

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to eligible NR District

I. IDENTIFICATION

- 1. Resource number: **5ST.130.164** Parcel number(s):
- 2. Temporary resource no.: **N/A** **2211-3131-18-003**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Evans House**
- 6. Current building name: **Lincoln Investments. LLC House**
- 7. Building address: **312 Lincoln Avenue**
- 8. Owner name and address: **Lincoln Investments, LLC c/o Corporation Trust Center**
2174 Nursery Road, Unit 105
Clearwater, FL 33764



Individual National Register field eligibility: **Not Eligible**

Local Landmark Eligibility Assessment: **Not Eligible/Noncontributing to National Register district**

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 6S Range 77
SE ¼ of SW ¼ of NE ¼ of SW ¼ of section 31
10. UTM reference (NAD27)
Zone 13N; 410351 mE 4370631 mN
11. USGS quad name: **Breckenridge**
Year: 1987 Map scale: 7.5'
12. Lot(s): 2, 3 Block: 1
Addition: **Yingling & Mickles** Year of Addition: 1892
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **2640 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross-Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch, Chimney, Dormer**

21. General architectural description:

This building consists of a historic 1½-story cross-gabled dwelling, a square-shaped hipped-roof addition to the west elevation, and a large 1½-story rear addition, joined to the original house by a gabled connecting element. The historic house is supported by a low concrete foundation faced with stone, while its exterior walls are clad with painted beige color horizontal wood siding with 1" by 4" corner boards. The cross-gabled roof is moderately pitched and is covered with grey asphalt composition shingles. A boxed chimney is located on the north facing roof slope. The house features an asymmetrical façade which faces toward Lincoln Avenue on the south elevation. A painted beige 16-light glass-in-wood-frame door enters the façade from an open front porch, which is recessed under the roof eave. The porch features a tongue-in-groove wood floor, and painted white turned columns which support the end of the roof eave. A canted hipped-roof bay, with four 1/1 double-hung sash windows with painted white wood frames and surrounds, is located at the south end of the west elevation. A 1/1 single-hung sash window, with a painted white wood frame and surrounds, penetrates the façade wall to the east of the front porch. Windows elsewhere are primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds. A painted white glass-in-wood-frame door enters the west elevation of the square hipped-roof addition from a small 3-step porch. This porch is covered by a hipped roof with knee brace supports. The large 1½-story addition to the north elevation has a concrete foundation faced with stone, and its exterior walls are clad with beige color horizontal wood siding, with 1" by 4" corner boards. The addition is covered by a steeply pitched

cross-gabled roof, with grey asphalt composition shingles, and with boxed eaves. A large gabled wall dormer is located on the east elevation.

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

23. Landscaping or special setting features:

This property is located on the north side of Lincoln Avenue in the block between French and Harris Streets.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1908**
Source of information: **Summit County Journal, June 6, 1908.**

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

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

28. Original owner: **Harry Evans**
Source of information: **Summit County Journal, June 6, 1908.**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
The original portion of this dwelling was constructed in 1908 as a residence for Harry Evans. It was remodeled and a deck was added in 1988. More recently, a large addition has been built onto the rear of the historic residence (as described above in section 21.)

30. Original location: **yes** 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/Multiple Dwelling**
34. Site type(s): **Former Single Family Residence**

35. Historical background:

The original front portion of this building was constructed in 1908 as a residence for Harry Evans. It was a mate to the house located directly to the west at 310 Lincoln, which was built by Evans that same winter as a real estate investment. Evans operated Evans Pharmacy on Main Street and used the small, square-shaped room, with outdoor entrance, located on the west side of the cottage, as an evening office. In later years, the cottage became the home of Dr. Smith, who used the small square-shaped room as his doctor's office.

36. Sources of information:

Summit County Assessor. Residential Property Appraisal Records

Summit County Clerk and Recorder. Warranty Deed Record Book I, page 166

Summit County Clerk and Recorder. Plat book

***Summit County Journal*, June 6, 1908**

Town of Breckenridge. Department of Community Development Files.

