

Architectural Inventory Form

**Official Eligibility Determination
(OAHF use only)**

OAHF1403

Rev. 9/98

Date _____ Initials _____

- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- | | | |
|-------------------------------|--|-------------------|
| 1. Resource number: | 5ST.130.120 | Parcel number(s): |
| 2. Temporary resource number: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic Building Name: | Adams House | |
| 6. Current Building Name: | Tillet House | |
| 7. Building Address: | 300 N. French Street | |
| 8. Owner Name: | King Trustees, Donald D. King, Patricia Ann King; King Revocable Living Trust | |
| Owner Organization: | | |
| Owner Address: | P.O. Box 6861
Breckenridge, CO 80424 | |



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**
NW ¼ of NW ¼ of NE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410201 mE** **4371132 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **9-12, Block 1**
 Addition: **Abbett** 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.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **L-shaped Plan**
15. Dimensions in feet: **~32' N-S by ~36' E-W**
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**
 Other roof materials:
20. Special features: **Porch**
Attached Garage
21. General architectural description:
This well-cared-for 1½-story wood frame dwelling is supported by an unknown foundation, and features painted beige horizontal exterior wood siding, with painted dark brown 1" by 4" corner boards. The house is covered by a steeply-pitched front gable roof, with shed-roofed extensions to the north, south and east elevations. The shed-roofed extension to the north covers an attached single-stall garage. The roof is covered with metal roofing material and the eaves are boxed. The home's windows are primarily 2/2 double-hung sash with stained brown wood frames and surrounds. However, a set of paired horizontal sliding windows penetrate the south wall, and bands of 4-light windows penetrate the shed-roofed extension on the east (rear) elevation. A stained dark brown wood-paneled door, with one upper sash light, and covered by an aluminum storm door, enters the house near the south end of the west elevation (façade). This door leads into the house from a small concrete porch covered by a gable hood with knee brace supports. A painted brown wood-paneled door, covered by an aluminum storm door enters the house from a wood deck on the east elevation. A brown metal-paneled garage door provides vehicular access to the garage from a short concrete driveway at the north end of the façade.
22. Architectural style: **No Style**
 Building type: **N/A**

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23. Landscape or special setting features: **This house is located northeast of the intersection of French and Ridge Streets, near the north end of Breckenridge's historic residential neighborhood. The property is well-maintained with well-cared-for landscaping features of native trees and shrubs.**

24. Associated buildings, features or objects:

Shed

A low shed of whole log construction is located immediately northeast of the house. This structure is covered by a shed roof with corrugated metal roofing material, and it has two door or window openings on its south elevation

Shed

Another shed is located a short distance north, and slightly east, of the log shed. This structure measures approximately 14' square, and has vertical wood plank walls. It is covered by a shed roof with corrugated metal roofing material. A set of paired vertical wood plank doors are located on the west elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1895** Actual:

Source of information: **Town of Breckenridge, Department of Community Development files.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

Sanborn Insurance maps, and Town of Breckenridge Department of Community Development files indicate that this dwelling was built during the years between 1890 and 1896. Building permit files for the property indicate that a shed (to cover a gas main) was erected in 1980, and that the dwelling received a new roof and siding in 1981. The shed-roofed extensions to the main front-gabled building do not appear original; however, their dates of construction are unknown.

30. Original location: **Yes** Moved: **No** 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): **Residence**

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35. Historical background:

The first known owner of this property was Mary A. Mumford. Later, Mary McManus deeded it to Theresa and Phillip Adams. Like a majority of Breckenridge's male population, Phillip was a miner of ores and precious metals.

Ownership of this circa 1890s dwelling has stayed with descendants of the Adams family since 1912. The couple raised their four children – Dora, Paul, Agnes and Clara – here.

In March of 1920, Mr. Melvin Tillet married Clara Adams at a ceremony in this house. The newlyweds first took up residence in the Gough residence on Main Street, but they later resided here as well. Patricia King, the current owner with her husband Donald, is a direct descendant of this pioneer mining family.

36. Sources of information:

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

Summit County Clerk and Recorder. Warranty Deed Record book 55, page 107.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 43.

Summit County Clerk and Recorder. Mortgage Record book 87, page 356.

Summit County Clerk and Recorder. Quit Claim Deed book 132 page 347.

Summit County Clerk and Recorder. Miscellaneous Record book 174, page 63-66, 320.

***Summit County Journal*, June 26, 1885.**

Summit County Assessor Residential Property Appraisal Record.

Town of Breckenridge. Department of Community Development files.

VI. SIGNIFICANCE

37. Local landmark designation: Yes 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 possesses high artistic values, or represents a significant and distinguished 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.

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39. Area(s) of significance: **N/A**
40. Period of significance: **N/A**
41. Level of significance: National: State: Local:
42. Statement of significance:
This property is historically significant for its association with Breckenridge's historical development during the "Town Phase" and Stabilization Phase" periods of the town's evolution. The level of significance, though, is not to the extent that the property would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. Due to some loss of integrity, the property also probably does not qualify for individual local landmark designation by the Town of Breckenridge. It is, however, a contributing resource located within the boundaries of the Breckenridge Historic District.
43. Assessment of historic physical integrity related to significance:
This well-maintained property exhibits a somewhat below-average level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association.
44. National Register eligibility field assessment :**Not Eligible**
 Local landmark eligibility field assessment **Not Eligible:**
45. Is there National Register district potential? Yes No **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 National Register district potential, is this building contributing? **N/A**
46. If the building is in existing National Register district, is it contributing **Yes**

VII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-2; Images 194-197** Images filed at: **Town of Breckenridge 150 Ski Hill Road Breckenridge, CO 80424**
48. Report title: **Town of Breckenridge Phase IV Cultural Resource Survey**
49. Date(s): **June 25, 2006**
50. Recorder(s): **Carl McWilliams** **Rebecca Waugh**
51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**
52. Address: **1607 Dogwood Court** **150 Ski Hill Road**
Fort Collins, CO 80525 **Breckenridge, CO 80424**
53. Phone number(s): **(970) 493-5270** **(303) 629-6966 ext. 142**

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