

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.130.161** Parcel number(s):
- 2. Temporary resource no.: **N/A** **2211-3131-17-003**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **McNamara House, Milne House**
- 6. Current building name: **Milne House**
- 7. Building address: **100/102 N Harris Street**
- 8. Owner name and address: **Town of Breckenridge**
P.O. Box 168
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
SW ¼ of SE ¼ of NE ¼ of SW ¼ of section 31
10. UTM reference (NAD27)
Zone 13N; 410355 mE 4370845 mN
11. USGS quad name: **Breckenridge**
Year: 1987 Map scale: 7.5'
12. Lot(s): 3, 4 Block: 8
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: **984 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side-Gabled Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
20. Special features: **Porch, Fence**
21. General architectural description:
Milne House (102 N. Harris Street)
This single-story wood frame building is composed of the following elements: a main side-gabled section, which faces toward Harris Street to the west, measures 25' N-S by 17' E-W; a shed-roofed extension to the south end of the east (rear) elevation measures 13' N-S by 31' E-W; a saltbox-roofed addition to the north end of the east elevation measures 13' N-S by 13' E-W. The building is supported by a wood timbers on grade foundation, and its exterior walls are primarily clad with painted yellow horizontal wood siding with painted brown 1' by 4' corner boards. However, the east elevation wall of the saltbox-roofed section is made of whole round logs, while the north and east elevation walls of the shed-roofed section are clad with unpainted board-and-batten. The gable, shed and saltbox roof forms are covered with wood shingles, and the eaves are boxed with painted brown wood trim. A painted brown wood-paneled door, with two vertically-oriented upper sash lights with rounded tops, enters the façade (west elevation) from wood stoop and sidewalk. There are two other wood-paneled doors, each with two vertically-oriented upper sash lights: one enters the shed-roofed extension on the south elevation; the other enters the saltbox-roofed section on its east elevation. All of the building's windows have painted brown wood frames and surrounds. One 4/4 double-hung sash window penetrates the west elevation. A 4/4 double-hung sash window, two sets of paired 4/4 double-hung sash windows, and a 4-light hopper window are located on the south elevation. A 4/4 double-hung sash window penetrates the south end of the east elevation. A 2/2 double-hung sash window is located on the north elevation.
22. Architectural style/building type: **Late Victorian**

23. Landscaping or special setting features:

Known as Milne Park, this property is located at the northeast corner of Harris Street and Lincoln Avenue. A historic black wrought iron fence parallels the south and west property lines. The property is well-maintained, with a planted grass lawn, native trees, and low native plants.

24. Associated buildings, features, or objects:

Eberlein House (100 N. Harris Street)

This is a 1½-story, side-gabled, wood frame building which measures 12' N-S by 28' E-W. The building's east end comprises a coal shed which is believed to be part of the original construction. It is supported by a wood timbers on grade foundation, and its exterior walls are primarily clad with painted cream yellow horizontal wood siding with painted blue 1" by 4" corner boards. The east elevation wall, however, is stained natural brown board-and-batten. The side-gabled roof is moderately-pitched, and is covered with corrugated metal roofing material. A painted cream yellow wood-paneled door enters the west end of the south elevation. The eaves are boxed with painted blue wood trim. A set of paired 2/2 double-hung sash windows, with painted cream yellow wood frames and painted blue wood surrounds, are located on the west elevation. A 4/4 double-hung sash window, and a 6-light hopper window, both with a painted cream yellow wood frames and painted blue wood surrounds, are located on the south elevation. A 4-light window penetrates the east elevation's upper gable end. A window opening at the east end of the north elevation is shuttered with vertical wood planks, side-hinged with metal strap hinges.

Privy

A wood frame privy, located just northeast of the Milne House, measures 6' N-S by 5½' E-W. It is supported by a wood timbers on grade foundation, with a wood plank floor. Its exterior walls are clad with unpainted horizontal weatherboard siding with 1" by 4" corner boards. The privy is covered by a moderately-pitched front-gable roof, with wood shingles laid over 1x wood decking and 2x wood rafters. A vertical wood plank door is located on the south elevation. A small window opening penetrates the east elevation.

