

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: **5ST.130.133** Parcel number(s):
2. Temporary resource no.: **N/A** **2211313419005**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **Spencer House**
6. Current building name: **Harris House**
7. Building address: **206 S. French Street**
8. Owner name and address: **Anthony Harris, Ann Harris**
P. O. Box 1203
Breckenridge, CO 80424



National Register eligibility assessment: **Not Individually Eligible / Noncontributing to NR District**
State Register eligibility assessment: **Not Eligible**
Local Landmark eligibility assessment: **Listed**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**
SE ¼ of NW ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (NAD83)
Zone **13: 410324 mE 4370615 mN**
11. USGS quad name: **Breckenridge, Colorado**
Year: **1987** Map scale: **7.5**
12. Legal Description: **Lots 7 and 8, Block 5**
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): **Irregular Plan**
15. Dimensions in feet: **2128 square feet**
16. Number of stories: **1½**
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, Dormer, Fence**
21. General architectural description:
This residential building at 206 S. French Street is composed of a historic (circa 1882) 1½-story wood frame dwelling, with a modern (2014) two-story addition, joined to the historic dwelling by a connecting element.

Original 1882 Dwelling

The original dwelling was rehabilitated in 2014 in association with construction of the two-story addition and connecting element. At that time, a new basement level was excavated beneath the historic dwelling and it was placed on a new poured concrete foundation. The historic residence features an offset T-shaped plan, with a front gabled front wing, and a side gabled rear wing. The front gabled section measures 18' N-S (across) by 36' E-W (deep), while the rear side gabled section measures 28' N-S by 16' E-W. The exterior walls are clad with painted cream yellow wood siding with painted white 1" by 4" corner boards. The intersecting gables roof is moderately-pitched, and is covered with brown asphalt composition shingles. The eaves are boxed with painted brown and whitewood trim. The west-facing (front) eaves are decorated with a painted white dentil course. Painted white dentil courses also appear in the lintels above the front door and windows on the façade. The historic home's windows are primarily double-hung sash, in 1/1, 2/2, and 4/4 glazing patterns, with

Painted white wood frames and surrounds. A painted purple wood-paneled front door, with an upper sash light, is near the north end of the façade. This door enters the dwelling from an open front porch that extends across the entire façade. The porch features a wood floor, a bead board ceiling, chamfered wood posts with decorative brackets, and a low-pitched hipped roof. A non-historic (2014) dormer is in the east-facing roof.

Two-Story Addition and Connecting Element

Built in 2014, the two-story rear addition incorporates living space on both levels, and a garage in the ground floor level. It is supported by a poured concrete foundation, and its exterior walls are clad with stained brown vertical wood siding. The roof features intersecting gable and shed roof forms, covered with brown asphalt composition shingles. Windows appear to have white metal or synthetic frames and painted white wood surrounds, with primarily 2/2 double-hung sash and 4-light awning or fixed-pane glazing patterns. A painted white wood-paneled door faces north, but is on the east-facing side of the addition. Two stained brown vertical wood plank rollaway garage doors, with diagonal cross-bracing, are in the west-facing wall. These garage doors open onto a flagstone and concrete driveway that extends along the south side of the historic dwelling to French Street.

The connecting element has stained brown vertical wood plank walls, and a gabled roof covered with corrugated metal. The south side of the connector contains a glass-in-white metal or synthetic frame door, and a tall 2/2 double-hung sash window, with a white metal or synthetic frame and a painted white wood surround. The north-facing wall of the connector contains a band of three 4-light windows, with painted white metal or synthetic frames and painted white wood surrounds.

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

22. Landscaping or special setting features:

This well-maintained property is located on the east side of French Street in the block between Washington and Adams Avenues. A poured concrete and flagstone driveway extends from the street along the south side of the original dwelling to the modern addition toward the rear of the property. A painted white picket fence extends along the north property line. Klack Gulch Placer is behind the property to the east.

23. Associated buildings, features, or objects:

Shed

A historic shed, of wood frame construction, is located near the rear northeast corner of the property. Measuring approximately 14' N-S x 12' E-W, the shed rests on a poured concrete foundation. Its exterior walls are made of stained brown board-and-batten, and it is covered by a shed roof with corrugated metal roofing material. A vertical wood plank door is in the west-facing wall, and a painted white wood-paneled door is in the south-facing wall. A single-light fixed-pane window is in the east-

facing wall.

