

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.20**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Murchie Harris House**
- 6. Current building name: **Thornsberry House**
- 7. Building address: **319 N. French Street**
- 8. Owner name: **Vida A. Thornsberry**  
 Owner address: **1156 S. Quitman Street**  
**Denver, CO 80219**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**SW<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of section 31**
- 10. UTM reference  
 Zone **13**  
 Easting: **410190**  
 Northing: **4371020**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987)7.5'**
- 12. Lot(s): **25** Block: **n/a**  
 Addition: **Snider Addition** Year of Addition **pre-1900**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

- 22. Architectural style / building type:

**Other Style / Cross Gabled Wood Frame Dwelling**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_ Determined Eligible - National Register
  - \_\_\_ Determined Not Eligible - National Register
  - \_\_\_ Determined Eligible - State Register
  - \_\_\_ Determined Not Eligible - State Register
  - \_\_\_ Needs Data
  - \_\_\_ Contributes to eligible National Register District
  - \_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

- 14. Building plan (footprint, shape):  
**L-Shaped Plan**
- 15. Dimensions in feet: **~756 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material  
**Wood / Weatherboard**
- 18. Roof configuration (enter one):  
**Gabled Roof / Cross Gabled Roof**
- 19. Primary external roof material (enter one):  
**Asphalt Roof**
- 20. Special features (enter all that apply):

**21. General Architectural Description**

Presently used as a rental, this modest residence is located on the west side of French Street, near the north end of Breckenridge's historic residential and downtown commercial areas. The building's overall dimensions are approximately 27' N-S by 23' E-W, including a cross gabled main portion and a shed-roofed extension to the north. The house is supported by a concrete foundation, which appears to have been poured some years after the house was built. The foundation is considerably higher to the west (rear) because the building is constructed into a steep hillslope which descends to an alley and to Main Street. The exterior walls are painted yellow horizontal weatherboard siding, with painted dark green 1" by 4" corner boards, over wood frame construction. The cross gabled roof is covered with black asphalt shingles, and has painted dark green boxed eaves. There are no dormers or chimneys. Windows on the east elevation (facade), include one 1/1 double-hung sash, and one 2/2 double-hung sash. There are two 1x1 horizontal sliding windows on the south elevation, while on the north elevation, there are three small single-light fixed-pane or hopper windows. On the west, or rear, elevation, there is one 1x1 horizontal sliding window, and two 9-light hopper windows. There is also one 4-light basement window on the west elevation. All of the windows have painted green or white wood frames and surrounds. A painted yellow wood-paneled front door, with three upper sash lights, opens onto a concrete stoop on the east elevation. A secondary entrance is located on the south (side) elevation, where a painted dark green wood-paneled door, with one upper sash light, opens onto a wood stoop.

**29. Construction History (include description and dates of major additions, alterations, or demolitions:**

Summit County Assessor records, and Summit County Clerk and Recorder records indicate that this dwelling was constructed in 1940. The building's exterior has been minimally altered since that time. A shed-roofed extension to the north elevation may be part of the original construction.

**23. Landscape or setting special features:**

This property is located on the west side of French Street, near the north end of Breckenridge's historic core residential area. A steep slope, behind the building, descends to an alley and to Main Street.

**24. Associated buildings, features, or objects****n/a****IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual **1940**

Source of information:

**Summit County Assessor, Residential Property Appraisal Record.****26. Architect:****n/a**

Source of information:

**n/a****27. Builder/ Contractor:****unknown**

Source of information:

**unknown****28. Original owner:****Emily T. Murchie (Harris)**

Source of information:

**Summit County Clerk and Recorder: Warranty Deed, book 115, page 383.****30. Original location: **yes****

Moved

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**

**35. Historical Background**

Emily T. Murchie Harris purchased this empty lot on which to build her mountain retirement home from Edward T. Stuard on August 5, 1940. Emily, a widow, and a close friend of Helen Rich and Belle Turnbull, lived quietly in this modest house for the rest of her life. (Helen Rich and Belle Turnbull were regionally prominent poets and authors who lived next door at 317 N. French Street.). Vida A. Thornsberry of Denver has owned the property since June 8, 1979.

**36. Sources of Information**

Summit County Assessor Residential Property Appraisal Record.

Summit County Clerk and Recorder. Warranty Deed Record, book 115, p. 383.

---

## VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. Applicable National Register Criteria

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** 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;

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:

**Architecture; Community Planning and Development**

40. Period of Significance: **1940-1951**

41. Level of Significance:

National:

State:

Local: **xx**

### 42. Statement of Significance

This property is historically significant, relative to National Register of Historic Places Criterion A. In this regard, the property is notable for its association with the theme of community development in Breckenridge - from the end of the Depression-era years, through the end of World War II, and into the early 1950s. Architecturally, under National Register Criterion C, this building is locally notable for its vernacular cross gabled architectural design. Although its level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register, this property should be regarded as contributing resource within the Breckenridge Historic District.

### 43. Assessment of historic physical integrity related to significance:

This property displays above average historical integrity. A shed-roofed extension to the north elevation appears to be part of the building's original design. The house's concrete foundation appears relatively new, and some window patterns may have been altered. No other additions or alterations to the original building were noted at the time of survey.

Resource Number: **5ST130.20**

Temporary Resource Number: **N/A Architectural Inventory Form**

(Page 5 of 5)

---

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **XX**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **XX**

No:

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**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **XX**

Noncontributing:

## VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **BREC-12**

Frame(s): **8-12**

Negatives filed at: **Town of Breckenridge  
150 Ski Hill Road  
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **October 9, 2000**

50. Recorders: **Carl McWilliams** **Rebecca Waugh**

51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**

52. Addresses: **1607 Dogwood Court** **150 Ski Hill Road**  
**Fort Collins, Colorado 80525** **Breckenridge, Colorado 80424**

53. Phone numbers: **970/493-5270** **303/629-6966 ext. 142**