST.1764  
Temporary Resource Number: 502b.MAI

**Architectural Inventory Form**  
Page 5 of 5 pages

workmanship and feeling that connect it to the time period and use. The setting is generally the same as it was, new construction across the alley is the most significant change in the context of the site. The qualities of association and feeling are very strong in this building. The integrity of this building is strong and is locally significant as a remnant of the variety of uses on Main Street in Frisco. The building may be eligible for State or National Register listing under Criteria A – Commerce, but additional information is needed to fully understand the history and time frame of uses. It should be noted that an approved redevelopment plan will preserve this building in its location but will significantly impact all other aspects of integrity. If the project does not proceed, the town should reevaluate the future treatment of the building.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☐ Need Data ☒ X – This building may be eligible under Criterion C - commerce. Additional information would be required to understand the history and uses of the building.

45. Is there National Register district potential? Yes ☐ No ☒ X

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing ☐ Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐ Noncontributing ☐

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: 502b Main-1 to 6

Negatives filed at: Town of Frisco, Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*



5ST.1764 • Blacksmith Shop  
Looking Northeast  
Image: 502b.MAI.1

Summit County, Colorado  
October 2019



5ST.1764 • Blacksmith Shop  
Looking South  
Image: 502b.MAI.2

Summit County, Colorado  
October 2019



5ST.1764 • Blacksmith Shop  
Looking Southeast  
Image: 502b.MAI.3

Summit County, Colorado  
October 2019



5ST.1764 • Blacksmith Shop  
Looking Northwest  
Image: 502b.MAI.4

Summit County, Colorado  
October 2019





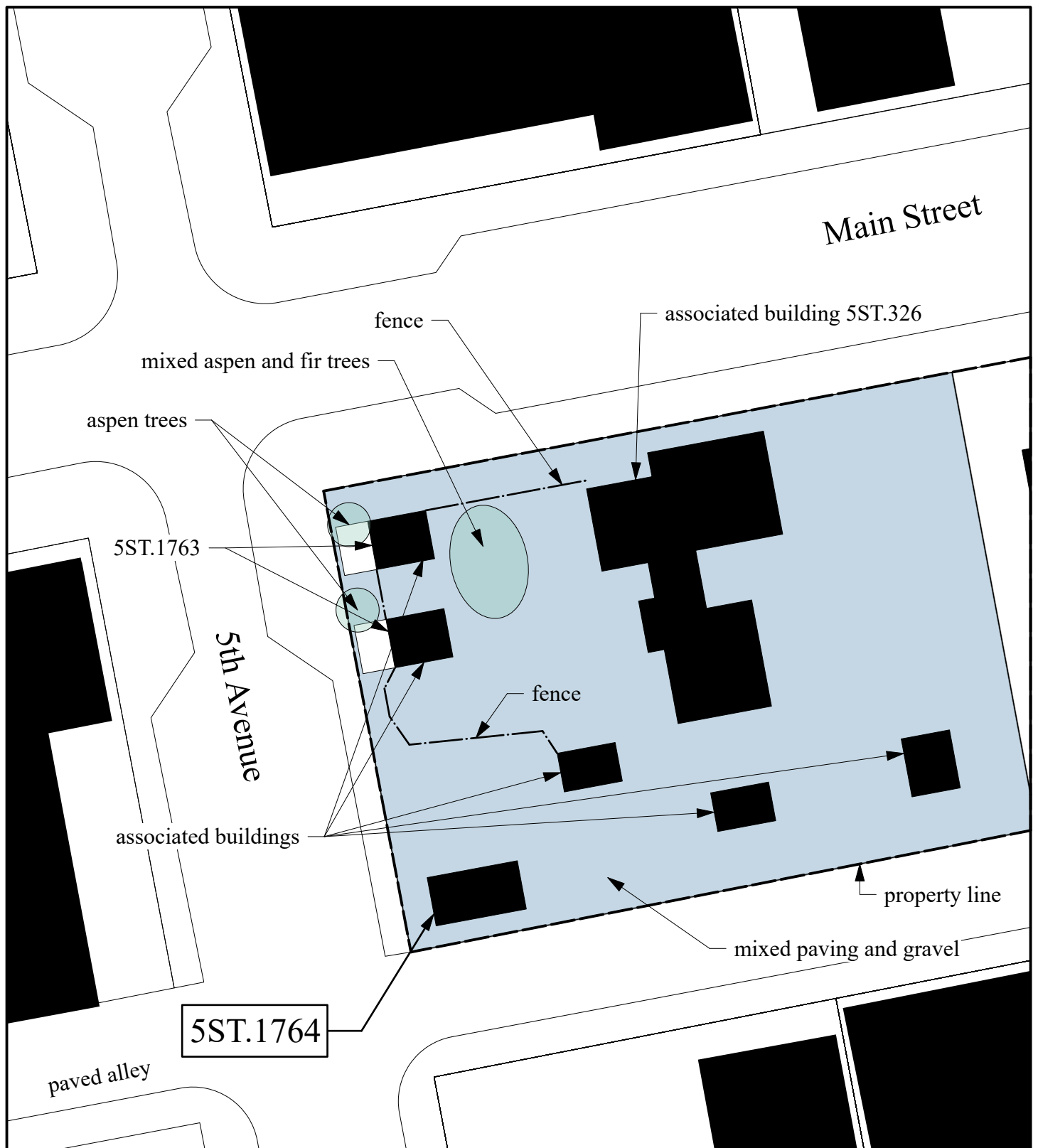
5ST.1764 • Blacksmith Shop  
Looking Northeast  
Image: 502b.MAI.5

