

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: **5ST.130.179** Parcel number(s):
- 2. Temporary resource no.: **N/A** **2211-3134-22-019**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Blundell House; Huntington House**
- 6. Current building name: **McGovern / Dupey House**
- 7. Building address: **413 Washington Avenue**
- 8. Owner name and address: **Kathleen McGovern and Jeffery S. Dupey**
P.O. Box 2634
Breckenridge, CO 80424



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**
SE ¼ of NE ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (**NAD27**)
Zone **13N**; **410475** mE **4370467** mN
11. USGS quad name: **Breckenridge**
Year: **1987** Map scale: **7.5'**
12. Lot(s): **16A** Block: **6**
Addition: **Yingling & Mickles** 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): **T-Shaped Plan**
15. Dimensions in feet: **1130 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Gabled Roof/Side-Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch, Fence**
21. General architectural description:
This is a 1½-story side-gabled residence, with a gabled extension to the south (rear) elevation, and a small hipped roof extension to the west end of the gabled extension. The house is supported by a low painted pale green concrete foundation which extends approximately 2½ feet above grade. The exterior walls are clad with green horizontal metal siding, while the roof is covered with grey asphalt composition shingles, and the eaves are boxed with painted white wood trim. Two non-historic bubble skylights are located on the south-facing roof slope. A non-historic two-story hipped-roof canted bay is located on the west elevation. Windows elsewhere are primarily 1/1 double-hung sash with painted cream white wood frames and surrounds. A 4-step wooden stoop on the north elevation leads to a white metal-paneled door which enters into a small enclosed gabled front porch. A white metal-paneled door, with nine upper sash lights, enters the south elevation from an open porch. This porch has a concrete floor, and a shed roof supported by painted cream yellow 4" by 4" wood posts.
22. Architectural style/building type: **No Defined Style**
23. Landscaping or special setting features:
This property is located at the southwest corner of Washington Avenue and High Street. A painted white picket fence encloses a small yard north of the house. A painted white picket fence and wood privacy fence enclose a larger backyard south of the house.

24. Associated buildings, features, or objects:

Garage/Shed

A garage/shed is located near the northwest corner of the property. This utilitarian structure measures approximately 12' N-S by 20' E-W, and is supported by a concrete foundation. Its exterior walls are clad with unpainted vertical wood siding, and it is covered by a very low-pitched front gable roof, with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. A set of paired wooden doors, side-hinged with metal strap hinges, are located on the north elevation.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1909** Actual:
- Source of information: **Summit County Assessor, Residential Property Appraisal Record**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder/Contractor: **Unknown**
- Source of information: **N/A**
28. Original owner: **Ira and Bessie Blundell**
- Source of information: **Town of Breckenridge, Department of Community Development files.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
- This house was built at "Old Dillon" circa 1909. It was moved to its present location in Breckenridge in 1961, in advance of the construction of Lake Dillon Reservoir and Dam. Additions to the historic dwelling (described above in section 21) postdate its move to Breckenridge.**
30. Original location: **no** Date of move(s): **1961**

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:

Dean and Clara Huntington relocated this house from Old Dillon, Colorado, in 1961 when the construction of the Lake Dillon Reservoir and Dam forced the evacuation of this historic mountain town.

The house was built circa 1909, in Dillon, for the Ira Blundell Family. Mr. Blundell came to Summit County in 1907 as a U.S. Forest Ranger at the Dickey Ranger Station, in which capacity he served for twelve years. He and Bessie Warren were united in marriage on April 24, 1908. No children were born to that union. Ira became the new postmaster of Dillon in 1922, which covered two rural routes. He also ran a general store in connection with the office. He died in 1942, after living in Dillon for 35 years.

Robert and Maryanne Cameron and Susan Daley are among the property's most recent owners, in Breckenridge.

36. Sources of information:

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:

This house has lost its historic associations with the community of "Old Dillon," where it was constructed circa 1909. It has been in its current location in Breckenridge for just under fifty years. As a result, insufficient time has elapsed for the building to develop historical associations in Breckenridge.

