

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:        | <b>5ST.130.171</b>               | Parcel number(s):       |
| 2. Temporary resource no.: | <b>N/A</b>                       | <b>2211-3134-20-003</b> |
| 3. County:                 | <b>Summit</b>                    |                         |
| 4. City:                   | <b>Breckenridge</b>              |                         |
| 5. Historic building name: | <b>Brower House</b>              |                         |
| 6. Current building name:  | <b>McCormick House</b>           |                         |
| 7. Building address:       | <b>203 S. Harris Street</b>      |                         |
| 8. Owner name and address: | <b>Charles B. McCormick, Jr.</b> |                         |
|                            | <b>P.O. Box 444</b>              |                         |
|                            | <b>Breckenridge, CO 80424</b>    |                         |



---

Individual National Register field eligibility: **Not Eligible**

Local Landmark Eligibility Assessment: **Not Eligible/Noncontributing to National Register district**

---

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6** Township **6S** Range **77**  
**SW ¼ of NE ¼ of SE ¼ of SW ¼ of section 31**
10. UTM reference (NAD27)  
Zone **13N**; **410380** mE **4370444** mN
11. USGS quad name: **Breckenridge**  
Year: **1987** Map scale: **7.5'**
12. Lot(s): **2** Block: **3**  
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): **Rectangular Plan**
15. Dimensions in feet: **1124 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: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**

21. General architectural description:

**This single-story wood frame dwelling is supported by a non-historic, painted black, concrete foundation which extends approximately three feet above grade. A 1/1 double-hung sash basement window penetrates the foundation wall near the north end of the east elevation. The house's exterior walls are clad with painted yellow horizontal wood siding, with painted pale blue 1" by 4" corner boards. The roof is a moderately-pitched side gable, with brown asphalt composition shingles, and with painted pale blue and white rafter ends exposed beneath the eaves. Two non-historic bubble skylights are located on the south-facing roof slope. The home's primary entry is located on the north elevation, facing away from Harris Street. Here, a painted blue, with white trim, wood-paneled door enters the house from a wraparound porch which covers the west end of the north elevation and the north end of the west (rear) elevation. The porch is approached by three wooden steps, and features a wood plank floor, a painted pale blue and white open wood railing, turned columns, and a low-pitched hipped porch roof. Two historic, canted, hipped-roof oriel windows, each with three single-light fixed-pane windows, are located on the east elevation, facing Harris Street. Single 4/4 double-hung sash windows, with painted blue wood frames and painted yellow wood surrounds, are located on the north and south elevations.**

22. Architectural style/building type: **No Defined Style**

23. Landscaping or special setting features:

**This well-maintained house is located on the west side of S. Harris Street, the second property north of Washington Avenue.**

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

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **1964** Actual:
- Source of information: **Summit County Assessor files; Summit County Clerk and Recorder files**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder/Contractor: **Unknown**
- Source of information: **N/A**
28. Original owner: **Peter Brower (possibly)**
- Source of information: **Summit County Clerk and Recorder, Reception # 197448, October 1, 1979.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**Summit County Assessor files and Summit County Clerk and Recorder files indicate that this house was built in 1964. It is possible that the 1964 construction modified an earlier dwelling.**
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:  
**Summit County Clerk and Recorder, and Assessor, files indicate that this house was built in 1964. In the years prior to 1979, it was owned by Peter Brower. On October 1, 1979, Brower deeded the property to Charles McCormick for \$89, 300.00, and it has remained with the McCormick family from that time to the present (June 2010).**

## 36. Sources of information:

**Summit County Assessor files.**

**Summit County Clerk and Recorder files.**

**Reception #197448, October 1, 1979**

**Reception #198057, October 15, 1979**

**Town of Breckenridge. Department of Community Development Files.**

**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:

**Built in 1964, this dwelling is at present less than fifty years of age. As such, it may be regarded as a non-contributing property within the Breckenridge Historic District.**