Summit County, Colorado  
Date Unknown  
Photo Courtesy of Summit County Assessor



5ST.1764 • Blacksmith Shop  
Looking Northeast  
Image: 502b.MAI.6

Summit County, Colorado  
October 2019

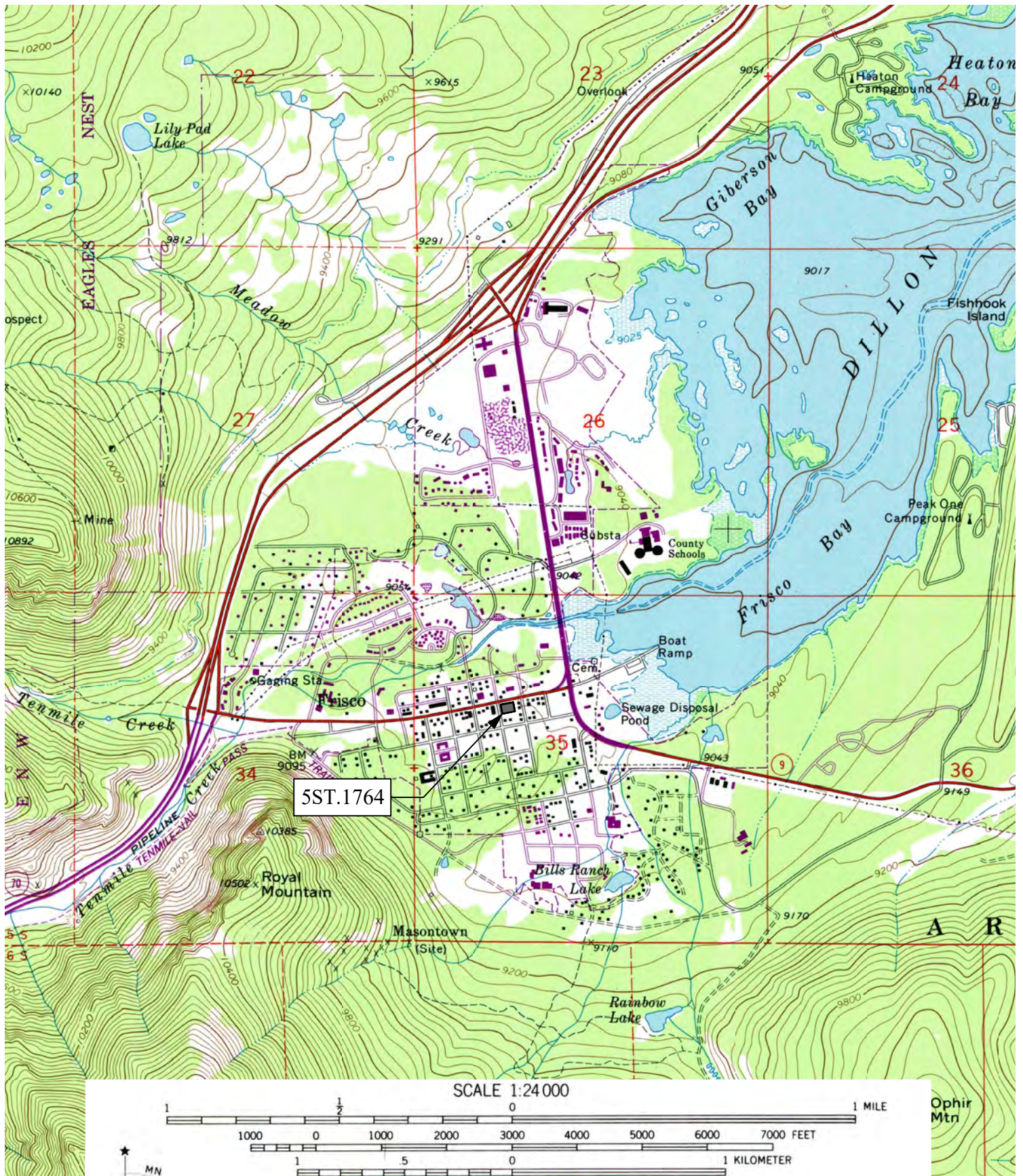


502b Main Street

5ST.1764

sketch map





Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877



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.1766
2. Temporary resource number: EXELS
3. County: Summit
4. City: Frisco
5. Historic building name: Excelsior Mine Office
6. Current building name: Excelsior Mine Office
7. Building address: In Storage
8. Owner name and address: Town of Frisco  
PO Box 4100 Frisco, CO 80443

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 5S Range 78W  
SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of section 36
10. UTM reference  
Zone 13 ; 407908 mE 4380952 mN
11. USGS quad name: Frisco Quadrangle  
Year: 1970, rev 1987 Map scale: 7.5' X 15' Attach photocopy of appropriate map section.
12. Lot(s): n/a Block: \_\_\_\_\_  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: The building has been relocated from the Excelsior Mine, which was located on the northside of I-70, map is attached. At this time the building is in temporary storage on Frisco Town property. The above UTM indicates the current building location as does the USGS map that is attached. The final location of the building is yet to be determined.

#### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 31' x Width 20'
16. Number of stories: 1.5
17. Primary external wall material(s): Vertical Wood Siding

