

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

 9
 Determined Not Eligible- SR

Need Data

Contributes to eligible NR District

Noncontributing to eligible NR District

I. IDENTIFICATION

- | | | | |
|----|-------------------------|--|----------------------|
| 1. | Resource number: | 5ST.130.198 | Parcel number(s): |
| 2. | Temporary resource no.: | N/A | 2211313417005 |
| 3. | County: | Summit | |
| 4. | City: | Breckenridge | |
| 5. | Historic building name: | Amerine House | |
| 6. | Current building name: | Colvin House | |
| 7. | Building address: | 224 S. Ridge Street | |
| 8. | Owner name and address: | Dinah Turner Colvin and John Kenneth Colvin
P. O. Box 2616
Breckenridge, CO 80424 | |



National Register eligibility assessment: **Not Eligible / Noncontributing to NR District**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Not Eligible**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**
NW ¼ of SW ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (NAD83)
Zone **13: 410251 mE 4370565 mN**
11. USGS quad name: **Breckenridge, Colorado**
Year: **1987** Map scale: **7.5**
12. Legal Description: **Lots 19 and 20, Block 10**
Addition: **Abbett's** Year of Addition: **1880**
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: **1040 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **N/A**

21. General architectural description:

This residential building consists of a 1½-story front gabled centered section, with one-story shed-roofed extensions to the north and south sides. The centered gabled section measures 20' N-S (across) by 20' E-W (deep). The north shed-roofed extension measures 12' N-S by 20' E-W, while the south shed-roofed extension measures 10' N-S by 20' E-W. Overall, the building features a rectangular-shaped plan measuring 42' N-S by 20' E-W. The exterior walls are clad with painted beige color horizontal wood siding with painted white 1" by 4" corner boards. The front gabled roof is steeply-pitched, and is covered with silver metal roofing material. The two shed-roofed extensions are covered with asphalt composition shingles. Painted beige color rafter ends are exposed beneath the north-facing and south-facing eaves. A painted white fascia board that is decoratively sculptured, extends along the east-facing roof eave. A painted white fascia board that is not decoratively sculptured, extends along the west-facing roof eave. A large chimney, of concrete block construction, is on the north-facing roof slope of the centered gabled section. The building's asymmetrical façade faces Ridge Street to the west. Two painted white wood-paneled doors, each with one upper sash light, enter the façade; one of these doors enters the north half of the centered gabled section, while the other enters the south shed-roofed extension at the south end of the façade. Both of these doors enter the building from an uncovered wood porch that covers the entire façade. The porch is approached by three wood steps,

incorporates a handicap-accessible ramp, and has a black pipe railing. A horizontal sliding glass-bypass door, centered in the façade's upper gable end, opens from the upper half story onto a wood balcony with a painted white wood railing. The façade wall contains three large 4-light windows with white metal frames and brown metal surrounds. The east-facing wall contains a 1x1 horizontal sliding window, and three 1/1 double-hung sash windows, including two in the upper gable end. These windows also have white metal frames and brown metal surrounds. A rear entry is at the south end of the east-facing wall where a white metal or wood-paneled door, with one upper sash light, enters the building from an uncovered wood plank porch. There are no door or window openings in the east-facing and west-facing walls.

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

22. Landscaping or special setting features:

This property is located on the east side of Ridge Street, the second building north of Adams Avenue. An asphalt-paved parking lot and a two-story apartment building at 214/216 Ridge Street are to the north. A narrow planted grass lawn is between the front porch and the public sidewalk along Ridge Street. A planted grass backyard, and a small asphalt-paved parking lot, are behind the building to the east. Vehicular access to the parking lot is by way of the alley between Ridge and French Streets.

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

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: **Unknown** Actual:

Source of information: **Information from Breckenridge residents Maureen Nicholls and Robin Theobald; Town of Breckenridge Community Development Department property files**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder/Contractor: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Sanborn Insurance maps reveal that a 1½-story log dwelling existed on this property during the years between 1886 and 1914. The log dwelling was removed at an unknown date between 1914 and circa 1962, by which time this lot and the lot to the north were vacant. Breckenridge residents Maureen Nichols and Robin Theobald provided the following information: Bethal and Woody Amerine acquired the two lots circa 1962, and moved a barn from the vicinity of 215 S. Ridge Street onto this property.

