

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.130.169 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 2211-3134-20-001 |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic building name: | Mickles House, Holmes House, Scott House | |
| 6. Current building name: | Paragon Partners House | |
| 7. Building address: | 201 S. Harris Street/313 Washington Avenue | |
| 8. Owner name and address: | Paragon Partners | |
| | 2802 Zuck Rd. | |
| | Erie, PA 16506 | |



Individual National Register field eligibility:	Not Eligible
Local Landmark Eligibility Assessment:	Eligible/Contributes to National Register district

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 6S Range 77
SW ¼ of NE ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (NAD27)
Zone 13N; 410374 mE 4370456 mN
11. USGS quad name: **Breckenridge**
Year: 1987 Map scale: 7.5'
12. Lot(s): 1 Block: 3
Addition: **Yingling & Mickles Addition Sub** 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: **2660 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: **Wood Roof/Shingle Roof**
20. Special features: **Porch, Chimney, Dormer**
21. General architectural description:

This residence is composed of an original 1½-story gabled-L shape dwelling, with a shed-roofed extension to its south (side) elevation, and with a gabled rear addition, joined to the original west (rear) elevation by a small, low, gabled connecting element. The building is supported by a low concrete foundation, while its exterior walls are clad with painted red horizontal wood siding with painted cream white 1" by 4" corner boards. The roof is covered with wood shingles, and the eaves are boxed with painted cream white wood trim. Two narrow gabled wall dormers, each with a 1/1 double-hung sash window, are located on the east elevation, overlooking Harris Street. Another narrow gabled wall dormer, with a 1/1 double-hung sash window, is located on the north elevation. A red brick chimney is located just below the ridge on the south-facing roof slope. Two non-historic skylights are located on the south-facing roof slope. The building's windows are predominantly 1/1 double-hung sash with painted red wood frames, painted cream white wood surrounds, and triangular pediments. A painted red and cream white wood-paneled door, with one upper sash light, and with a triangular pediment, enters the shed-roofed extension on the south elevation from a hipped-roof porch. This porch features a wood plank floor and painted cream white chamfered columns with decorative brackets. A painted red and cream white wood-paneled door, with one upper sash light, and covered by a glass-in-wood-frame storm door, enters the north elevation from another hipped-roof porch. This porch also features a wood plank floor, and painted cream white chamfered columns with decorative brackets. A painted cream white and red wood-paneled door, with a flanking sidelight, and with a triangular pediment, enters the west elevation of the gabled addition to the west elevation.

22. Architectural style/building type: **Late Victorian**
23. Landscaping or special setting features:
This well-maintained property is located at the southwest corner of Harris Street and Washington Avenue. A picket fence encloses the side yard north of the residence.
24. Associated buildings, features, or objects:
Garage
A detached garage, which measures approximately 20' N-S by 12' E-W, is located west of the residence. The garage has a concrete slab foundation and floor, and its exterior walls are clad with painted red horizontal wood siding with painted cream white 1" by 4" corner boards. The garage's front-gabled roof is moderately-pitched, covered with wood shingles, and with painted red and white boxed eaves. A cream white color metal rollaway garage door on the north elevation opens onto a concrete driveway which extends to Washington Avenue. Two 1/1 double-hung sash windows, with painted red wood frames, painted cream white wood surrounds, and triangular pediments, penetrate the south elevation.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1881** Actual:
 Source of information: **Warranty Deed Record Book 1, Page 229.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder/Contractor: **Unknown**
 Source of information: **N/A**
28. Original owner: **P. D. Mickles**
 Source of information: **Warranty Deed Record Book 1, Page 229.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The original gabled-L section of this house, facing toward Harris Avenue to the east, was built as a residence for the P. D. Mickles family in 1881. Multiple additions (described above in section 21) have enlarged the historic dwelling.
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/Single Dwelling**
34. Site type(s): **Single Family Residence**

35. Historical background:

The original gabled-L portion of this residence, facing Harris Street to the east, was built in 1881 as a residence for the P. D. Mickles family. Judge Mickles was one of the developers of the Yingling and Mickles subdivision. G. V. and Lydia Holmes became the owners of the property in 1887, followed by James K. and Elizabeth Scott in 1896. Both families had mining interests in the area. Saloonkeeper Louis Lanthier lived here with his family for a period of time until Ella Barncastle acquired the property in 1912. She left the property to Vedio R. Burns, her sole heir, in 1928. Estella M. Bell, widow of Lower Blue Rancher George T. Bell, acquired the property from Burns in 1926. The Bell estate sold the property to Amos E. and Mabel Jackson on June 9, 1943. Amos was best known as the long-time custodian at the Breckenridge School. Other owners of the property have included Louis, Elsie, James, and John Jackson; Sherri M. Harvey; James Wilson, Janet and Peter P. Brower, Randall Morgan Wilson, Janet Wilson, and Fish Family Partnership

36. Sources of information:

Summit County Clerk and Recorder. Plat book.