Architectural Inventory Form  
Page 2 of 7 pages

18. Roof configuration: Cross Gable
19. Primary external roof material: Metal Roof
20. Special features: Chimney
21. General architectural description: This is a 1-1/2 story wood frame building with a rectangular plan. The building is in storage in a gravel parking area outside of town. As it sits, the principal façade faces west and has a large central gable dormer. A wood door is centered on the wall on the main level, a single vertically proportioned wood double hung is centered on the remaining wall to the right, and a smaller wood window is located centered on the left. This window appears to be the upper sash of a double hung used as a fixed window. A single wood door is located in the gable on the upper level. There is a series of wood joists that have been sawn off, spanning the width of the central gable, which indicates an upper-level porch that has been removed. The south side of the building has another single wood door located in the center of the wall, a single vertically proportioned wood double hung is centered on the wall to either side. A modified wood double hung window is centered on the peak on the upper level. This window appears to have a full size upper sash and a cut off lower sash, creating a more square proportion. The east side has a single door on the right side of the wall plane and a vertically proportioned wood double hung centered on the wall. There is evidence of an additional shed roof porch or addition that spanned less than half of the wall plane, ending at the right edge of the double hung. The north wall has a single vertically proportioned double hung at the left side of the wall on the main level. A single modified double hung wood window is centered on the peak on the upper level. (All the doors and windows are currently covered with painted shutters, which obscure the actual units in the photos) The building is sided with vertical wood planks, a simple trim board runs under the eave and rake on the wall plane. The windows have two vertical muntins dividing the upper sash of all the double hungs, the lower sash is undivided. The window and door trim is a simple flat board on the head and jambs. A sill runs through to the outside edge of the jambs with a stool board below, based on earlier photos. The building is set on a steel cradle, raised off the ground plane. The roof is steeply pitched with minimal overhangs on each side. The eave and rake have simple trim boards. The roof is covered with corrugated metal sheets, a metal chimney is located on the roof slope near the southeast corner, a second small flu is located on the west side near the peak at the cross gable.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The building is being stored in an unused parking area, unrelated to the historic setting.
24. Associated buildings, features, or objects: none

Resource Number: 5ST.1766  
Temporary Resource Number: EXELS

**Architectural Inventory Form**  
Page 3 of 7 pages

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: 1898 Actual: \_\_\_\_\_  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017 uses an 1895 date. This date falls after the mine closed, but before it was reopened. If the building is associated with Recen the construction date is likely early 1880s. If it is part of the redevelopment of the mine, the date is likely 1898. The 1898 date was chosen based on a historic photo which shows the large processing building nearby, which was built after the reopening. See photos.
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Daniel Recen (original mine owner) or Wiborg & Ault, owners in 1898.  
Source of information: Town of Frisco Historic Park & Museum, Historic Property Inventory prepared for the Town of Frisco, 2017
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
Building relocated from original mine location outside of Frisco Townsite at the entrance to Tenmile Canyon. The building was moved to 208 Galena, presumably in the years after the mine closed for the last time, in the 1910s. There are accounts of other mine buildings salvaged and moved to town during this period. At that time the building had a one story shed roofed addition on the side opposite the front gable. A wood porch extended off the second level under the front gable which was supported by wood posts, covering a wood porch area at the front door. This porch appears in the historic photo of the mine office at its original location. The photo of the building at the Galena site shows that the area under the deck had been enclosed. The building was moved again in 2017 when it was donated to the town. Both these upper porch and enclosed main level porch and the shed form on the opposite side were removed for the move.
30. Original location \_\_\_\_ Moved X Date of move(s): moved to 208 Galena 1910s, moved to storage 2017.

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Industry/Processing/Extraction
32. Intermediate use(s): Domestic/Single Dwelling
33. Current use(s): Vacant



