

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.41**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Looney House**
- 6. Current building name: **Dosse House**
- 7. Building address: **322 North Main Street**
- 8. Owner name: **Jean-Pierre Dosse**
 Owner address: **P.O. Box 4348**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
SE¼ of SE¼ of SW¼ of NW¼ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410110**
 Northing: **4371070**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **15** Block: **n/a**
 Addition: **Snider's Addition** 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.**

22. Architectural style / building type:

Other Style / Gabled-L Wood Frame Dwelling

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ___ Determined Eligible - National Register
 - ___ Determined Not Eligible - National Register
 - ___ Determined Eligible - State Register
 - ___ Determined Not Eligible - State Register
 - ___ Needs Data
 - ___ Contributes to eligible National Register District
 - ___ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Irregular Plan
- 15. Dimensions in feet: **~900 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof
- 20. Special features (enter all that apply):
Porch
Dormer

21. General Architectural Description

This house, with an associated garage and storage shed, is located on the east side of Main Street, to the north of downtown Breckenridge. The house is set back 37' from the street, with a planted grass front yard, and a large side yard to the south. In its present configuration, the house consists of the original L-shaped dwelling, with two shed-roofed additions to the east (rear) elevation. The larger of the two additions measures 16' square, and is built onto the original house's east elevation. The second addition is much smaller, measuring just 4' N-S by 5' E-W, and is built onto the south elevation of the larger addition (see the sketch map.) Both the original house and the additions have painted yellow horizontal wood siding, with painted beige 1" by 4" corner boards. The original cross gabled roof is steeply pitched, and is covered with black asphalt shingles. The roof eaves are boxed, with painted red and beige trim. There are no chimneys, however, a gabled wall dormer, with one 1/1 double-hung sash window, is located on the south elevation. One of the house's most notable architectural features is a hipped-roof rectangular bay window on the south elevation. The bay has three 1/1 double-hung sash windows, with painted black wood frames, painted beige wood surrounds, and triangular pediments. Painted red and beige wood panels appear below each of the bay's windows. Windows elsewhere on the house are almost entirely single 1/1 double-hung sash, with painted black wood frames, painted beige wood surrounds, and triangular pediments. All windows also have non-historic black metal exterior storm windows. A painted red and beige wood-paneled front door, with decorative panels, a large upper sash light, and a molding with egg-and-dart and bulls-eye motifs, is located on the house's west elevation (facade). This distinctive door is topped by a transom light, and opens onto a 6' by 8' wood porch with an open wood balustrade. The porch is covered by a gabled roof, supported by turned columns and engaged columns with decorative brackets. A painted beige and red wood-paneled door enters the larger shed-roofed addition near the east end of the south elevation.

(Please see continuation sheet.)

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

This house was built in 1898 as the new residence of J.P. and Anna Looney. Built originally with an L-shaped plan, there have been two shed-roofed additions to the east elevation. The larger of the two additions measures 16' square, and is built onto the original house's east elevation. The second addition is much smaller, measuring just 4' N-S by 5' E-W, and is built onto the south elevation of the larger addition. The garage and stable are original improvements on the property, but have been relocated on site.

23. Landscape or setting special features:

This property is located on the east side of North Main Street, east of downtown Breckenridge.

24. Associated buildings, features, or objects

Garage; Stable / Storage Shed

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1898**

Source of information:

**Summit County Clerk and Recorder.
Warranty Deed Record, book 69, p. 104.**

26. Architect:

unknown

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

Anna L. Looney

Source of information:

**Summit County Clerk and Recorder.
Warranty Deed Record, book 69, p. 104.**

30. Original location: **yes**

Moved **no**

Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

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

35. Historical Background

36. Sources of Information

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

Summit County Assessor. Residential Property Appraisal Record.

Summit County Clerk and Recorder. Warranty Deed Record, book 69, pp. 104, 439.

Summit County Clerk and Recorder. Warranty Deed Record, book 101, pp. 220, 438.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **XX**

Date of Designation: **n/a**

38. Applicable National Register Criteria

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

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

XX 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;

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; Community Planning and Development

40. Period of Significance: **1898-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The Looney House is eligible for inclusion in the National Register of Historic Places, as a contributing property within the Breckenridge Historic District, under Criteria A and C. Relative to Criterion A, the property is historically significant for its association with Breckenridge's socioeconomic development between 1898 and 1951, as well as for its association with the J.P. and Anna Looney family who were the home's original owners. Under National Register Criterion C, the house is architecturally significant for its representative wood frame gabled-L plan with late-Victorian era detailing.

43. Assessment of historic physical integrity related to significance:

The Looney House's historical integrity has been moderately diminished by two shed-roofed additions built onto the rear of the original structure. Both additions, however, appear over fifty years old and are compatible with the home's original construction. Accordingly, the building is probably not individually eligible for inclusion in the National Register of Historic Places. It does qualify for the National Register, though, as a contributing resource within the Breckenridge Historic District. The garage and stable both date from the early period of the period of significance, and should also be regarded as contributing resources within the Breckenridge Historic District.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **XX**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **XX**

No:

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**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **XX**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **BREC-9**

Frame(s): **1-4**

Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **October 8, 2000**

50. Recordors: **Carl McWilliams** **Rebecca Waugh**

51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**

52. Addresses: **1607 Dogwood Court** **150 Ski Hill Road**
Fort Collins, Colorado 80525 **Breckenridge, Colorado 80424**

53. Phone numbers: **970/493-5270** **303/629-6966 ext. 142**

21. General Architectural Description (continued)

The **Stable / Storage Shed** (photos: Roll Brec-9, Frames 5-6), is a 1½-story wood frame building which measures 14' N-S by 10' E-W. The structure has a concrete slab foundation and floor, and painted yellow board-and-batten exterior walls. The roof is a moderately-pitched side gable, covered with corrugated tin roofing material over 1x wood decking and 2x wood rafters. One 4-light fixed-pane window, with a painted red wood frame and painted beige wood surrounds, is located in the upper gable end on the south elevation. A painted yellow wood-paneled door is located at the south end of the east elevation. This building appears well under fifty years of age. It is in good condition.

The **Garage** (photos: Roll Brec-9, Frames 7-8), is a 1½-story wood frame building which measures 20' N-S by 12' E-W. The structure has a concrete slab foundation and floor, and painted yellow board-and-batten exterior walls. The roof is a steeply-pitched front gable, covered with corrugated tin roofing material over 1x wood decking and 2x wood rafters. One 4-light fixed-pane window, with a painted red wood frame and painted beige wood surrounds, is located in the upper gable end on the south elevation. A set of paired plywood and 1x wood construction garage doors open onto a short concrete apron on the building's south elevation. This building is in good condition. The garage, as well as the storage shed, were probably relocated on their present foundations in 1999, as the concrete apron on the garage's south elevation is incised:

DR '99