

_____	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

Individual National Register field eligibility:	Not Eligible
Local Landmark Eligibility Assessment:	Eligible/Contributes to National Register district

II. GEOGRAPHIC INFORMATION

9. P.M. **6** Township **6S** Range **77**
SW ¼ of SE ¼ of NE ¼ of SW ¼ of section 31
10. UTM reference (**NAD27**)
Zone **13N**; **410348** mE **4370887** mN
11. USGS quad name: **Breckenridge**
Year: **1987** Map scale: **7.5'**
12. Lot(s): **A** Block: **N/A**
Addition: **Weisshorn Subdivision** Year of Addition: **unknown**
(replat of Lot 1 of Block 8, Yingling & Mickles Subdivision)
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: **1834 square feet**
16. Number of stories: **1 story original with a 1½-story addition**
17. Primary external wall material(s): **Wood/horizontal siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Balcony, Dormer**
21. General architectural description:

This wood-frame dwelling consists of an original, single story, gabled-L shaped dwelling, with a large side-gabled rear addition, which incorporates a garage at ground level. The addition is joined to the rear of the original house by gabled connecting element. The house, including the addition, is supported by a concrete foundation while its exterior walls are clad with painted green horizontal wood siding, with painted salmon color 1" by 4" corner boards. The roof is covered with brown metal roofing material and the eaves are boxed with painted green and white wood trim. Painted white decorative vergeboard appears in the façade's upper gable end, facing toward Harris Street on the west elevation. A non- historic brick fireplace chimney is located on the south elevation. The house features an asymmetrical façade which faces towards Harris Street on the west elevation. Two stained natural brown wood-paneled doors with upper sash lights enter the façade from an open shed- roofed porch. This porch features a wood plank floor, an open wood railing with turned balusters, chamfered square wood posts, and a spindle frieze. Windows are entirely single and paired 1/1 double-hung sash, with painted white wood frames and painted salmon color wood surrounds. A 15-light painted white glass in wood frame door and a white paneled rollaway garage door enter the addition's south elevation. Another painted white 15- light glass in wood frame door, with a flanking 15-light sidelight, enters the addition's upper half story from a wood balcony located above the garage door. This balcony has an open wood railing with turned balusters.

22. Architectural style/building type: **Late Victorian**

22. Landscaping or special setting features:

This well-maintained house is located on the east side of N. Harris Street, the third property north of Lincoln Avenue. The property is nicely-landscaped with stone terracing in the front yard and with native trees and plants.

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

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: Actual: **1893**

Source of information: **Summit County Clerk and Recorder, Mining Deed Record book 76, page 269.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder/Contractor: **Unknown**

Source of information: **N/A**

28. Original owner: **Frederick Herkert**

Source of information: **Summit County Clerk and Recorder, Mining Deed Record book 76, page 269.**

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

Frederick Herkert purchased this property from Martha and Mathilda Silverthorn[e] in 1893, and constructed the original portion of this house that same summer. Robert A. and Lois G. Theobald carried out rehabilitation work during their period of ownership in the 1960s, particularly within the interior. The house was further rehabilitated and largely returned to its original appearance in 1982. A modern addition (described above in section 21) has been built onto the east (rear) elevation.

30. Original location: **yes** 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): **Single Family Residence**

35. Historical background:

Tradition holds that a "wedding door" and "a funeral door" are architectural features of this quaint, ell-shaped cottage. Its original owner was Fredrick Herkert, who had the house built to accommodate his wedding in 1893. The bride, however, died tragically just before the ceremony. Herkert then sold the property to Ed P. Jones. Jones was best known as the owner and developer of the Arctic mine and mill site located on North Star Mountain and the Johannesburg mine mill site in French Gulch. In 1907, he served as the agent for The Johannesburg Mining and Milling Company. He was also credited as the developer of the Jones Group in the Breckenridge District, sinking the Deep Shaft in March of 1900. His other mining investments included the Patrick Henry and Peerless lodes and the Champion placer. The house served as his family home for many years, and it is often referred to as the "Jones House." Mr. and Mrs. Jones had one son, Johnnie [Johnny?]. Other owners include the Robert Theobald Family, Harry W. Bass III, Mary Louise Hall, and Stephen C. and Karen H. West.

36. Sources of information:

Breckenridge Bulletin, Saturday, March 31, 1900, page 1

Breckenridge Bulletin, Saturday, October 17, 1903, page 1

Breckenridge Bulletin, Saturday, April 07, 1906, page 5

Breckenridge Bulletin, Saturday, December 07, 1907, page 8

Breckenridge Bulletin, Saturday, January 18, 1908, page 1

Breckenridge Bulletin, Saturday, January 30, 1909, page 1

Summit County Clerk and Recorder. Plat book.

Summit County Clerk and Recorder. Mining Deed Record book 76, page 269

Summit County Clerk and Recorder. Warranty Record book 69, page 95.