IV. ARCHITECTURAL HISTORY

23. Date of Construction: **Milne House, 1880; Eberlein House, ca. 1877; Privy, ca. 1890s**
 Source of information: **Summit County Clerk and Recorder, Warranty Deed book 1, page 111.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder/Contractor: **John and Maggie McNamara**
 Source of information: **Summit County Clerk and Recorder, Warranty Deed book 1, page 111.**
28. Original owner: **John and Maggie McNamara**
 Source of information: **Summit County Clerk and Recorder, Warranty Deed book 1, page 111.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The McNamara/Milne House at 102 N. Harris Street was constructed in 1890 by John and Maggie McNamara. The Eberlein House at 100 N. Harris Street was built three years earlier, by William and Jeanette Eberlein, at a site along the Blue River near North Main Street. This building was moved here to Alice G. Milne Park in 1989.

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:

The McNamara/Milne and Eberlein Houses are historically significant for their association with Breckenridge's residential development dating from the time of their construction in the late 1870s and early 1880s. They are also architecturally significant for their representative, modest, wood frame plans and understated Late Victorian era architectural characteristics. This property may be regarded as a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays a high standard 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 buildings are minimally altered from their historic appearance. The historic wrought iron fence enhances the integrity of setting. The Eberlein House has been moved from its original location. Its diminutive size and scale, and modest architectural characteristics fit well within the Breckenridge Historic District.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. 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 15-24**

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**

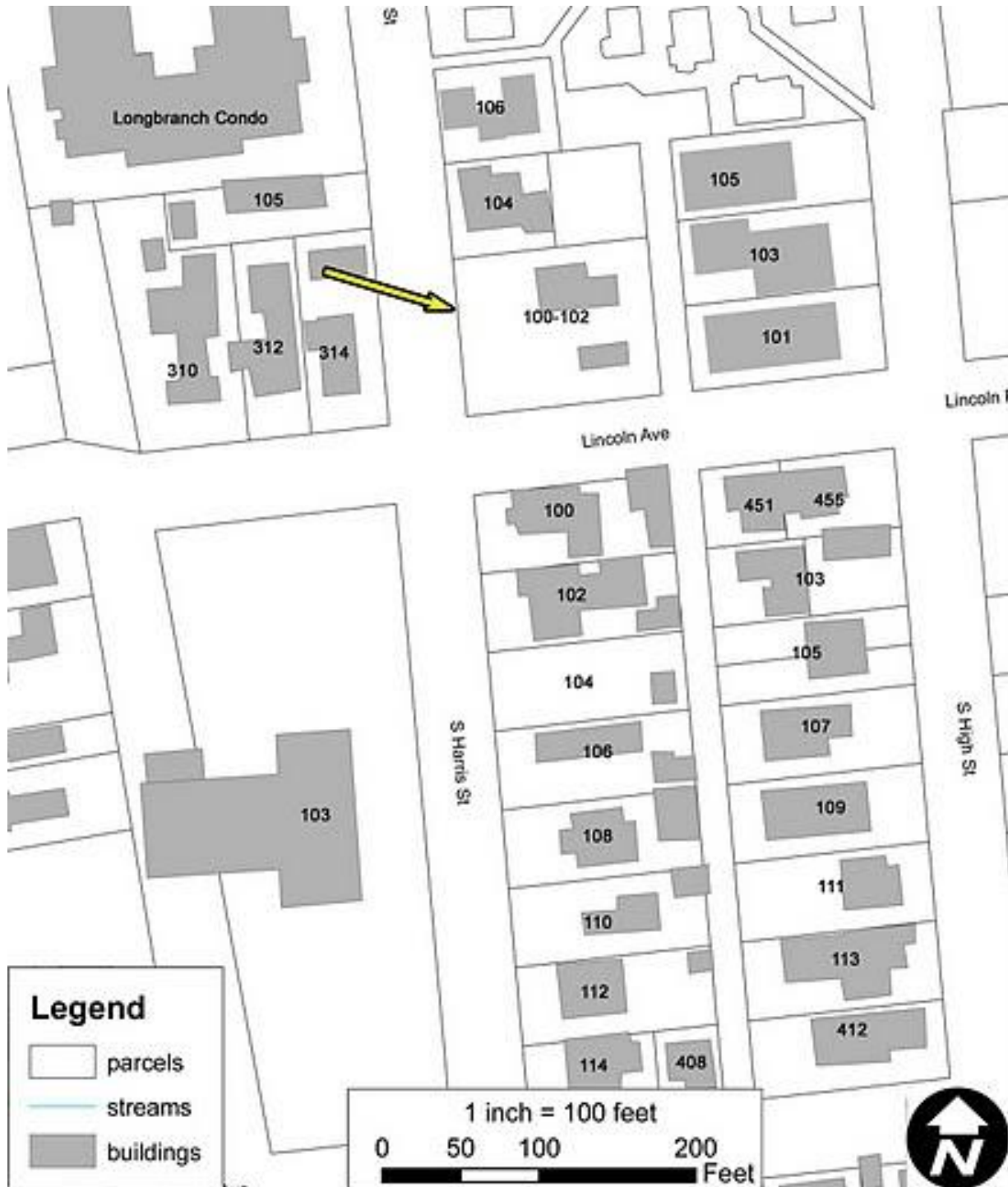
50. Recorder(s): **Carl McWilliams, Rebecca Waugh, Timothy Wilder**