VI. SIGNIFICANCE

37. Local Landmark Designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

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

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

xx Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: **Local**

42. Statement of significance:

This property is historically significant for its association with Breckenridge's residential development dating from the time of its construction in 1908. It is also architecturally significant for its original gabled-L plan and Late Victorian era architectural characteristics, including a canted bay window. Due to a substantial loss of integrity; however, through the construction of a poorly-executed rear addition, this building no longer retains sufficient integrity to rate as a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays a well below-average level of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, location, setting, design, materials, workmanship, feeling and association. The large rear addition is incompatible with the historic dwelling in terms of its size, scale, and height. It is also incompatible with the traditional housing stock throughout the Breckenridge Historic District. The addition's height negatively impacts not only this property but that of other nearby historic properties along Lincoln Avenue and along N. Harris Street.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

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

Discuss: **This property is located within the boundaries of the Breckenridge Historic District which was listed in the National Register of Historic Places on April 9, 1980.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **Contributing**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1, Images 38-44**

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

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

49. Date(s): **June 1, 2010**

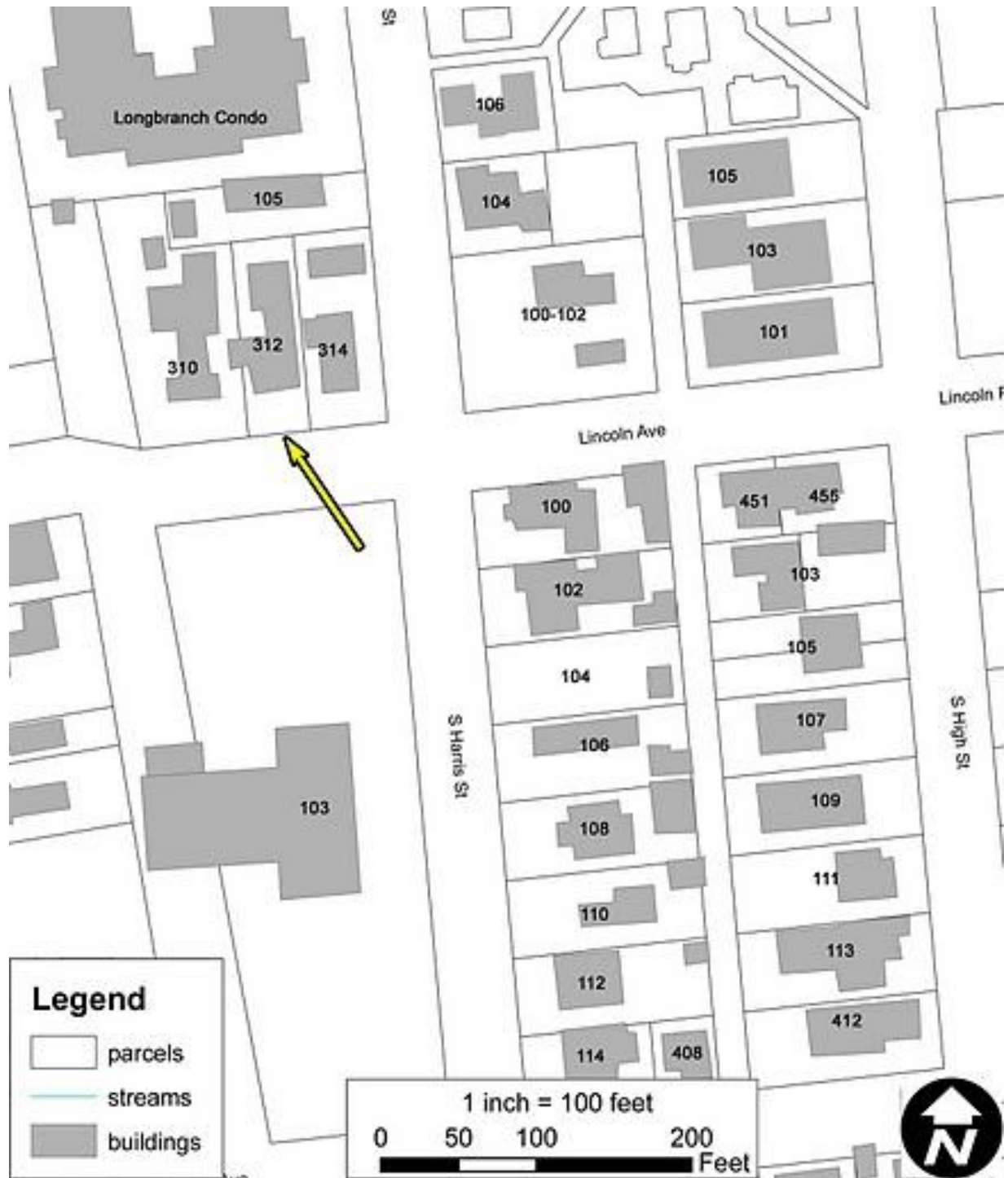
50. Recorder(s): **Carl McWilliams, Rebecca Waugh, Timothy Wilder**

51. Organization: **Cultural Resource Historians**

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

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

Sketch Map



Location Map