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34. Site type(s): The current site is a gravel parking area adjacent to Frisco Adventure Park
35. Historical background: The Excelsior Mine was established by Daniel Recen (1852-1917) in 1880s, brother of Henry A. Recen (1848-1917) who is credited with building the first cabin in Frisco. Henry immigrated to the US first arriving in the established Swedish community in Kansas. Henry made his way to Colorado around 1870. He was a skilled stone mason and worked in Central City. He also had an interest in mining and made \$5,000 at the Elephant Mine in Idaho Springs. In 1871 he moved on to the Tenmile canyon to continue prospecting and developing successful mine sites. He returned to Sweden in 1876 to bring his brothers Andrew and Daniel (Danial in some documents) and his new wife Catherine, aka Carin (1847-1887) back to Summit County. Daniel was as skilled as his brother at prospecting and soon developed the Queen of the West Mine, one of the areas richest silver strikes. He sold the mine for \$80,000 and moved on to discover the Excelsior. Daniel operated the Excelsior until the silver crash in 1893. The mine was sold to Wiborg & Ault for \$20 when a resurgence in mining took place beginning in the late 1880s
- The brothers were involved in several mine sites across the region and platted the town of Recen, at the top of the Tenmile, adjacent to Kokomo and the Recen's placer mines. Kokomo burned to the ground in 1881 and most of the inhabitants moved to the town/camp of Recen. Daniel and his brother Andrew were wealthy and held lavish parties, spending and investing carelessly. The 1893 silver crash left Daniel and Andrew almost penniless. They continued to prospect and trap in the Gore Range, building a small cabin where they lived together until Andrew's death in 1912 and Daniel's death in 1917. In 1898 the firm of Wiborg & Ault reopened the mine. (spelled Wilborg in some sources) Wiborg & Ault was an ink manufacturing company in Cincinnati, Ohio. Frank B. Wiborg, appears in the 1880 Federal Census as an ink manufacturer in Cincinnati. He was born in 1854 in Ohio of German parents. He seems to have been the partner most active in the mining activities. The Summit County Journal & Breckenridge Bulletin described Wiborg's travel to inspect the mine by way of his private rail car from Denver on the Colorado & Southern railway. Wiborg & Ault re-invested in operations at the mine, they brought in new technologies to maximize production, such as the Wilfley Table, for separating ores. They were able keep the mine viable by using new technologies and because other ores that had been discarded were rising in value, making them a profitable commodity. The May 13, 1916 *Summit County Journal* reported that Excelsior tailings had been sold for the reclamation of the zinc that had previously been a waste product. The *Summit County Journal* (12/30/1916) indicates that Eyvind Flood was the mine supervisor, he is elsewhere named as the leasee of the mine. Eyvind Flood (b. 1886 in Norway) does not appear in any Census records; however he did enlist in the draft for WWI in 1917/18 and listed

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his home as Frisco, Colorado. On that document, his occupation is listed as mining engineer and he is married to Charlotte Flood, he also indicated that he was not a US citizen at the time.

The investors in the Excelsior constructed a hydroelectric power plant on North Tenmile Creek, which provided electricity for the mine, to neighboring mines and the Town of Frisco until the mine closed in 1913. Most mining operations in the region had ended by 1920 and much of the regional population left the area. Sometime after the mine closed, the office was moved to 208 Galena. Curtis and Pam Johnson owned the building and apparently used it as a residence. The building was then acquired in 2017 by the Town of Frisco and moved into storage for reuse in the Frisco townsite.

36. Sources of information: Ancestry.com Recen family tree, accessed 12/1/2020. Note that ancestry consistently has Daniel as his name, while other sources spell it Daniel. 1910 Federal Census; Town of Frisco Historic Park & Museum; Historic Property Inventory prepared for the Town of Frisco, 2017; Mary Ellen Gilliland; Frisco! A Colorful Community, 1984; Summit County Journal & Breckenridge Bulletin, October 8, 1910 "Frisco Notes" page 1 (for Frank B. Wilborg). Summit County Journal, December 30, 1916. Ancestry.com Eyvind Flood US WWI draft card, accessed 12/1/2020.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