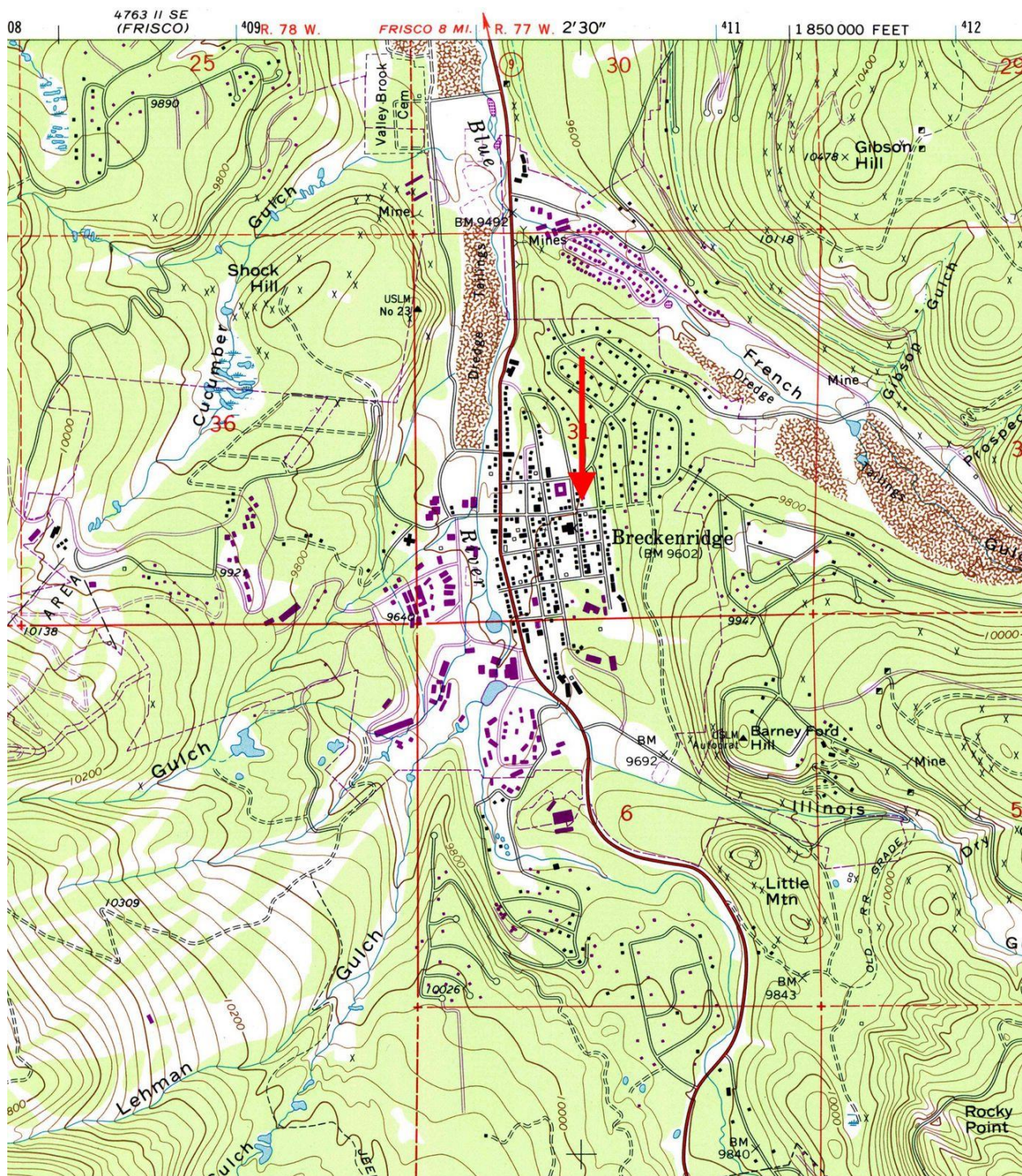
51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map





Location Map