Privy

A historic privy, that measures 4½' N-S x 4' E-W, is located near the rear southeast corner of the property. The privy's exterior walls are made of stained brown board-and-batten, and it is covered by a shed roof with corrugated metal roofing material. A board-and-batten door, side-hinged with metal strap hinges, is in the west-facing wall.

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: **c. 1882 / c. 1900** Actual:
- Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 1, Page 195.**
26. Architect: **Original: Unknown**
2014 Addition: Janet Sutterley
- Source of information: **Town of Breckenridge Community Development Department property files; Tony Harris**
27. Builder/Contractor: **Original: Unknown**
2014 Addition: Harris Construction Inc. / Tony Harris
- Source of information: **Town of Breckenridge Community Development Department property files; Tony Harris**
28. Original owner: **Mrs. Ida T. Spencer**
- Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 1, Page 195.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Research conducted by Rebecca Waugh in 2006 indicates that the original dwelling on this lot was constructed circa 1882 as a residence for R. P. and Ida T. Spencer. Sanborn Insurance maps show that the original dwelling featured a basic rectangular plan consisting only of the front gabled section. Later Sanborns, though, indicate that the side gabled rear portion of the historic dwelling was constructed between 1896 and 1902. A small enclosed shed-roofed rear porch was added sometime after 1914, and removed when a modern two-story rear addition and connecting element were built in 2014. Along with construction of the addition, the historic dwelling was stabilized, placed on a new foundation, with a newly-excavated basement level, and substantially rehabilitated in 2014. Janet Sutterley was the architect and Harris Construction / Tony Harris was the general contractor for the work completed in 2014.
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): **Building**

35. Historical background:

(The following historical background narrative was researched and prepared by Rebecca Waugh in 2010 and was lightly edited in 2018.)

This property's historic 1½-story wood frame Victorian-era cottage was built of nineteenth century mining camp proportions. Built circa 1882 for saloonkeeper R. P. Spencer and his wife Ida T. Spencer, the original front gabled dwelling measured just 18' N-S by 36' E-W. A side gabled rear addition, measuring 28' N-S by 16' E-W, was built between 1896 and 1902, creating a T-shaped dwelling. An interesting feature of the historic dwelling is the early dentil trim on the front porch and front windows.

George H. Gibson purchased the property in 1885 and sold it to Clara Westerman four years later. The property was acquired at a sheriff's sale in 1896 by D. W. Fall, who operated an assay office at 126 S. Main Street. In 1909, Fall was elected County Judge. That same year, Sheriff J. G. Detweiler purchased this property. Detweiler, who died in 1934, served for twenty-six years as the Summit County Sheriff. Members of the Detweiler family owned the property until 1950. Also known locally as the "Christmas Tree House," owners after this time included Norman Paul Chambers, W. L. Davenport, Rudolph and Alma Gilbert, John Cummins, and John Ballard. Anthony and Ann Harris owned the property in 2006, and they remain the owners in 2018.

36. Sources of information:

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

Summit County Clerk and Recorder. Warranty Deed Record book 1, page 195.

Summit County Clerk and Recorder. Warranty Deed Record book 55, page 92.

Summit County Clerk and Recorder. Warranty Deed Record book 55, page 246.

Summit County Clerk and Recorder. Record of Writs and Attachments book 46, page 209.

Summit County Clerk and Recorder. Assignment of Certificate Sale book 1, page 387.

Summit County Clerk and Recorder. Warranty Deed Record book 69, page 86.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 1.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 120.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 145.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 349.

Summit County Clerk and Recorder. Quit Claim Deed book 134, page 219.

Summit County Clerk and Recorder. Quit Claim Deed book 134, page 220.

Summit County Assessor. Residential Property Appraisal Record

Town of Breckenridge. Department of Community Development Files.

VI. SIGNIFICANCE

37. Local landmark designation: **Yes** Date of designation: **Unknown**

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: **Circa 1882 – 1968**

41. Level of significance: **Local**

42. Statement of significance:

The historic section of this residential building is historically significant for its association with residential development in Breckenridge dating from the time of its construction circa 1882. It is also architecturally significant for its vernacular cross-gabled plan, and for its Late Victorian-era architectural details. These include decoratively bracketed chamfered porch columns, and dentil work in the front-facing eaves and over the front door and windows overlooking the porch. The historic dwelling was stabilized and rehabilitated in 2014, while during the same time, a two-story addition and connecting element were constructed as an addition to the east (rear) elevation. The historic dwelling

continues to display good integrity, and is now in far better physical condition than it was prior to the 2014 rehabilitation. The 2014 addition is separated from the original by a connecting element and it is to the rear of the property and marginally visible from the street. However, the addition is quite large and modern in appearance relative to the historic dwelling. The integrity of setting is enhanced by the preservation of the historic shed and privy at the rear of the property. Due primarily to the large incompatible size of the addition, this property no longer contributes to the Breckenridge Historic District. It is also ineligible for individual listing in the National and State Registers.