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

39. Area(s) of significance: Architecture

40. Period of significance: 1898

41. Level of significance: National ☐ State ☐ Local ☒

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42. Statement of significance: The Excelsior Mine office represents an essential part of Frisco History. The mining operations started by the early pioneers of the Tenmile area found a wealth of valuable ore and Frisco served as the center of commerce for the mine district. This site is associated with the Recen family who played an active role in the development of the Town and the region. The site, and most likely, the building is representative of a period when mining syndicates were taking over the mines left abandoned by the silver crash. These syndicates invested large sums of money to dig deeper and apply new technologies for ore extraction. This phase of mining was a more industrialized approach, and it was marginally profitable, until the railroads left the area in 1913. Rail service resumed again in 1914, but mining was all but gone by 1920.
- The building is a relatively substantial structure with a simple plan and roof form. As the mine office building, it represents a successful operation that includes a management staff. Its size, number of windows and functional upper level indicate that money was available for operational infrastructure, which is why it is more likely associated with the syndicate period. Once mining ended it was relocated to the historic Frisco townsite, where the relocation and reuse of building materials from the mine sites was a common practice and continued for decades until the economy was revived by a fledging tourist economy.
43. Assessment of historic physical integrity related to significance: The building has suffered some loss of integrity due to multiple moves and some loss of original detail. The aspects of design and workmanship have been impacted by the loss of the porch and shed volume, however there are few other alterations, and the main form is intact. The aspect of materials is generally intact. The siding, windows and trim details are original, based on available historic photos. The aspect association has been seriously impacted by the removal of the building from its original mine site, however the sense of feeling is somewhat bolstered by its original materials and design pattern, which area still indicative of the time period. The aspects of location and setting are completely degraded, first by the move and second by the current storage location. As a result of the loss of integrity, the building is not eligible for National Register designation. It may be eligible for the State Register under Criterion C as an important example of an early 20th century wood frame mining office. It should be included in a local preservation program, due to the significance and uniqueness of this building. The relocation of the building to a permanent site would be a valuable contribution to the community.



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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible \_\_\_\_\_ Need Data X – the building is a good example of a mining office, the relocation has made the building ineligible under Criterion A for Industry, but could be reevaluated under Criterion C once a final preservation plan is in place.

45. Is there National Register district potential? Yes \_\_\_\_\_ No X

Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing \_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Disc: Frisco Survey 2020 Frame: EXEL-1 through 8

Negatives filed at: Town of Frisco, Community Development

48. Report title: Town of Frisco Historic Resource Survey

49. Date(s): July 2019 to December 2020

50. Recorder(s): Suzannah Reid & Patrick Duffield

51. Organization: Reid Architects, inc

52. Address: PO Box 1303 Aspen, CO 81612

53. Phone number(s): 970 920 9225

*NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.*

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



5ST.1766 • Excelsior Mine Office  
Looking Southeast\*  
Image: EXCL.1

Summit County, Colorado  
October 2019



5ST.1766 • Excelsior Mine Office  
Looking Northeast  
Image: EXCL.2

Summit County, Colorado  
October 2019

*\*all orientations are based on current as of 2020 location and may not be accurate going forward*