43. Assessment of historic physical integrity related to significance:

**This property displays an overall 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.**

**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? **Noncontributing**

**VIII. RECORDING INFORMATION**

47. Photograph numbers: **CD #1, Images 97-99**

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**

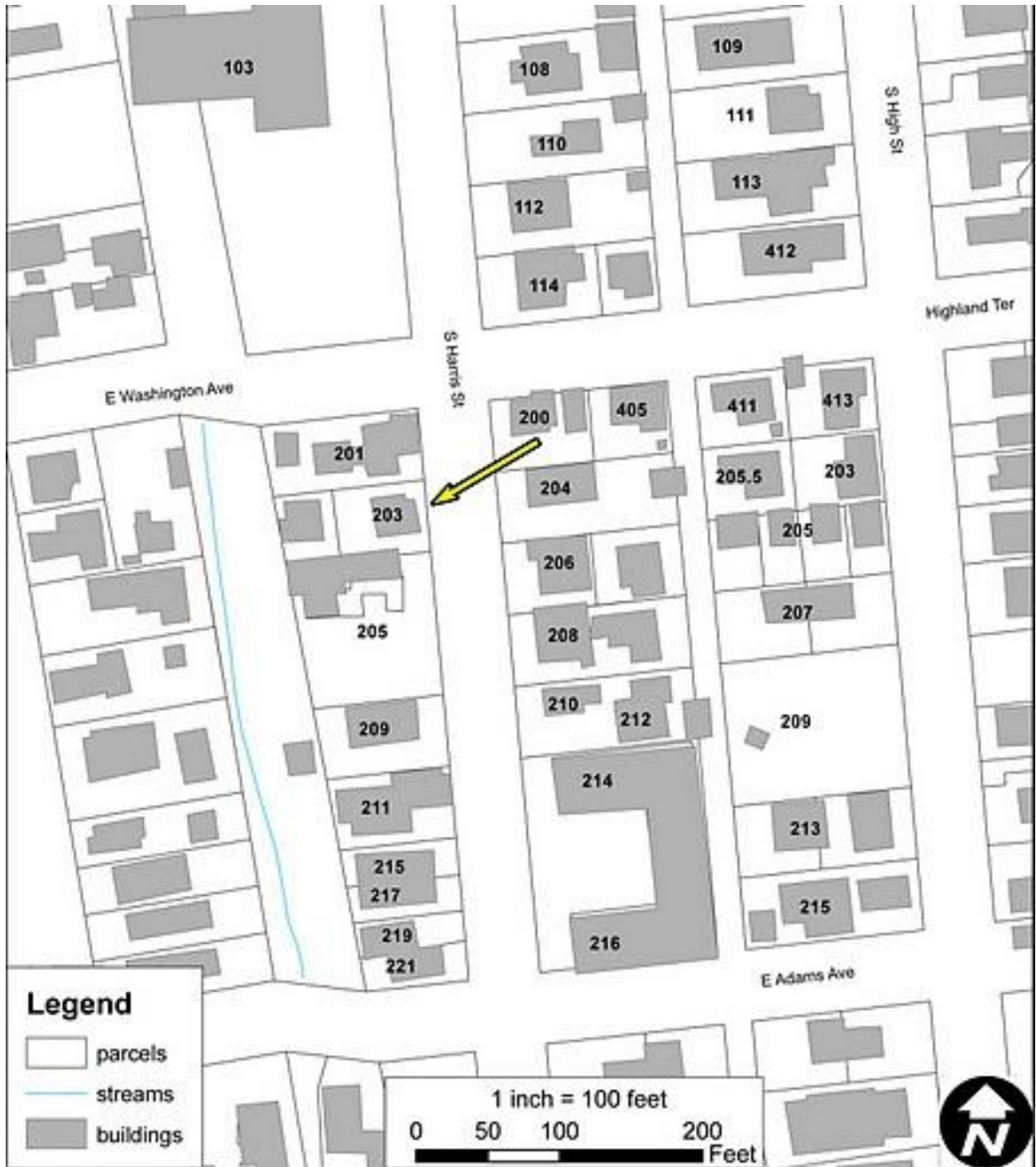
50. Recorder(s): **Carl McWilliams, Rebecca Waugh, Timothy Wilder**

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

