

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.130.121 | Parcel number(s): |
| 2. Temporary resource number: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic Building Name: | Stephenson House; Evans House | |
| 6. Current Building Name: | Evans-McLean House | |
| 7. Building Address: | 102 S. French Street | |
| 8. Owner Name: | Peter Contos; Georgette Contos | |
| Owner Organization: | | |
| Owner Address: | P.O. Box 6861 | |
| | Breckenridge, CO 80424 | |



- | | |
|---|---------------------|
| 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**
SE ¼ of SW ¼ of NE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410259 mE** **4370769 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **3-5, Block 4**
 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: **43' N-S by 74' E-W**
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**
 Other roof materials:
20. Special features: **Porch**
Dormers
Fence
21. General architectural description:
The Evans House Bed & Breakfast building at 102 S. French Street is composed of the following elements: an original, circa 1886 1½-story front gabled dwelling, which measures 24' N-S (across) by 28' E-W (deep); an early (pre-1902) side-gabled addition to the east (rear) elevation of the original building, which measures 28' N-S by 15' E-W; an approximately 12' N-S by 16' E-W, low gabled connector element, which connects the east elevation of the historic dwelling with an originally detached 1½-story gabled building near the rear of the property, which measures 28' N-S by 16' E-W. This building's date of construction is unknown; however, it is not depicted on the 1914 Sanborn map. In its present configuration, the building measures 43' N-S by 74' E-W. Its exterior walls are clad with painted pale blue horizontal wood siding, with painted purple 1" by 4" corner boards. All of the gabled roof forms are covered with black asphalt composition shingles, and the eaves are boxed with painted purple wood trim. Two gabled dormers, each with a 1/1 double-hung sash window, are respectively located on the north- and south-facing roof slopes. Windows are primarily single and paired 1/1 double-hung sash, with painted wood frames and surrounds. The canted bay at the south end of the façade contains four 1/1 double-hung sash windows, with painted purple wood frames and surrounds. A painted purple, yellow

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and white wood-paneled door, with nine upper sash lights, and with a transom light, is located near the north end of the façade. This door leads into the building from an L-shaped porch which covers all of the façade and wraps around to cover the west end of the south elevation. Turned columns, with decorative brackets, support a low-pitched hipped porch roof. Two other wood-paneled doors, each with nine upper sash lights, enters into the building's south elevation.

22. Architectural style: **Late Victorian**
 Building type: **N/A**
23. Landscape or special setting features: **This well-cared for property is located on the west side of S. French Street in the block between Lincoln and Washington Avenues, in the heart of the Breckenridge Historic District. St. James the Baptist Episcopal Church is located next door to the north.**
24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1886** Actual:
 Source of information: **Sanborn Fire Insurance Map dated August 1886**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **W.B. Stephenson**
 Source of information: **Town of Breckenridge Department of Community Development files.**
29. Construction history:
Sanborn Insurance maps reveal that the original portion of this building was constructed sometime between 1883 and 1886. This is the front gabled section closest to French Street, which measures approximately 24' N-S by 28' E-W, with a prominent bay window at the south end of the façade. Subsequent Sanborn maps show that by 1902, a rear, side gabled wing, measuring approximately 28' N-S by 15' E-W, had been onto the east elevation of the original building. This created an offset L-shaped dwelling which is depicted on both the 1902 and 1914 Sanborn maps. At an unknown date after 1914, a separate 1½-story building was constructed toward the rear (east end) of the lot, measuring 28' N-S by 16' E-W. This originally separate building was joined with the main building by a low gabled connector, probably in 1997-1998.
30. Original location: **Yes** Moved: **No** Date of move(s) **N/A**:

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/ Single Dwelling**
32. Intermediate use(s): **Domestic/ Single Dwelling**
33. Current use(s): **Domestic/ Hotel**
34. Site type(s): **Former residence; presently a bed and breakfast**

35. Historical background:

Local pharmacist W.B. Stephenson had the original portion of this two-story house built circa 1886. After his death in 1897, it became the Evans-McLean House. That year, Maude McLean was appointed Breckenridge Postmistress. She lived in this house with her mother, Mrs. W.H. Evans, until 1901. Maude was the sister of Harry Evans, who was the proprietor of Evans Pharmacy on Main Street. By June of 1899, the post office and Evans' Pharmacy were located under one roof.

In 1904, Harry Evans and his new bride moved into the house. The property later housed a private boardinghouse, and recently, the Evans House Bed & Breakfast. Recent owners include Clay Cotton, and present owners Peter and Georgette Contos. The Contos' operate the property as the Evans House Bed & Breakfast.

36. Sources of information:

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

***Summit County Journal*, January 26, 1901.**

***Summit County Journal*, November 30, 1901.**

***Summit County Journal*, December 31, 1904.**

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:
- Built circa 1886, and with a pre-1902 addition, this building is historically significant for its association with Breckenridge's socioeconomic development during the "Town Phase" and Stabilization Phase" period's of the town's growth. It is also architecturally notable for its Late Victorian architectural characteristics, including a prominent bay window, and turned porch columns. 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. Moreover, the building's significance is very slightly diminished by modern alterations (described above in sections 21 and 29). The building, though, does 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. Overall a sense of time and place of a late 19th century, late Victorian era, dwelling is still very much in evidence.**

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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**

VII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-2; Images 78-82** 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 22, 2006**
50. Recorder(s): **Carl McWilliams** **Rebecca Waugh**
51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**
52. Address: **1607 Dogwood Court
Fort Collins, CO 80525** **150 Ski Hill Road
Breckenridge, CO 80424**
53. Phone number(s): **(970) 493-5270** **(303) 629-6966 ext. 142**

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Sketch Map

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Location Map