43. Assessment of historic physical integrity related to significance:

This property displays a less than ideal 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. The house was moved from its original location in 1961. Subsequent to the move, the historic house's integrity has been diminished by a modest rear addition, by the application of metal siding, and by the installation of two bubble skylights on the south-facing roof slope.

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 151-153**

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**

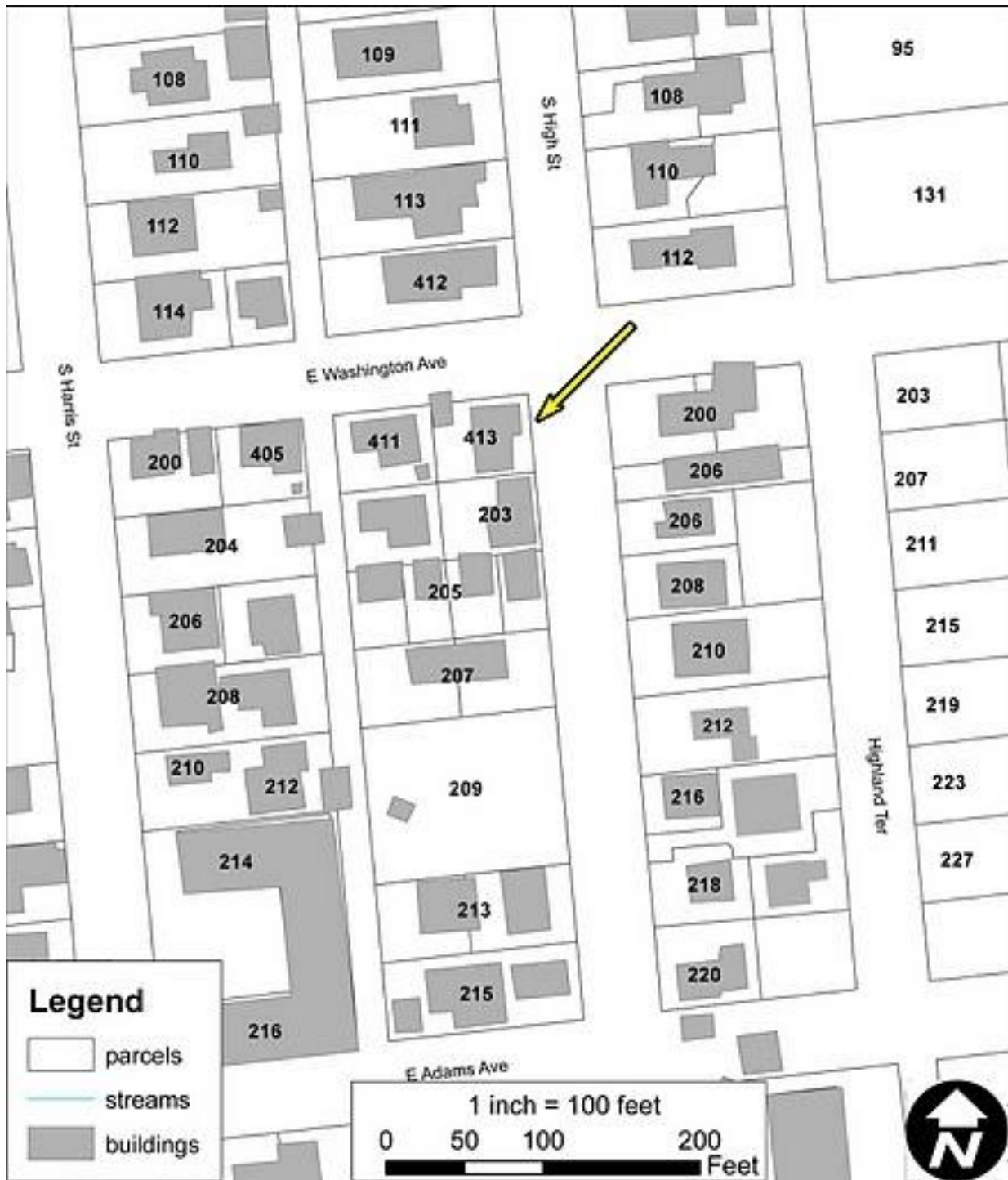
50. Recorder(s): **Carl McWilliams, Rebecca Waugh, Timothy Wilder**

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

