

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.130.187</b>                   | Parcel number(s):                      |
| 2. Temporary resource no.: | <b>N/A</b>                           | <b>2211-3134-24-002 (Front)</b>        |
|                            |                                      | <b>2211-3134-24-001 (Rear)</b>         |
| 3. County:                 | <b>Summit</b>                        |  |
| 4. City:                   | <b>Breckenridge</b>                  |  |
| 5. Historic building name: | <b>Francis House</b>                 |  |
| 6. Current building name:  | <b>High Street Partnership House</b> |  |
| 7. Building address:       | <b>200 S. High Street</b>            |  |
| 8. Owner name and address: | <b>High Street Partnership</b>       | <b>H&amp;S Holdings. LLC; Harvey D</b> |
|                            | <b>2251 Mariner Drive</b>            | <b>5901 Edinburgh Drive</b>            |
|                            | <b>Longmont, CO 80503</b>            | <b>Plano, TX 75093</b>                 |




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

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

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**II. GEOGRAPHIC INFORMATION**

9. P.M. **6** Township **6S** Range **77**  
**SW** ¼ of **NW** ¼ of **SE** ¼ of **SW** ¼ of section **31**
10. UTM reference (**NAD27**)  
Zone **13N**; **410512** mE **4370473** mN
11. USGS quad name: **Breckenridge**  
Year: **1987** Map scale: **7.5'**
12. Lot(s): **B** Block: **11**  
Addition: **Yingling & Mickles Addition Sub** Year of Addition: **1892**  
Legal: **RESUB LOT 1 MICKLES ADDITION SUB PARCEL B**
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): **Irregular Plan**
15. Dimensions in feet: **3281 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
21. General architectural description:  

**This building is supported by a low painted pale green concrete foundation, and its exterior walls are clad with painted pale green horizontal wood siding with painted olive green 1' by 4' corner boards. The building is constructed into the hillside which rises gently from west to east. There is a low-pitched front-gabled section, closest to High Street, and a taller, low-pitched side-gabled rear section, closer to Highland Terrace. The roof is covered with grey asphalt composition shingles, and the eaves are boxed with painted pale green and burgundy wood trim. A stained natural brown wood-paneled door, with three vertically-oriented leaded glass upper sash lights, and with flanking sidelights, enters into an enclosed gabled porch at ground level on the north elevation. A stained natural brown wood-paneled door, with three vertically-oriented leaded glass upper sash lights, enters the first story of the rear section from an elevated porch on the north elevation. A set of paired, stained natural brown, glass-in-wood-frame doors, covered with painted green wood storm doors, enter the second story from a second story porch on the west elevation. A painted pale green glass-in-wood-frame door enters the second story of the rear section from a second story porch at the east end of the south elevation. This porch is accessed by an exterior staircase. Window patterns include 1/1 double-hung sash, single-light fixed-panes, and single-light casements, as well as a fixed-pane octagon window which penetrates the second story wall on the west elevation.**

22. Architectural style/building type: **Modern Movements**
23. Landscaping or special setting features:  
**This well maintained property is located at the southeast corner of High Street and Highland Terrace where it extends east from Washington Avenue, near the east end of the Breckenridge Historic District.**
24. Associated buildings, features, or objects: **N/A**

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:                      Actual: **1983**  
Source of information:                      **Summit County Assessor; Summit County Clerk and Recorder, Reception #283881; Summit County Assessor files**
26. Architect:    **Unknown**  
Source of information:                      **N/A**
27. Builder/Contractor:                                      **Unknown**  
Source of information:                      **N/A**
28. Original owner:    **Robert C. Francis**  
Source of information:                      **Summit County Clerk and Recorder, Reception #283881; Summit County Assessor files**
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**This building was erected in 1983. It is minimally altered from its original construction.**
30. Original location: **yes**    Date of move(s): **N/A**

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s):    **Domestic/Multiple Dwelling**
32. Intermediate use(s):                                      **Domestic/Multiple Dwelling**
33. Current use(s):    **Domestic/Multiple Dwelling**
34. Site type(s):    **Residential, Multiple Family Dwelling**
35. Historical background:  
**This building was erected in 1983, with two separate units under separate ownership throughout most of the property's history. Owners and residents from 1984 to the present have included: Robert C. Francis (1984); Gregory B. Smith and Lynell Smith (1984-2000); Harvey D. Lechter and Shirley J. Lechter (2000-2010); H&S Holdings, LLC (2001-2010); Richard J. Flanigan and Stephen R. Henderson (pre-1994); High Street Partnership (1994-2010).**