43. Assessment of historic physical integrity related to significance:
Considered 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, this property no longer retains sufficient integrity to qualify as a contributing property within the Breckenridge Historic District. The dwelling's integrity was diminished with the construction of a large addition in 2014.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Individually Eligible**
State Register eligibility assessment: **Not Eligible**
Local Landmark eligibility assessment: **Listed**
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**

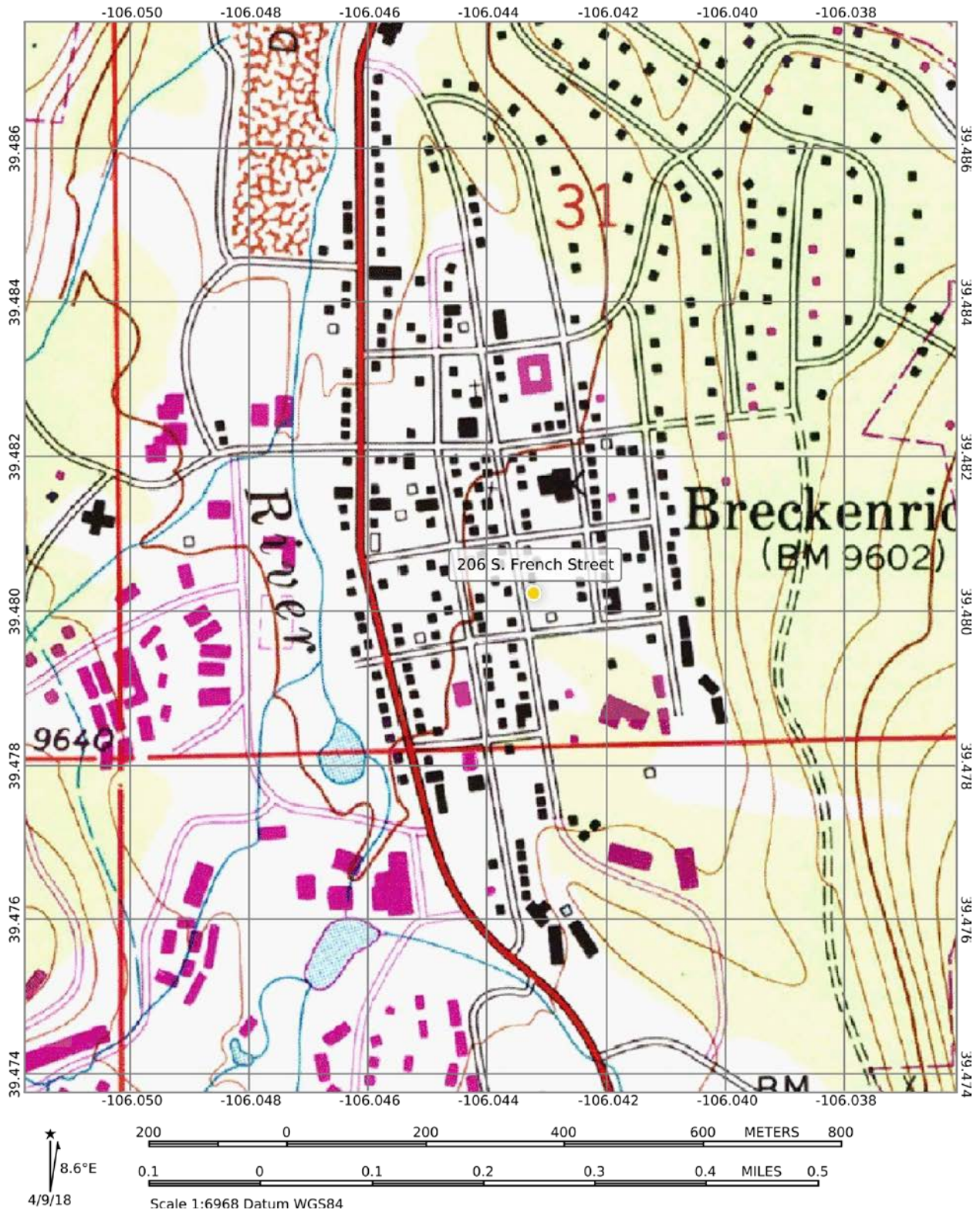
VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #2, Images 8-16**
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): **March 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



Images From Previous Survey



Photo by Carl McWilliams, 2010. View to Southeast



Photo by Carl McWilliams, 2010. View to Northeast

Current Images



CD 1, Image 8, View to Northeast, of the south-facing wall of the original dwelling.



