

**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:           | <b>5ST.130.128</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>N/A</b>                                 |                   |
| 6. Current Building Name:     | <b>J.P. Property Management House</b>      |                   |
| 7. Building Address:          | <b>200 S. French Street</b>                |                   |
| 8. Owner Name:                | <b>J.P. Property Management LLC</b>        |                   |
| Owner Organization:           | <b>A Georgia Limited Liability Company</b> |                   |
| Owner Address:                | <b>P.O. Box 353</b>                        |                   |
|                               | <b>Lanett, AL 36863</b>                    |                   |



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

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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** **410266 mE** **4370657 mN**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **1, Block 5; Sub LKA W ½ Lots 1, 2.**  
 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: **29' N-S by 42' E-W**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/ Composition Roof**  
 Other roof materials:
20. Special features: **Porch**  
**Balcony**  
**Fence**
21. General architectural description:  
**The elegant-appearing Neo-Victorian dwelling at 200 S. French Street measures 29' N-S (across) by 42' E-W (deep). Built of wood frame construction, the tall two-story dwelling features painted yellow horizontal exterior wood siding. The front gabled roof is covered with asphalt composition shingles, and there is a single-story shed-roofed extension along the south (side) elevation, and a balcony above two single-story shed-roofed extensions on the east (rear) elevation. The main entry door enters into the south end of the façade (west elevation) from a 10' by 5' open front porch. The porch features turned columns which support the west end of the shed roof. Windows are primarily 1/1 double-hung sash with painted wood frames and distinctive triangular pediments. A rectangular two-story hipped-roof bay is a prominent architectural feature located on the façade. A rear entry door leads into the shed-roofed extension near the south end of the east elevation.**
22. Architectural style: **Neo-Victorian**  
 Building type: **N/A**

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23. Landscape or special setting features: **This well-maintained property is located at the southeast corner of S. French Street and Washington Avenue, in the Breckenridge Historic District. A low painted white picket fence encloses much of the yard.**
24. Associated buildings, features or objects: **N/A**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1983**  
 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:  
**Town of Breckenridge Department of Community Development files reveal that this house was built in 1983. Town files indicate the rear porch roof and roof deck was completed in 1984. The building has not been noticeably altered from that time to the present.**
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:  
**Town of Breckenridge files indicate that this house was built in 1983. Owners/ occupants have included David and Carol Erickson (circa 1994), Kevin Briley and Marjorie Louis (circa 1998), John M. Davis, and the current owner J.P. Property Management LLC.**
36. Sources of information:  
**Summit County Assessor Residential Property Appraisal Record.**  
**Town of Breckenridge. Department of Community Development files.**



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## VII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-1; Images 171-174** 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 4, 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