## 36. Sources of information:

**Summit County Assessor, Residential Property Appraisal Record.**

**Summit County Clerk and Recorder files:**

**Reception #283881, September 1, 1984.**

**Reception # 286585, September 1, 1984.**

**Reception # 478814, October 17, 1994.**

**Reception # 883152, March 17, 2000.**

**Reception # 631890, August 29, 2000.**

**Reception # 645977, February 1, 2001.**

**Reception # 653389, May 29, 2001.**

**Reception # 661031, August 24, 2001.**

**Reception # 881382, February 5, 2008.**

**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:

**This building was constructed in 1983. It is well under fifty years of age, and as such it may be regarded as ineligible for listing in the National and State Registers, and as a noncontributing resource within the Breckenridge Historic District.**

43. Assessment of historic physical integrity related to significance:

**This property displays a high standard of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – location, setting, design, workmanship, materials, feeling and association. Built in 1983, the building is of too recent construction to qualify for inclusion in the National Register of Historic Places.**

#### **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 185-189**

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 1, 2010**

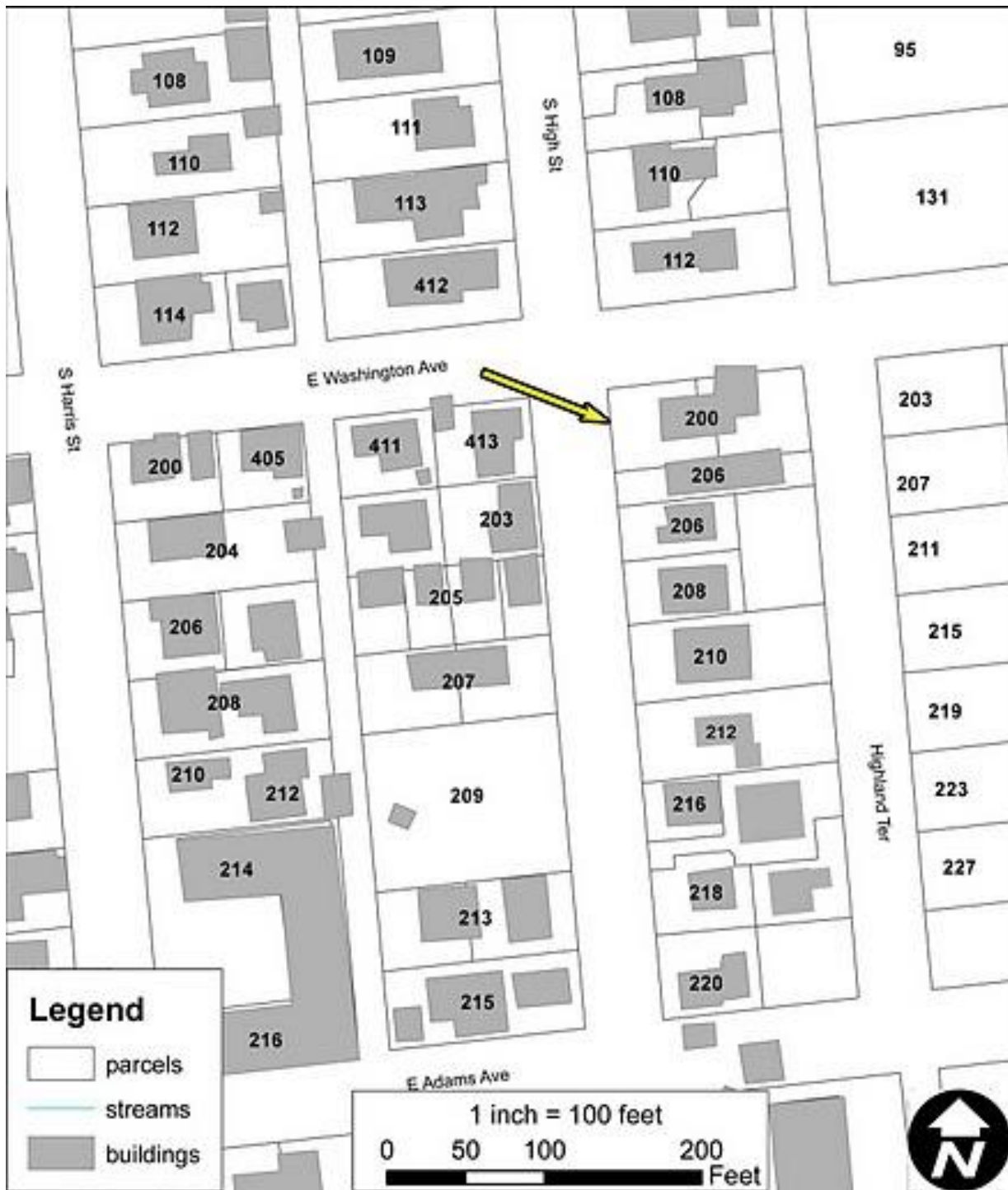
50. Recorder(s): **Carl McWilliams, Rebecca Waugh, Timothy Wilder**

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

