

**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.130.136** Parcel number(s):
- 2. Temporary resource number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic Building Name: **Harris House**
- 6. Current Building Name: **Eagle's Nest Lodge**
- 7. Building Address: **311 S. French Street**
- 8. Owner Name: **Kevin O'Neil; Ramona O'Neil**
- Owner Organization:
- Owner Address: **4 Third Street**  
**Colorado Springs, CO 80906**



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

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**  
**NE ¼ SW of ¼ of SE ¼ of SW ¼ of Section 31**
10. UTM reference  
 Zone: **13** **410247 mE** **4370455 mN**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **11-13, Block 9 (Tract C Dianne's House Sub/ AB 9 11-13)**  
 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): **Rectangular Plan**
15. Dimensions in feet: **48' N-S by 18' E-W**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/ Vertical Siding**
18. Roof configuration: **Shed Roof**
19. Primary external roof material: **Asphalt Roof**  
 Other roof materials:
20. Special features: **Porch**  
**Fence**
21. General architectural description:  
**This single-story wood frame building measures 66' N-S by 18' E-W. Set back more than eighty feet from the curb at S. French Street to the east, the building is supported by a low concrete foundation, and its exterior walls are clad with board-and-batten wood siding. A shed roof (nearly flat) is covered with rolled black asphalt roofing material, and is penetrated by three large skylights. A set of paired, square, single-light fixed-pane windows penetrate the façade wall on the east elevation. A set of paired, painted buff red, wood-paneled doors, each with one upper sash light, comprise the main entry into the building near the south end of the east elevation. These doors enter into the building from a small flagstone and gravel porch/ patio. Two sets of paired glass-in-wood-frame doors, are respectively located near either end of the west (rear) elevation. A band of four, vertically-oriented, awning and fixed-pane windows are located between the doors along the west elevation. Horizontal sliding plywood doors provide access to a 2½' by 16' enclosed shed-roofed storage area on the south elevation.**
22. Architectural style: **Modern Movements**  
 Building type: **N/A**

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23. Landscape or special setting features:

**This property is located on the west side of S. French Street, in the block between Adams and Jefferson Avenues, near the south end of the Breckenridge Historic District. The unobtrusive dwelling is tucked well back from the street, overshadowed by larger buildings on either side at 309 and 313 French Street. The property's small rear yard, and side yard to the north are enclosed by a wood privacy fence.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1973**

Source of information: **Town of Breckenridge, Department of Community Development files.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

**Town of Breckenridge Department of Community Development files indicate that this residence was built in 1973, and that it was remodeled in some manner in 1984.**

30. Original location: **Yes** Moved: **No** 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): **Residence/ Vacation Home**

35. Historical background:

**Known as Eagle's Nest Lodge, this building was constructed in 1973. Apparently having served primarily as a vacation home, its known owners include Kevin and Ramona O'Neil, and Dianne's Homeowner's Association.**

36. Sources of information:

**Summit County Assessor Commercial Property Appraisal Record.**

**Town of Breckenridge, Department of Community Development files.**



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## VII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-1; Images 139-142** 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 10, 2006**
50. Recorder(s): **Carl McWilliams** **Rebecca Waugh**
51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**
52. Address: **1607 Dogwood Court** **150 Ski Hill Road**  
**Fort Collins, CO 80525** **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