5ST.1766 • Excelsior Mine Office  
Looking South  
Image: EXCL.3

Summit County, Colorado  
October 2019



5ST.1766 • Excelsior Mine Office  
Looking West  
Image: EXCL.4

Summit County, Colorado  
October 2019





5ST.1766 • Excelsior Mine Office  
Looking Southwest  
Image: EXCL.5

Summit County, Colorado  
October 2019



5ST.1766 • Excelsior Mine Office  
Appears to be looking West  
Image: EXCL.6

Summit County, Colorado  
date unknown  
Photo Courtesy of FHP&M



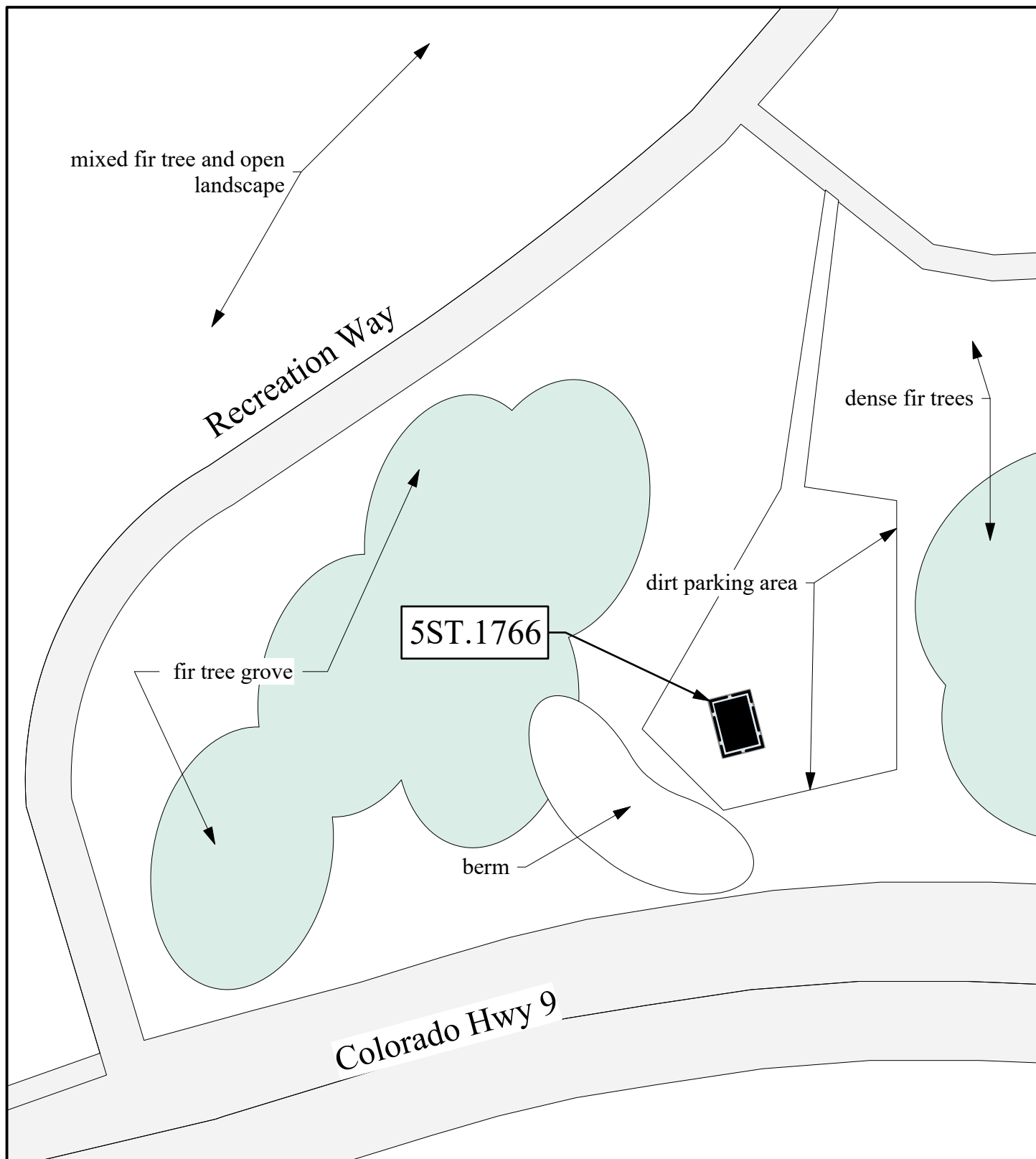
5ST.1766 • Excelsior Mine Office  
Unknown view direction  
Image: EXCL.7

Summit County, Colorado  
date unknown  
Photo Courtesy of FHP&M



5ST.1766 • Excelsior Mine Office  
Appears to be looking southwest  
Image: EXCL.8

