

Architectural Inventory Form

- 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.130.131** Parcel number(s):
2. Temporary resource number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic Building Name: **Holmes House**
6. Current Building Name: **Morton House**
7. Building Address: **204 S. French Street**
8. Owner Name: **Stephen M. Jagentenfl; Sheila L. Jagentenfl**
- Owner Organization:
- Owner Address: **P.O. Box 961
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**
SE ¼ of NW ¼ of SE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410283 mE** **4370635 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **5-6, Block 5; Sub LKA W ½ Lots 3, 4**
 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): **Irregular Plan**
15. Dimensions in feet: **39' N-S by 61' E-W overall dimensions**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
 Other roof materials:
20. Special features: **Porch**
Fence
21. General architectural description:
The residence at 204 S. French Street consists of a historic (circa 1885) side-gabled dwelling, and a large, irregular-shaped, rear addition. The original dwelling measures approximately 20' N-S (across) by 26' E-W (deep), while the addition, overall, measures approximately 39' N-S by 35' E-W. The building's exterior walls are clad with painted brown horizontal wood siding, with painted white 1" by 4" corner boards. The roof is covered with red metal roofing material, and the eaves are boxed with painted white wood trim. Two windows on the façade are traditional 1/1 double-hung sash, with painted white wood frames. Windows elsewhere are primarily modern casements and fixed-panes, also in painted white wood frames. The front entry door leads into the façade (west elevation) from a small gabled front porch. A secondary entrance leads into the addition on the south elevation.
22. Architectural style: **No Style**
 Building type: **N/A**

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23. Landscape or special setting features: **This well-maintained property is located on the east side of S. French Street, in the block between Washington and Adams Avenues. The building is set back more than sixty feet from the curb on French Street to the west. A painted white picket fence encloses the large nicely-landscaped front yard and side yard to the south of the house.**

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1885** Actual:
- Source of information: **Sanborn Fire Insurance maps dated August 1883 and August 1886.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **Mrs. G.V. Holmes**
- Source of information: **Summit County Clerk and Recorder. Warranty Deed Record book 1, page 11.**
29. Construction history:
- Sanborn Insurance maps reveal that the original front (side-gabled) portion of this building was erected in the years between 1883 and 1886. This historic structure, which measured just 20' N-S by 26' E-W, apparently stood as originally built until 1985-1986. At that time, a large rear addition was built onto the east elevation, more than doubling the size of the original dwelling.**
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**
35. Historical background:
- This house was likely built for the family of Mrs. G.V. Holmes, after Thomas and John Abbett conveyed the property to her on February 12, 1881. Built by 1886, the original tiny saltbox-style cottage eventually became the home of J.F. Hight. The property is currently known as the Morton House. It is now owned by Stephen M. and Sheila O. Jagentenfl.**

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43. Assessment of historic physical integrity related to significance:

This property exhibits a 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. The construction of a large rear, modern, addition has substantially diminished the physical integrity of the historic building.

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-1; Images 162-165	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 19, 2006		
50. Recorder(s):	Carl McWilliams	Rebecca Waugh	
51. Organizations:	Cultural Resource Historians	Town of Breckenridge	
52. Address:	1607 Dogwood Court Fort Collins, CO 80525	150 Ski Hill Road Breckenridge, CO 80424	
53. Phone number(s):	(970) 493-5270	(303) 629-6966 ext. 142	

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Sketch Map

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Location Map