

**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:           | <b>5ST.130.119</b>                           | Parcel number(s): |
| 2. Temporary resource number: | <b>N/A</b>                                   |                   |
| 3. County:                    | <b>Summit</b>                                |                   |
| 4. City:                      | <b>Breckenridge</b>                          |                   |
| 5. Historic Building Name:    | <b>Tiller House</b>                          |                   |
| 6. Current Building Name:     | <b>Waltz House</b>                           |                   |
| 7. Building Address:          | <b>114 N. French Street</b>                  |                   |
| 8. Owner Name:                | <b>Andrew P. Harris and Nicola M. Harris</b> |                   |
| Owner Organization:           |  |                   |
| Owner Address:                | <b>P.O. Box 3791</b>                         |                   |
|                               | <b>Breckenridge, CO 80424</b>                |                   |



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**  
**NW ¼ of SW ¼ of NE ¼ of SW ¼ of Section 31**
10. UTM reference  
 Zone: **13** **410229 mE** **4370925 mN**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **1, 2, Block 3**  
 Addition: **Abbott** 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: **30' N-S by 86' E-W**
16. Number of stories: **1 (original), with a 2½-story addition**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**  
 Other roof materials:
20. Special features: **Porch**  
**Chimney**  
**Fence**
21. General architectural description:  
**The extant building at 114 N. French Street consists of a historic (1907) gabled-L cottage, and a very large, 2½-story gabled and shed-roofed rear addition joined to the original by a low gabled connector element. The original gabled-L dwelling measures 30' N-S (across) by 24' E-W (deep), with an open shed-roofed porch filling in the front leg of the "L" on the west elevation (façade). The connector element measures approximately 16' N-S by 10' E-W, and the 2½-story gabled addition, overall, measures 34' N-S by 50' E-W. The entire building's exterior walls are clad with painted pale blue horizontal wood siding, with painted white 1" by 4" corner boards. The gabled roofs are moderately-pitched, and are covered with metal roofing material. The eaves are boxed with painted white wood trim. Windows are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds. Two large, non-historic, fireplace chimneys are located on the north elevation. The main (original) front entry door leads into the house from the 14' by 6' shed-roofed front porch, which forms the south half of the façade. Secondary entrances lead into the addition on the north, east, and south elevations.**

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22. Architectural style: **No Style**  
 Building type: **N/A**
23. Landscape or special setting features: **This property is located at the southeast corner of S. French Street and Wellington Road, near the north end of the Breckenridge Historic District. A painted white picket fence extends along the west and north property lines**
24. Associated buildings, features or objects:  
**Barn / Garage/ Workshop**  
**A historic secondary building is located near the east end of the property. This 1½-story wood frame structure (which Sanborn maps indicate probably predates 1886) measures 34' N-S by 24' E-W. Its exterior walls are clad with painted pale blue corrugated metal, and it is covered by a moderately-pitched gabled roof, with corrugated metal roofing material. The building features multiple single-light, 4-light, and 6-light windows, set in painted white wood frames. An entry door is located near the center of the east elevation.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1907**  
 Source of information: **Summit County Clerk and Recorder, Grantee Record book, September 1907; 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: **Wallace Tiller**  
 Source of information: **Summit County Clerk and Recorder, Grantee book, September 1907.**
29. Construction history:  
**Sanborn Insurance maps indicate that the garage/ workshop building at the east (rear) end of this lot may date to before 1886. Later Sanborn maps, and Summit County Assessor files indicate that the original L-shaped cottage was built in 1907. A large 2½-story addition, and a connector element, have been built onto the rear of the original house**
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 and Domestic/ Hotel**
34. Site type(s): **Residence and Bed and Breakfast**

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35. Historical background:

**Summit County Clerk and Recorder records indicate that the existing ell-shaped cottage portion of this building was constructed in 1907, as the home of Mr. and Mrs. Wallace Tiller. Sanborn Insurance maps help to establish this fact. However, these same maps indicate that the historic barn at the rear of the property could date to before 1886. At that time, the Curtin family owned the barn and an earlier dwelling on the property. The hill to the north (Wellington Avenue) was known as Curtin Hill, after this pioneer family. The railroad station in the Ten Mile Canyon was named after Michael Curtin. In March of 1910, M.J. (Martin) Waltz purchased the house from Tiller. He was serving as the Colorado and Southern Railroad station agent at the time. He later served as judge of the Summit County Court. His wife was Martha, one of the twins born in the Curtin family in 1882. Martha, and her sister Margaret, were the first twins born in Breckenridge. Martin Waltz died in 1944 and Martha passed away in 1960.**

**Other known owners of this property include Andrew P. Harris, Michael and Mary Keeling, and Jack and Rosemary Wells. Currently (in 2006) the property is owned by Andrew P. and Nicola M. Harris. They maintain the property as a bed-and-breakfast called the Fireside Inn.**

36. Sources of information:

**Sanborn Fire Insurance Maps dated November 1902, and August 1914.**

**Summit County Clerk and Recorder. Grantee book, September 1907 .**

***Summit County Journal*, April 30, 1904.**

***Summit County Journal*, March 5, 1910.**

**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 associations with Breckenridge's historical development during the "Town Phase" and "Stabilization Phase" periods of the town's growth, from the time of its construction in 1907, through circa 1942.. It is also architecturally notable, to a modest degree, for its representative gabled-L plan. 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, or in the State Register of Historic Properties. Despite a fairly substantial loss of integrity, it may still qualify, however, 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 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 original cottage's physical integrity has been substantially diminished by the construction of a large rear addition.**

44. National Register eligibility field assessment **Not Eligible:**

Local landmark eligibility field assessment **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-21; Images 106-113** 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 18, 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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## Sketch Map

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## Location Map