They converted the barn into a summer home with a sign in front of it proclaiming "Woody – Beth Haven."

By the late 1980s, the building had become a rental residence. A 1989 photo depicts the façade with a single entry door, a garage door in the south shed-roofed extension, two windows that are smaller than the extant windows, and a sliding glass door opening onto a balcony in the upper gable end.

Several building permit applications and certificates of completion, from the 1990s to 2016, for the property are on file with the Town of Breckenridge. In 1992, Town staff recommended approval for a scope of work described as: "removing garage door, repl. existing windows with double-hung windows, repaint siding, replace trim, add a deck and handicapped access ramp, add landscaping, and add parking spaces accessed from alley." In 1994, a certificate of completion was issued for work described as: "demolish interior & remove deck." In 2014, a certificate of completion was issued for a "re-roof flat sections of building north side and south side, color to match existing." In November 2016, a certificate of completion was issued for window replacement with the work described as "replace old cranking windows with brand spanking new ones."

30. Original Location: **No** Date of move(s): **Circa 1962**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Agriculture/Subsistence / Barn**

32. Intermediate use(s): **Domestic / Single Dwelling**

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

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

35. Historical background:

Information furnished by long time Breckenridge residents Maureen Nicholls and Robin Theobald relates that this building was originally a barn. It was originally located at or near 215 S. Ridge Street, or possibly farther south between Ridge and Main Streets in the vicinity of the Perrin property / Gold Pan shops property. Circa 1962, Woodrow and Bethel Amerine purchased this lot and the lot to the south from the Dougan family. They then moved the barn onto this lot and converted it to use as a summer home. Maureen Nicholls recalls they erected a sign in front naming the converted barn "Woody – Beth Haven."

Mr. and Mrs. Amerine sold the property circa 1979, and by the late 1980s, it had become a rental residence. Tom L. Levy / High Street Enterprises owned the property in the 1990s, followed by Carrie Balma in the early 2000s. Dinah Turner Colvin and John Kenneth Colvin are the current owners in 2018.

36. Sources of information:

Nicholls, Maureen. Information related to Larissa O'Neil, April 2014.

Sanborn Insurance maps for Breckenridge, dated September 1883, August 1886, October 1890, January 1896, November 1902, August 1914.

Summit County Assessor. Residential Property Appraisal Record.

Theobald, Robin. Information related to Larissa O'Neil, April 2018

Town of Breckenridge. Department of Community Development Files.

VI. SIGNIFICANCE37. 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)

✓ Does not meet any of the above National Register criteria

38A. Applicable State Register Criteria:

A. The association of the property with events that have made a significant contribution to history;

B. The connection of the property with persons significant in history;

C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;

D. The geographic importance of the property;

E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **N/A**

41. Level of significance: **Local**

42. Statement of significance:

Built originally as a barn, this building possibly had some historical and architectural significance prior to when it was moved and converted into a residence at this location circa 1962. All association with its historic use as a barn, and all related physical evidence of its use as a barn was subsequently lost. As a result, this building is ineligible for listing in the National and State Registers, and ineligible for local landmark designation. It is also a noncontributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays a poor 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. Virtually no physical evidence of the building's historic use as a barn remains. It has also been moved from its original location. The building's façade was substantially altered in the 1990s relative to how it appeared from the 1960s to the 1980s when it was converted into a residence.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility assessment: **Not Eligible**State Register eligibility assessment: **Not Eligible**Local Landmark eligibility assessment: **Not Eligible**45. Is there National Register district potential? **Yes**