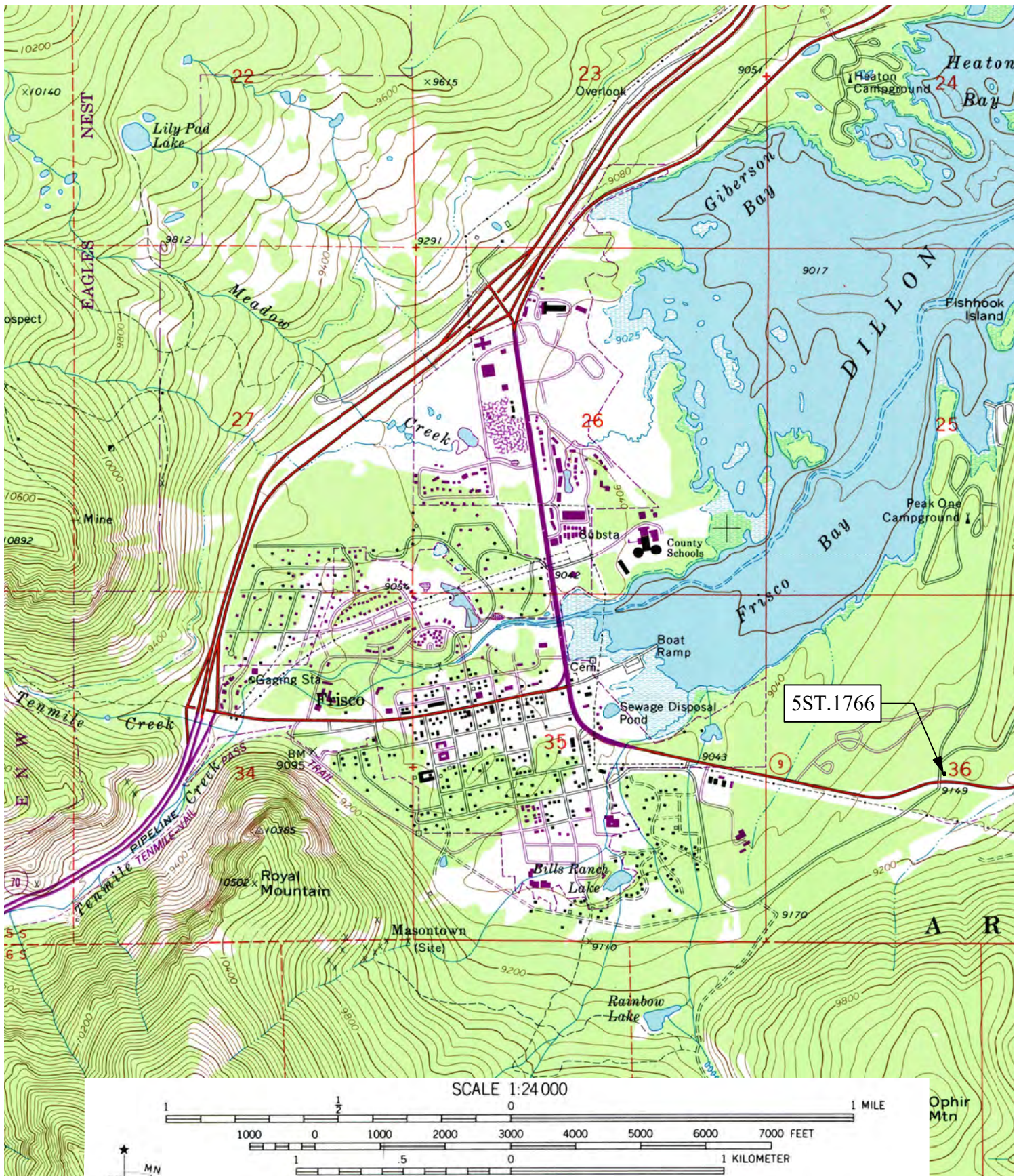
Summit County, Colorado  
date unknown  
Photo Courtesy of FHP&M



## Excelsior Mine Office

*5ST.1766 • Temporary Location*





UTM GRID AND 1987 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Town of Frisco • Historic Resource Survey  
2020

FRISCO, COLO.  
39106-E1-TF-024

1970  
PHOTOREVISED 1987  
DMA 4763 II SE—SERIES V877