Summit County Clerk and Recorder. Warranty Deed Record book 1, page 449.

Summit County Clerk and Recorder. Warranty Deed book 69, page 61.

Summit County Clerk and Recorder. Certificate of Purchase, Trust Deeds, Releases, Etc. Public Trustee book 78, page 356 (James K. & Elizabeth Scott to T. B. Thompson December 18, 1907).

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 the early 1880s. It is also architecturally significant for its gabled-L plan and Victorian era architectural characteristics including its narrow gabled wall dormers with 1/1 double-hung sash windows and modest Greek Revival window pediments. Despite a modern addition, this property 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 somewhat less than optimal 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 original gabled-L dwelling has been modified by the construction of a rear addition. The addition, though, is reasonably well-executed. It is joined to the house by a low gabled connecting element; its roof line is lower than that of the original house; its materials complement those of the original house; its size and scale are subservient to the original dwelling.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. 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.**

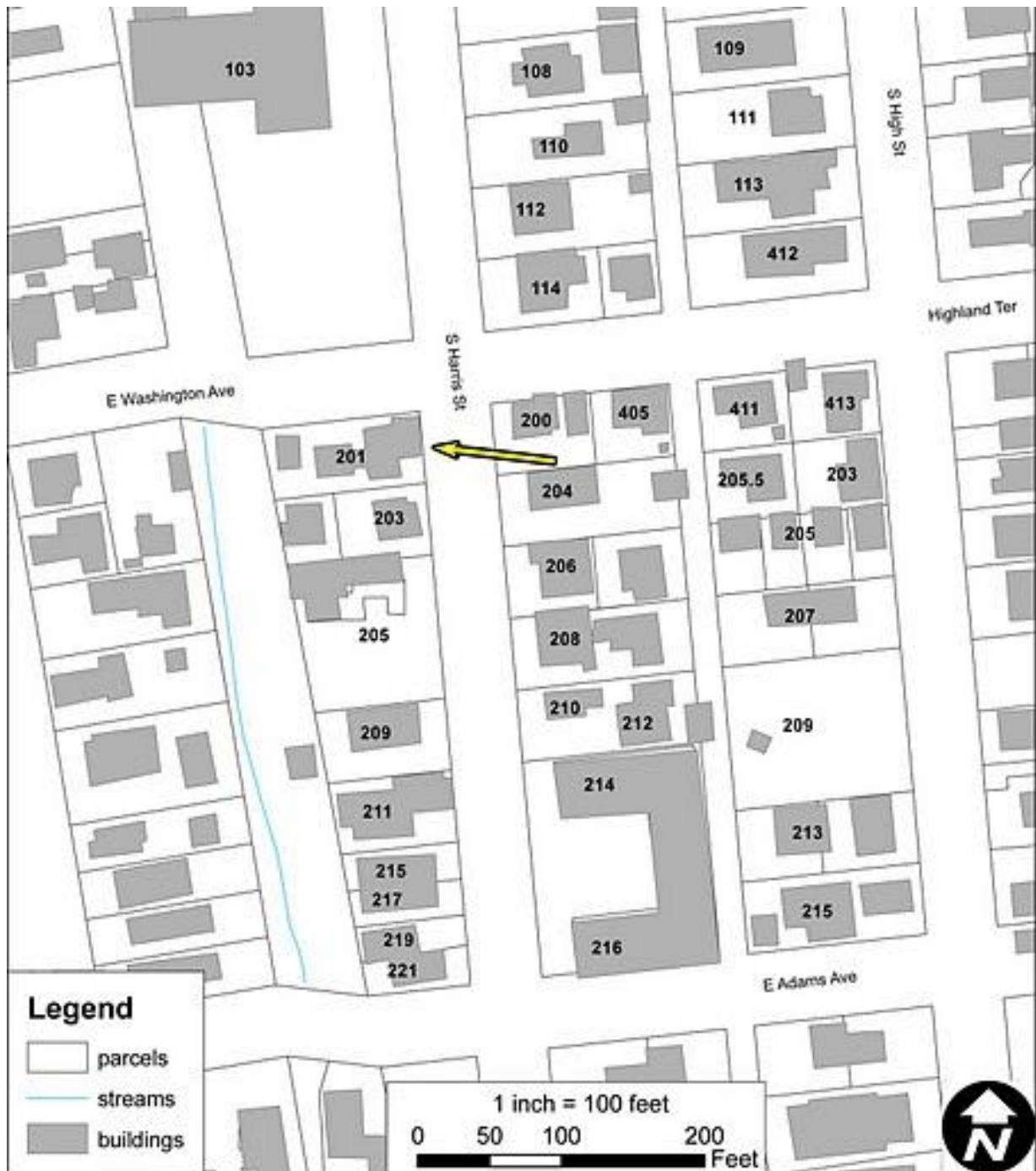
If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

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 84-90**

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 30, 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

