

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.130.14 | Parcel number(s): |
| 2. Temporary resource number: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic Building Name: | McDougall House | |
| 6. Current Building Name: | Doran House | |
| 7. Building Address: | 312 S. French Street | |
| 8. Owner Name: | Peter and Cynthia Doran | |
| Owner Organization: | | |
| Owner Address: | P.O. Box 187 | |
| | Kure Beach, NC 28449 | |



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**
SW ¼ SE of ¼ of SE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410287 mE** **4370439 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **13, 14, Block 6**
 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: **1094 square feet**
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**
21. General architectural description:
The residence at 312 S. French Street consists of a historic front gabled cottage which measures 20' N-S (across) by 28' E-W (deep), along with a 14.5' by 15' shed-roofed addition to the east (rear) elevation, a 9' by 19' shed-roofed addition, and a 12' by 10' shed-roofed addition to the south (side) elevation, and a 17.5' by 21' walled courtyard hot tub enclosure at the southeast corner. The original wood frame cottage is 1.5 stories in height, and has painted yellow horizontal exterior wood siding with painted white 1" by 6" corner boards. The front-gabled roof is moderately-pitched, while it and the shed-roofed additions are all covered with non-historic brown metal roofing material. The roof eaves are boxed with painted purple and white wood trim. There are no chimneys; however, a metal stovepipe is located near the west end of the north-facing roof slope. The windows are primarily single and paired 1/1 double-hung sash with painted purple wood frames and painted white wood surrounds, and with simple wood cornices. Single-light fixed-pane windows penetrate the upper gable end of the original cottage on the east and west elevations. A painted white wood-paneled front door, with a distinctive oval-shaped upper sash light, and with a leaded stained glass transom light with bull's eye motifs in the woodwork, is located on the west elevation (façade). This door leads into the house from a 20' by 6' tongue-in-groove wood porch which features an open wood balustrade with turned balusters, and turned columns, which support a low-pitched hipped porch

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roof with an intersecting gable over the entry. A painted white wood-paneled door with one upper sash light enters the addition on the east elevation. A non-historic painted white glass-in-wood-frame door enters the addition from the courtyard on the addition's south elevation. Two non-historic painted white glass-in-wood-frame doors enter the 12' by 10' addition from the courtyard on the addition's east elevation. The courtyard area has a wood plank floor, unpainted horizontal wood plank interior walls, and horizontal masonite siding exterior walls.

22. Architectural style: **No Style**
 Building type: **N/A**

23. Landscape or special setting features:

This property is located on the east side of S. French Street, in the block between Adams and Jefferson Avenues. This area comprises a historic residential neighborhood near the southeast end of the Breckenridge Historic District.

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

Garage/ Auto Repair Garage

Moved to this site in 1989, the garage measures 20.5' N-S by 20' E-W. It is supported by a concrete slab foundation and floor, and its exterior walls are clad with painted yellow horizontal wood siding with painted white 1" by 4" corner boards. The roof is a steeply-pitched front gable, with a shed-roofed extension to the south (side) elevation. The roof is covered with brown metal roofing material, and the eaves are boxed with painted purple and white wood trim. Two 1/1 double-hung sash windows penetrate the south elevation; two 1/1 double-hung sash windows penetrate the east elevation; one 1/1 double-hung sash window penetrates the north elevation; single-light fixed-pane windows penetrate the upper gable ends on the east and west elevations. All of the windows have painted white wood frames and surrounds. Two non-historic painted white roll-away garage doors on the west elevation open onto an asphalt driveway which extends along the north side of the house to French Street. A single painted white wood-paneled door with one upper sash light enters the garage at the west end of the south elevation.

