

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.130.180 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 2211-3134-22-018 (Front) |
| | | 2211-3134-22-017 (Rear) |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic building name: | Terrill House, Swanson House | |
| 6. Current building name: | Montepare/Crook/Fabrizio House | |
| 7. Building address: | 203 / 203½ S. High Street | |
| 8. Owner name and address: | John W Montepare, et. al. | Julie A. Edman |
| | P.O. Box 1796 | P.O. Box 6543 |
| | Breckenridge, CO 80424 | Breckenridge, CO 80424 |



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**
SE ¼ of NE ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (**NAD27**)
Zone **13N**; **410479** mE **4370452** mN
11. USGS quad name: **Breckenridge**
Year: **1987** Map scale: **7.5'**
12. Lot(s): **15A** Block: **6**
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): **L-Shaped Plan**
15. Dimensions in feet: **928 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Vertical Siding; Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
21. General architectural description:
This single-story wood frame residence consists of an original side-gabled dwelling with a saltbox-roofed extension to the south (side) elevation, and a low shed-roofed addition to the saltbox-roofed section's west elevation. The house is supported by a low concrete foundation, and its exterior walls are primarily clad with painted blue vertical wood siding. Painted blue horizontal wood siding appears in the upper gable ends on the north and east elevations, however. The roof is covered with rolled brown asphalt roofing material, and the eaves are boxed with painted blue wood trim. A metal stovepipe protrudes through the roof on the west-facing roof slope. The home's windows are primarily 1/1 and 2/2 double-hung sash with painted white wood frames and surrounds. A painted or stained brown wood-paneled door, with three vertically-oriented upper sash lights, enters the asymmetrical façade from an open shed-roofed front porch. This porch features a wood plank floor, painted blue vertical wood plank knee walls, painted blue 4" by 4" wood posts, and a shed roof. A rear entry door leads into the shed-roofed addition at the far west end of the north elevation.
22. Architectural style/building type: **No Defined Style**

23. Landscaping or special setting features:
This well-maintained property is located on the west side of S. High Street, in the block north of Washington Avenue.

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

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: **1883** Actual:
Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 1, Page 405**

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

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

28. Original owner: **J.O. Cannich**
Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 1, Page 405**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Summit County Clerk and Recorder records indicate that this property was initially developed in 1883. An addition with a saltbox roof, built onto the south elevation of the original side-gabled house, predates the early 1980s. Based on its appearance, the addition likely dates to the 1950s or early 1960s.

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 first known owner of this property was J. O. Cannich in 1883. However, it is best known as the W. E. Terrill Residence. Charles C. House purchased the residence from Terrill in July of 1914, but eventually lost it to back taxes. House worked on the Reliance Gold Dredge. Carrie Swanson purchased the property on December 18, 1930. Born as Clara Fry, her family came to Colorado in 1880, moving to Dillon in 1882. She was united in marriage to John W. Lynch, a railroad engineer. One daughter, Mrs. Raymond Wehrly was born to them. After her husband's death in 1893, Clara married a second time in 1902, to Peter Swanson. They had two sons, John and Earle. The Swanson/Wehrly family had lived in this Breckenridge house for ten years when they sold it to Leland Sheard. Both Leland and his father worked on the Tiger #1 dredge until it shut down on October 15, 1942. Recent owners of the home include Dean and Clara Huntington, Robert and Maryanne Cameron, and Susan Daley.

36. Sources of information:

Oral History Interview with Leland Sheard, 2006, by Rebecca Waugh.
 Oral History Interview with June Braun, 2006, by Rebecca Waugh.
 Summit County Assessor. Residential Property Appraisal Records.
 Summit County Clerk and Recorder, Warranty Deed Record book 1, page 405.
 Summit County Clerk and Recorder, Quit Claim Deed Record book 120, page 110.
 Summit County Clerk and Recorder, Plat book.
 Town of Breckenridge. Department of Community Development Files.

VI. SIGNIFICANCE37. 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 criteria39. 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 modest side-gabled plan with little in the way of ornamentation. Despite an addition, this building 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 reasonably high 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. Modest alterations to the original dwelling are likely more than fifty years old, and are fairly compatible with the original construction.

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 154-156**

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



