

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.35**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Goodier House**
- 6. Current building name: **McMenamy House**
- 7. Building address: **301 North Main Street**
- 8. Owner name: **Bernard P. McMenamy**  
 Owner address: **100 Watson Avenue**  
**Breckenridge, CO 80424**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**NE¼ of NE¼ of NW¼ of SW¼ of section 31**
- 10. UTM reference  
 Zone **13**  
 Easting: **410030**  
 Northing: **4370880**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **1** Block: **n/a**  
 Addition: **Snider's Addition** 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.**

22. Architectural style / building type:

**Other Style / Wood Frame Front Gabled 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):  
**Irregular Plan**
- 15. Dimensions in feet: **1267 square feet**
- 16. Number of stories: **two**
- 17. Primary external wall material  
**Wood / Horizontal Siding**  
**Wood / Vertical Siding**
- 18. Roof configuration (enter one):  
**Gabled Roof / Front Gabled Roof**
- 19. Primary external roof material (enter one):  
**Asphalt Roof**
- 20. Special features (enter all that apply):  
**Porch**

**21. General Architectural Description**

Located just east of the Blue River near the north end of downtown Breckenridge, this historic residence dates to 1904. The present structure is comprised of the original 16' N-S by 30' E-W two-story gabled dwelling, with two relatively old shed-roofed additions to the north elevation, and a newer flat-roofed addition to the west (rear) elevation. The building is likely supported by a stone or concrete foundation, and there is about 3' of overburden on the south elevation. The original gabled dwelling, and the flat-roofed addition to the west, have stained natural brown horizontal wood siding. The shed-roofed additions to the north elevation have board-and-batten exterior walls. The roofs are covered with rolled green asphalt roofing material, and the eaves are boxed. There are no chimneys. Window patterns include 6-light casements, 1/1 double-hung sash, and 4/4 double-hung sash, all with painted white wood frames and surrounds. A painted white wood-paneled door, with nine upper sash lights, opens onto a wood plank porch on the house's east elevation (facade). A set of paired wood-paneled doors are located near the north end of the second story of the facade. These doors, which are no longer in use, each have two slender, vertically-oriented upper sash lights, and are decorated with a wood balustrade with turned balusters and with a flower box. The flat roof of the addition to the west elevation serves as a second-story balcony. A set of paired glass-in-wood-frame atrium doors open onto the balcony from the original building's second story. **(Please see continuation sheet.)**

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

Bernard and Linda McMenemy, who have resided here for the past thirty years, believe their house was constructed in 1904. They reported that it was used originally built as a residence, became a manger or stable, and was later converted back to residential use. The garage, located just north of the house, was moved here in the 1980s from a site on French Street. It was formerly owned by St. Mary's Parish and was constructed between 1886 and 1890. The secondary residence was reportedly built circa 1920.

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

This property is located on the north side of Watson Avenue, just east of the Blue River, near the north end of downtown Breckenridge. The house is set back just a few feet from Watson Avenue on its south elevation.

**24. Associated buildings, features, or objects**

**Please see continuation sheet**

**IV. ARCHITECTURAL HISTORY**

**25. Date of Construction:**

Estimate

Actual **1904**

Source of information:

**Linda McMenemy**

**26. Architect:**

**n/a**

Source of information:

**n/a**

**27. Builder/ Contractor:**

**unknown**

Source of information:

**n/a**

**28. Original owner:**

**Joseph F. Reeder**

Source of information:

**Summit County Clerk and Recorder. Quit Claim Deed. book 29, p. 217.**

**30. Original location: yes**

Moved **no**

Date of move(s) **n/a**

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Single Dwelling**

32. Intermediate use(s): **Barn**

33. Current use(s): **Single Dwelling**

34. Site type(s): **Residence**

**35. Historical Background**

**36. Sources of Information**

McMenamy, Linda. Oral interview with Carl McWilliams, October 8, 2000.

Sanborn Fire Insurance Maps, dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor Residential Property Appraisal Record.

Summit County Clerk and Recorder. Quit Claim Deed Record, book 20, p. 40.

Summit County Clerk and Recorder. Quit Claim Deed Record, book 29, p. 217.

Summit County Clerk and Recorder. Quit Claim Deed Record, book 52, p. 104.

Summit County Treasurer. Trust Deed Record, book 35, p. 316.

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**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: **1904-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This property is historically significant under National Register of Historic Places Criterion A for its association with Breckenridge's historical development as a successful mining community during the first half of the 20th century. Reportedly built in 1904, the McMenemy House is also architecturally important, under National Register Criterion C for its vernacular wood frame front gabled plan. It is representative of Breckenridge's vernacular dwellings dating from the years surrounding the turn of the twentieth century. Although the property's level of significance in these regards is likely not to the level that it would qualify for individual listing in the National Register, this property should be regarded as contributing resource within the Breckenridge Historic District. The garage and secondary residence also both date from the period of significance, and display a high level of integrity. As such, both of these structures should be considered contributing resources within the Breckenridge Historic District. The garage is particularly notable for its pressed tin exterior walls.

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

The McMenemy House, along with two related secondary buildings, displays a high degree of historical integrity. There have been no major additions, and only minimal exterior alterations carried out subsequent to the period of significance.

**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-7**

Frame(s): **20-24**

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 8, 2000**

50. Recordors: **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**

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**21. General Architectural Description (continued)**

A **Secondary Residence** is located at 102 Watson Avenue. This building (photos: Roll Brec-7, Frames 16-19), measures 14' N-S by 38' E-W and is supported by a wood timbers on grade foundation. Currently used as a rental, the structure has stained natural brown vertical wood plank exterior walls, and a shed roof with rolled brown asphalt roofing material. The roof eaves are boxed. Four 6/6 double-hung sash windows, with painted white wood frames and surrounds, are located along the building's south elevation. One 4-light hopper or fixed-pane window is located on the east elevation. There are two painted white wood-paneled entry doors on the facade (south elevation). The original entry door is centered on the south elevation, and has no lights. The second entry door, was not part of the building's original design; it is located at the east end of the south elevation, and has nine upper sash lights. This building faces to the south, onto a gravel parking lot which extends to Watson Avenue to the south.

A 1½-story **Garage** is located a few feet north of the main house. This building (photos: Roll Brec-8, Frames 1-4), measures 20' N-S by 21' E-W and is supported by stone piers. The utilitarian structure has a wood plank floor, and a steeply-pitched front gable roof with rusted corrugated tin roofing material over 1x wood decking and exposed 2x wood rafters. The building is of wood frame construction, with painted white pressed tin exterior walls in a faux stone pattern. There are no chimneys. Windows include two 4-lights on the north elevation, one 4-light on the south elevation, and two 4-lights on the west elevation, all with painted blue wood frames and surrounds. One plywood-covered window is located in the upper gable end on the west elevation. Two large horizontal sliding bypass garage doors are located on the building's east elevation (facade). These doors are of wood frame construction, clad with painted white pressed tin in the faux stone pattern. A narrow, single, painted blue, wood-paneled door enters the building at the east end of the north elevation. There is also a narrow, painted blue, wood-paneled door in the upper gable end on the east elevation.