CD 1, Image 9, View to Southeast, of the west-facing (façade) wall and north-facing wall of the original dwelling.



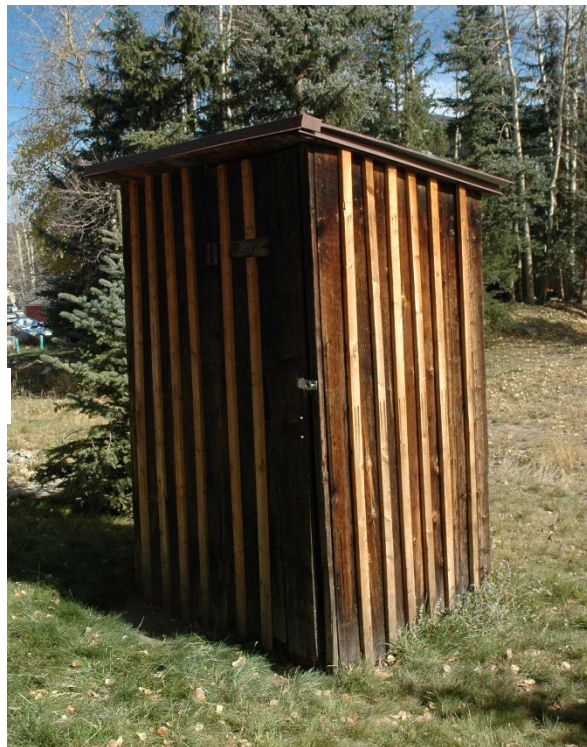
CD 1, Image 10, View to Southeast, primarily of the north-facing wall of the original dwelling.



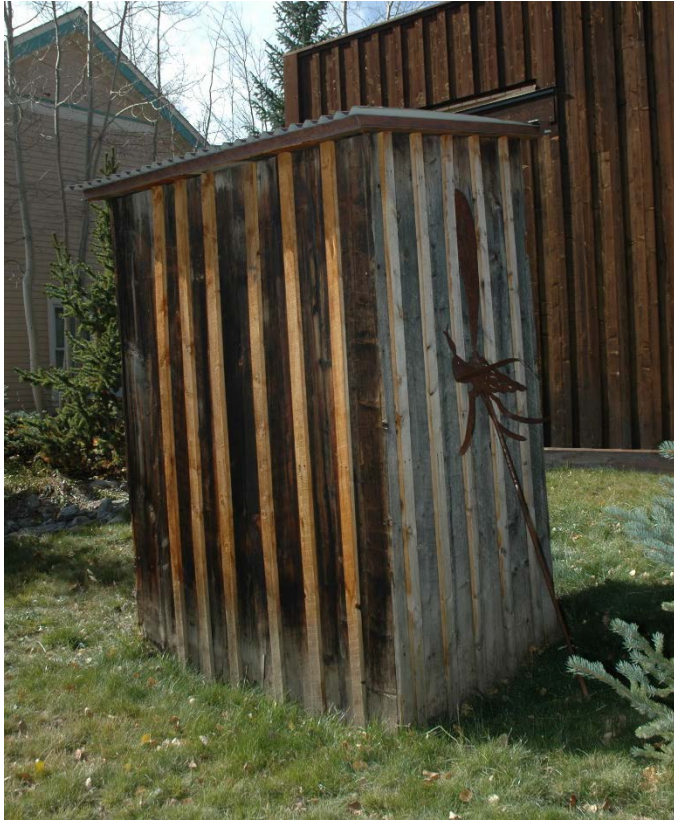
CD 1, Image 11, View to Southwest, of the shed and privy, and of portions of the east-facing and north-facing walls of the addition.



CD 1, Image 12, View to Northwest, of the south-facing and east-facing walls of the addition, and of the privy and shed.



CD 1, Image 13, View to Northeast, of the privy.



CD 1, Image 14, View to Southwest, of the Privy.



CD 1, Image 15, View to Northwest, of the shed.



CD 1, Image 16, View to Southwest, of the shed.