

Architectural Inventory Form

**Official Eligibility Determination
(OAHF use only)**

OAHF1403

Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
 - Determined Not Eligible – National Register
 - Determined Eligible – State Register
 - Determine Not Eligible – State Register
 - Need Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5ST.130.115** Parcel number(s):
2. Temporary resource number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic Building Name: **Evans House**
6. Current Building Name: **Ahern House**
7. Building Address: **208 E. Adams Avenue**
8. Owner Name: **Mark B. Hazuka and Ann E. Hazuka**
- Owner Organization:
- Owner Address: **1975 Fox Mountain Point
Colorado Springs, CO 80906**



- | | |
|---|---------------------|
| 44. National Register eligibility field assessment: | Not Eligible |
| Local landmark eligibility field assessment: | Eligible |

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**
NE ¼ of SW ¼ of SE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410243 mE** **4370545 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **15, 16, Block 10**
 Addition: **Abbett** Year of addition: **1880**
13. Boundary description and justification:
This legally defined parcel encompasses but does not exceed the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **33' N-S by 38' E-W**
16. Number of stories: **2.5**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Cross Gabled Roof**
19. Primary external roof material: **Wood Roof/ Shingle Roof**
 Other roof materials:
20. Special features: **Porch**
Dormer
21. General architectural description:
This handsome late 19th century residence features an irregular-shaped cross-gabled plan. Built of wood-frame construction, the 2½-story house measures 33' N-S by 39' E-W, with entry doors fronting toward Adams Avenue to the south and toward French Street to the east. The exterior walls are clad with painted blue horizontal wood siding, with painted red-purple 1" by 4" corner boards. The cross gabled roof is steeply-pitched, and is covered with wood shingles. The eaves are boxed with painted purple-red wood trim. A gabled wall dormer, with one 1/1 double-hung sash window, is located on the north elevation (façade). Windows are primarily 1/1 double-hung sash with painted wood frames and surrounds. The primary entry door leads into the façade from an L-shaped porch on the façade. The porch features an open wood railing, turned columns, and a shed roof. A rectangular bay window is located to the east of the front entry porch. Another entry door leads into the east elevation from a small hipped-roof porch. A wood-paneled entry door leads into the north end of the west elevation from a small wood stoop.
22. Architectural style: **Late Victorian**
 Building type: **N/A**

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23. Landscape or special setting features: **This well-maintained property is located at the northwest corner of S. French Street and Adams Avenue, in the Breckenridge Historic District. A planted grass lawn, primarily to the north and south of the house, is nicely-landscaped with native trees and plants. A stone retaining wall parallels the sidewalk along Adams Avenue.**

24. Associated buildings, features or objects:

Shed

A small, 12' N-S by 8' E-W, gabled secondary building is located a few feet west of the house. Its exterior walls and roof are finished similar to that of the house.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1898**
 Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 69, page 201.**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information **N/A**

28. Original owner: **George Walker**
 Source of information: **Town of Breckenridge files.**

29. Construction history:
Summit County Clerk and Recorder records, and Sanborn Fire Insurance maps, reveal that this house was built in 1898. In 1901 or 1902, owner George Evans erected a two story "private amusement hall" annex adjacent to the house's east elevation. The annex was razed sometime after 1914; however, the dwelling still stands largely as originally built.

30. Original location: **Yes** Moved: **No** Date of move(s) **N/A:**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/ Single Dwelling**
 32. Intermediate use(s): **Domestic/ Single Dwelling**
 33. Current use(s): **Domestic/ Single Dwelling**
 34. Site type(s): **Residence**

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35. Historical background:

Coming to the area in 1880, some of the most enduring marks on the local landscape were initiated by this home's builder. George B. Walker, a U.S. Deputy Mineral Surveyor. His job was to create small rectangular parcels of land (claims) for lode and placer mining. In 1898, George and Kate Walker built one of the finest home's in Breckenridge. The Walker family resided here until 1901. That year, the Walker House was fitted up for its new tenants, Mr. George Evans and family. The next year, George Evans, the inventor of the Evans' Elevators and the general manager of the Gold Pan and Oro Grande Companies, improved the grounds with a two-story "private amusement hall," which was connected to the east side of the house. The small auto garage to the north of the property was built in 1904 to house Evans' new "White" steam automobile. In December of 1906, the elaborate home and its annex were sold to the H.E. Detweiler family. After that date, the annex was referred to as "Detweiler Hall." The annex, though, disappeared at some point through the years. Other known owners have included Jerry and Rosemary Ahern, John Collins, Summit Vacation Property, Inc., and current owners Mark and Ann Hazuka.

36. Sources of information:

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

Summit County Clerk and Recorder. Warranty Deed Record book 69, page 201.

Summit County Clerk and Recorder. Warranty Deed Record book 69, page 465.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 163.

***Summit County Journal*, April 13, 1901.**

***Summit County Journal*, July 30, 1904.**

***Summit County Journal*, December 15, 1906.**

Summit County Assessor Residential Property Appraisal Record.

Town of Breckenridge. Department of Community Development files.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: **N/A**
 Designating authority: **N/A**
38. Applicable National Register criteria:
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).
- Does not meet any of the above National Register criteria.
39. Area(s) of significance: **N/A**
40. Period of significance: **N/A**
41. Level of significance: National: State: Local:
42. Statement of significance:
- This property is historically significant for its associations with Breckenridge’s historical development during the “Town Phase” and “Stabilization Phase” periods of the town’s growth, from the time of its construction in 1898, through circa 1942. It is also architecturally notable, to a modest degree, for its representative cross-gabled plan, and its Late Victorian architectural details. These details include the turned porch columns and a prominent bay window on the facade. The property’s level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. It may, however, qualify for individual local landmark designation by the Town of Breckenridge, and it is a contributing resource located within the boundaries of the Breckenridge Historic District.**
43. Assessment of historic physical integrity related to significance:
- This property exhibits a reasonably high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association.**
44. National Register eligibility field assessment **Not Eligible:**
 Local landmark eligibility field assessment **:Eligible**
45. Is there National Register district potential? Yes No **N/A**
 Discuss: **This property is located within the boundaries of the Breckenridge Historic District which was listed in the National Register of Historic Places on April 9, 1980.**
 If there is National Register district potential, is this building contributing? **N/A**
46. If the building is in existing National Register district, is it contributing **Yes**

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VII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-2; Images 137-141** Images filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424**
48. Report title: **Town of Breckenridge Phase IV Cultural Resource Survey**
49. Date(s): **June 25, 2006**
50. Recorder(s): **Carl McWilliams** **Rebecca Waugh**
51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**
52. Address: **1607 Dogwood Court** **150 Ski Hill Road**
Fort Collins, CO 80525 **Breckenridge, CO 80424**
53. Phone number(s): **(970) 493-5270** **(303) 629-6966 ext. 142**