Privy

A privy is located a short distance south of the garage. It measures 5'6" N-S by 4'9" E-W, is supported by a wood timbers on grade foundation, and has a wood plank floor. The privy's exterior walls are made of painted yellow horizontal wood siding with painted white 1" by 4" corner boards. The roof is a moderately-pitched side gable covered with brown metal roofing material. The eaves are boxed with painted turquoise color wood trim. A small single-light fixed-pane window penetrates the privy's east (rear) wall. A painted white wood-paneled door, with painted blue bull's eye motifs in the corners of the door frame, enters the privy on the west elevation.

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IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1902**
 Source of information: **Summit County Journal, August 30, 1902..**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information **N/A**
28. Original owner: **Thomas McDougall**
 Source of information: **Summit County Journal, August 30, 1902..**

29. Construction history:

The original frame cottage on this lot was built in 1902. It apparently stood largely as originally built until the 1980s when a series of renovations took place. According to Town of Breckenridge building permit files, the courtyard hot tub enclosure was created in 1982, and the front porch was added in 1986. The 14'5" by 15' shed-roofed addition on the east elevation was apparently built in the mid-to-late 1980s, incorporating an earlier addition (probably a rear mud porch) which measured 6'4" by 9'4". Building permits also indicate: that the two shed-roofed additions on the south elevation were probably erected in 1987 or 1989; the intersecting gable over the front porch was added in 1987; and the garage was moved to this site from 308 N. Main Street in 1989.

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 quaint frame cottage was built for Thomas McDougall in 1902. McDougall was employed as the head blacksmith at the Gold Pan Shops. Less than a year later, McDougall died of cancer. In 1904, his wife Elizabeth homesteaded the property and took in boarders to support her family. The building served as the McDougall residence until March 5, 1927, when it was sold to Floyd Crow. That same year, Crow sold the property to Ross E. Parker who was an owner of the Star Mountain Mine in the Pollack District. The cottage was sold to Louis and Eileen Will in 1962 and was listed as a contributing resource within the Breckenridge Historic District under the name "Court Lisle House" in 1980.

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The garage on the property was originally located at 308 N. Main Street. In 1989 the structure was moved to this location and converted into an automobile garage. Its original construction date is unknown.

More recent owners of the property have included Congressional Corporation, Arthur G. Hyde, Jr., the Mary Ann Hyde Revocable Trust, Clark K. Dimitry, Joan Dale-Dimitry, and John Root, Jr.

36. Sources of information:

Summit County Assessor Commercial and Residential Property Appraisal Records.

Summit County Clerk and Recorder. Warranty Deed Record book 69, page 462.

Summit County Clerk and Recorder. Warranty Deed Record book 115, page 584.

Summit County Clerk and Recorder. Miscellaneous Record book 115, page 59.

Summit County Clerk and Recorder. Trust Mortgage Record book 131, page 217.

Summit County Clerk and Recorder. Miscellaneous Record book 165, page 306.

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.

39. Area(s) of significance: **N/A**

40. Period of significance: **N/A**

41. Level of significance: National: State: Local:

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42. Statement of significance:

This property is historically significant for its association with Breckenridge's development and evolution as a successful Colorado mining town – from the time of its construction in 1902, through its progressive associations with Thomas and Elizabeth McDougall, Floyd Crow, and Ross E. Parker, which came to a close in 1962. The house and garage are also architecturally significant for their representative unstylized architectural plans, construction details, and craftsmanship, dating from the late Victorian era. The property's significance in these regards is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. Moreover, the house's ability to convey a sense of its significance has been diminished by several alterations which were apparently carried out in the 1980s. As a result, the property probably does not qualify for individual local landmark designation by the Town of Breckenridge. It should, however, be considered a contributing resource within the boundaries of the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This building exhibits a fair 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 house's integrity was diminished in the 1980s by a series of additions and alterations. The garage lost its integrity of location and setting when it was moved from its original location at 308 N. Main Street in 1989. The garage was also physically altered with the installation of new garage doors at this site. The privy displays excellent integrity.

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):	Roll: BREC-25 Frames 26-35	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):	May 27, 2005		
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 Location Map