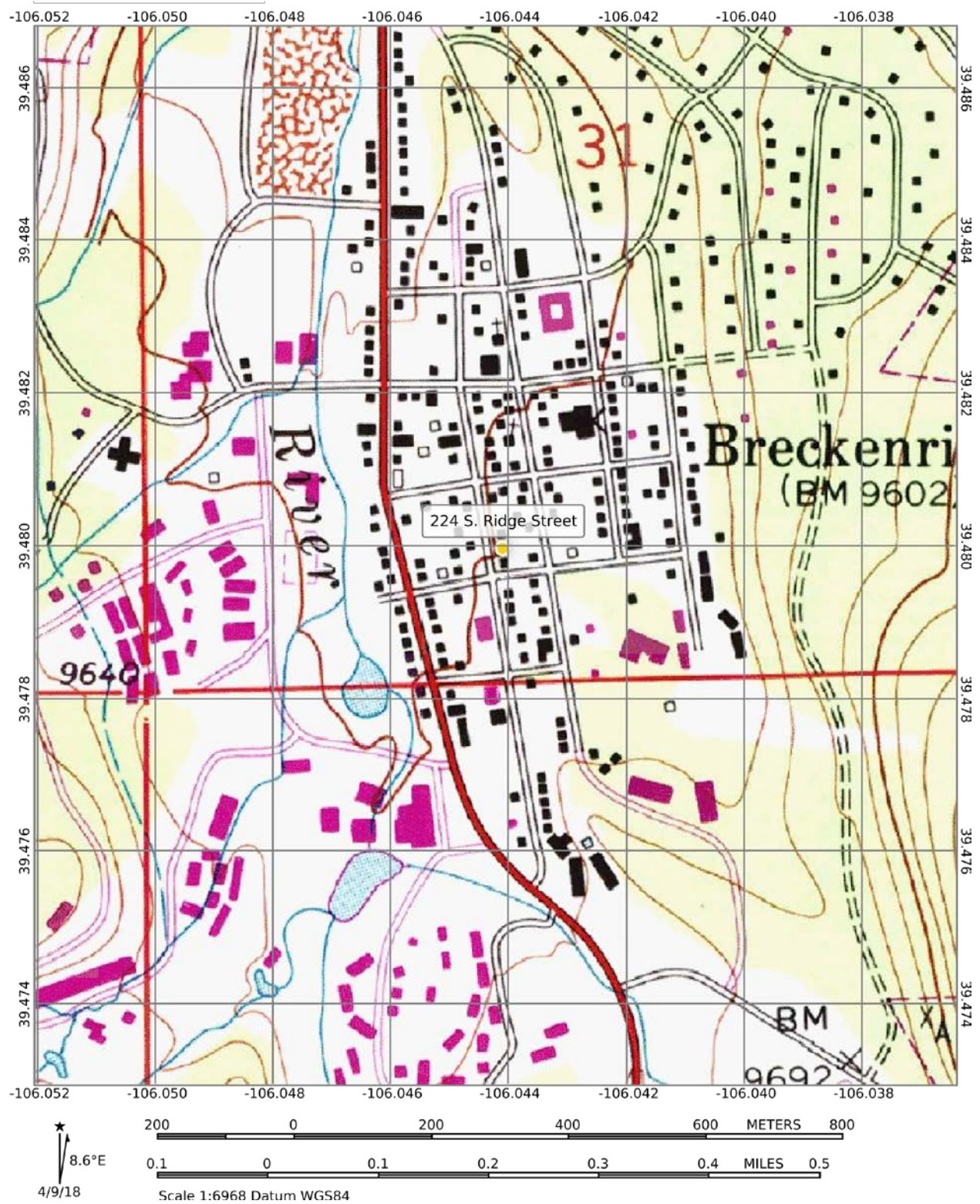
Discuss: This property is located within the boundaries of the Breckenridge Historic District (5ST.130), listed in the National Register of Historic Places on April 9, 1980.

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 # 2, Images 51-55**CD filed at: **Breckenridge Heritage Alliance****309 N. Main Street****Breckenridge, CO 80424**48. Report title: **Breckenridge Historic District Selective Cultural Resource Survey**49. Date(s): **April 15, 2018**50. Recorder(s): **Carl McWilliams**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





CD 2, Image 51, View to Northeast, of the west-facing and south-facing walls



CD 2, Image 52, View to East, of the west-facing (façade) wall



CD 2, Image 53, View to East, of the west-facing (façade) wall



CD 2, Image 54, View to South, of the north-facing wall



CD 2, Image 55, View to West, of the east-facing wall