Summit County Assessor. Residential Property Appraisal Record

Summit County Journal, Saturday, May 14, 1904, page 1

Summit County Journal, Saturday, May 20, 1905, page 1

Summit County Journal, Saturday, April 13, 1907, page 5

Summit County Journal, Saturday, January 18, 1908, page 1

Town of Breckenridge. Department of Community Development Files.

United State Census records.

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 property is historically significant for its association with Breckenridge's residential development dating from the time of its construction in the early 1890s. It is also architecturally significant for its gabled-L plan and Late Victorian era architectural characteristics. Despite a rear addition, this building retains sufficient integrity to rate as a contributing resource within the Breckenridge Historic District.

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 integrity of the historic house has been compromised by a large rear addition. The addition is quite large, but is otherwise reasonably well-executed. It is to the rear of the original building, and its materials and massing complements that of the original.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **N/A**

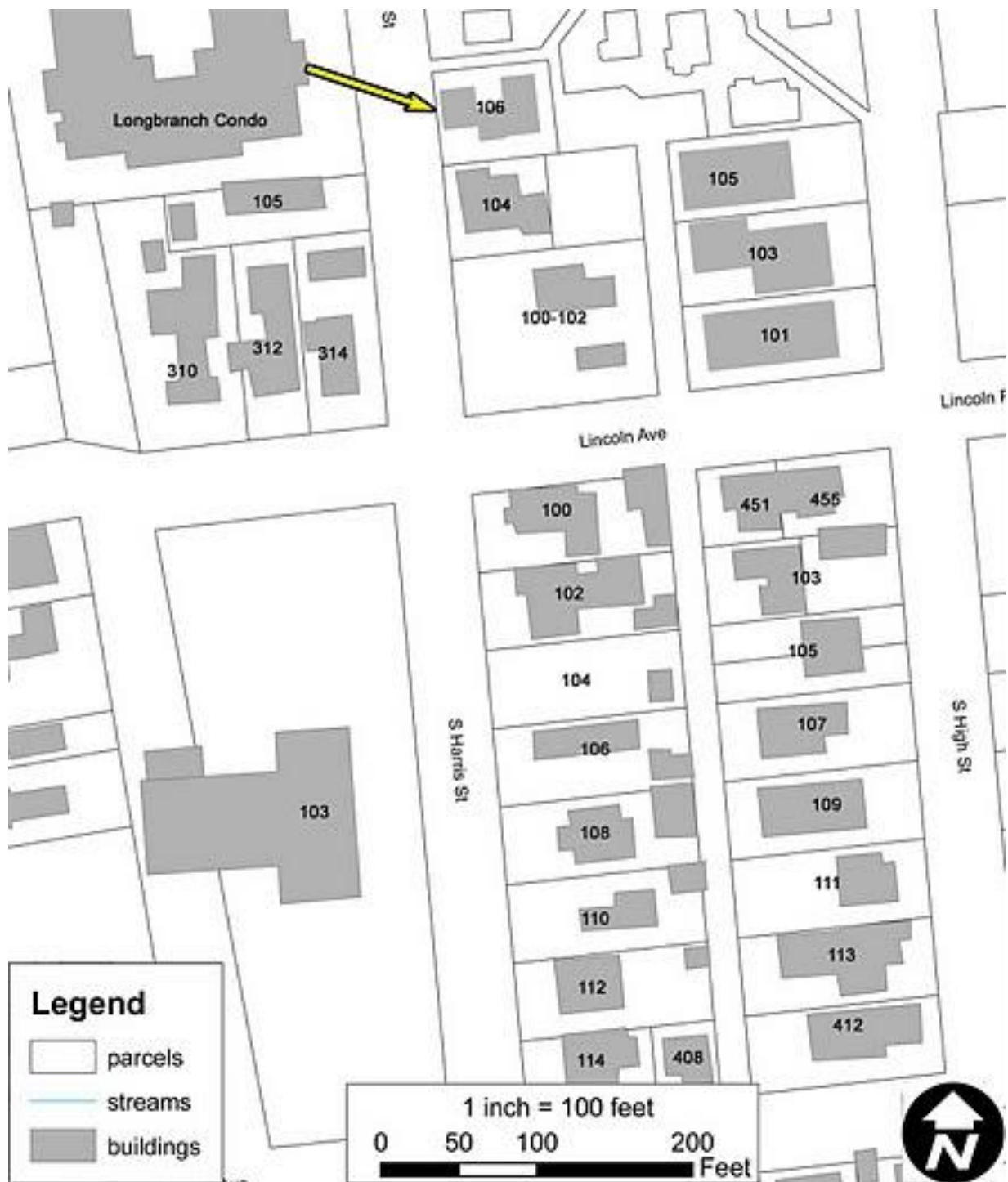
Discuss: **This property is located within the boundaries of the Breckenridge Historic District which was listed in the National Register of Historic Places on April 9, 1980.**

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? **Contributing**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1, Images 1-7**
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

