

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**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.130.140** Parcel number(s):
- 2. Temporary resource number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic Building Name: **A.S. Hall House**
- 6. Current Building Name: **Jane Porter Robinson House**
- 7. Building Address: **214 N. Ridge Street**
- 8. Owner Name: **Dr. Craig Louis Perrinjaquet**
- Owner Organization:
- Owner Address: **P.O. Box 1546  
Breckenridge, CO 80424**

44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**  
**SW ¼ of NE ¼ of NE ¼ of SW ¼ of Section 31**
10. UTM reference  
 Zone: **13** **410159 mE** **4371062 mN**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **11-12 (Un-subdivided)**  
 Addition: **Abbett Addition** 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): **Rectangular**
15. Dimensions in feet: **Length: 34' by Width: 20'**
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: **N/A**
21. General architectural description:

**The historic dwelling at 214 N. Ridge Street features a basic rectangular plan which measures 20' N-S (across) by 34' E-W (deep). Included in these dimensions are a 20' N-S by 24' E-W main, front-gabled, section, and a lower, 20' N-S by 10' E-W, hipped-roof extension on the east elevation. There is also a 6' by 3', rectangular, hipped-roof bay on the west elevation. The house is supported by a low stone foundation, and its exterior walls are clad with painted white horizontal wood siding and horizontal weatherboard siding, with painted lavender 1" by 4" corner boards. The front-gabled roof is steeply-pitched, and is covered with metal roofing material. The eaves are boxed with painted lavender wood trim. Two non-historic skylights penetrate the south-facing roof slope. All of the home's windows feature painted lavender wood frames and surrounds. The rectangular hipped-roof bay on the west elevation is penetrated by four 1/1 double-hung sash windows. There is also one other 1/1 double-hung sash window on the west elevation. The south elevation wall is penetrated by one 4/4 double-hung sash window. The north elevation wall is penetrated by one 4/4 double-hung sash window, one 4-light window, and a set of paired 6-light casement windows. Two entry doors are located on the south elevation. One door, which enters into the main gabled section, is a painted white wood-paneled door, with two upper sash lights, and with a transom light. This door also features a painted lavender wood frame and pediment. The other entry door enters into the hipped-roof section near the east end of the south elevation. This is a painted white wood-paneled door with six upper sash lights.**

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22. Architectural style: **Late Victorian**  
 Building type:
23. Landscape or special setting features: **This property is located at the north end of Ridge Street (between Ridge and French Streets), in the northern part of the Breckenridge Historic District. In addition to the residence, the property includes a garage building which is attached to the residence, and a gabled shed. The John D. Roby property is located to the south of this property at 212 N. Ridge Street.**
24. Associated buildings, features or objects:  
 Type: **Garage**  
**A secondary structure, in part used as a garage, abuts the east elevation of the dwelling. This building measures 15' N-S by 33' E-W, and it has half-log exterior walls, over vertical wood planks. It is covered by a moderately-pitched side-gabled roof, with rolled black asphalt roofing material laid over 1x wood decking. A set of paired vertical wood plank garage doors, side-hinged with metal strap hinges, open toward French Street on the east elevation. A solid wood, single-entry, door enters the building on the south elevation. A small single-light window penetrates the north elevation. One 4-light window, and two 2-light windows, penetrate the south elevation.**
- Type: **Shed**  
**A small shed is located near the rear southeast corner of the lot. This is a gabled-roof structure, which measures 14' N-S by 12' E-W, and with an 8' by 6' shed-roofed extension to the east end of the north elevation. The shed has half-log exterior walls, over wood planks. Its roof is covered with corrugated metal roofing material, laid over two layers of 1x wood decking. A vertical wood plank door, side-hinged with metal strap hinges, enters the shed at the north end of the west elevation.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1880** Actual:  
 Source of information: **Breckenridge *Daily Journal*, February 15, 1881.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Unknown**  
 Source of information: **N/A**
28. Original owner: **A.S. Hall**  
 Source of information: **Breckenridge *Daily Journal*, February 15, 1881.**

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29. Construction history:

**The Breckenridge Daily Journal, along with Sanborn Insurance maps, provide information that this dwelling was constructed between March of 1880 and February of 1881. Sanborn Insurance maps also indicate that extensions to the rear of the dwelling were modified and enlarged between 1890 and 1914. The Sanborns also show that the small shed near the southeast corner of the property was built sometime between 1890 and 1914. There have apparently been relatively few exterior alterations to the buildings in recent years.**

30. Original location: **Yes**      Moved: **N/A**      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 attractive mining-camp home was constructed between the months of March 1880 and February 1881. The cost to build the single story dwelling was \$600. Here, the builder dressed up an otherwise plain box with Greek Revival pediments above the windows and a square-bay window.**

**The cottage was built for A. S. Hall. Later, the house was sold to Matilda M. Wilson, the daughter of Agnes and Judge Marshel Silverthorn. Her family members sold the property to Lottie M. Porter in 1915. The Porter family maintained the property until 1983. Recent owners include Robert N. and Cynthia F. Stanlee, Judith G. McBride, and current owner Craig Louis Perrinjaquet, M. D.**

36. Sources of information:

**Breckenridge *Daily Journal*. 15 February 1881**  
**Fiester, Mark. *Blasted Beloved Breckenridge*. Boulder: Pruett Publishing Company, 1973**  
**Summit County Assessor. Real Estate Appraisal Cards**  
**Summit County Clerk and Recorder. Warranty Deed Record book 1, page 257**  
**Summit County Clerk and Recorder. Warranty Deed Record book 55, pages 204 and 223**  
**Summit County Clerk and Recorder. Warranty Deeds book 101, page 76**

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### 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:            **Not Applicable**
40. Period of significance:            **Not Applicable**
41. Level of significance:            National:                            State:                            Local:
42. Statement of significance:
- This property is historically significant for its early, circa 1880 date of construction, for its associations with Breckenridge's residential development in the late 1800s and early 1900s, and for its associations with A.S. Hall, Matilda Wilson, and Lottie M. Porter and family. It is also architecturally significant for its Late Victorian architectural stylistic attributes, including a prominent bay window, (further described above in section 21). The property's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places. It may, however, qualify for individual local landmark designation by the Town of Breckenridge, and it is a contributing resource located within the boundaries of the Breckenridge Historic District.**
43. Assessment of historic physical integrity related to significance:
- This property exhibits a reasonably high 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. Alterations, primarily to the rear of the dwelling, appear to be over fifty years of age, and have achieved some level of historic and architectural significance in their own right.**

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### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**  
 Local landmark eligibility field assessment: **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 National Register district potential, is this building contributing? **N/A**
46. If the building is in existing National Register district, is it contributing? **Yes**

### VIII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-1; Images 44-52**      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 15, 2005**
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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## Sketch Map

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## Location Map