

Architectural Inventory Form

Official Eligibility Determination (OAHP use only)

OAHP1403

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.130.133 | Parcel number(s): |
| 2. Temporary resource number: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic Building Name: | Spencer House | |
| 6. Current Building Name: | Cummins-Ballard House | |
| 7. Building Address: | 206 S. French Street | |
| 8. Owner Name: | Anthony Harris; Ann Harris | |
| Owner Organization: | | |
| Owner Address: | P.O. Box 1203 | |
| | Breckenridge, CO 80424 | |



- | | |
|---|---------------------|
| 44. National Register eligibility field assessment: | Not Eligible |
| Local landmark eligibility field assessment: | 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** **410276 mE** **4370613 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **7-8, Block 5**
 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): **T-Shaped Plan**
15. Dimensions in feet: **28' N-S by 58' E-W overall dimensions**
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**
Fence
21. General architectural description:

The historic residence at 206 S. French Street features an offset T-Shape plan, with a small enclosed shed-roofed extension to the east (rear) elevation. The front gabled section measures 18' N-S (across) by 36' E-W (deep), while the rear side gabled section measures 28' N-S by 16' E-W, and the rear shed-roofed extension measures 8' N-S by 6' E-W. The building's exterior walls are clad with painted white horizontal wood siding, with painted green 1" by 4" corner boards. The cross gabled roof is moderately-pitched, and is covered with green metal roofing material, and the eaves are boxed with painted green and white wood trim. The front eave of the building is decorated with a salmon-colored dentil course. The home's windows are primarily double-hung sash, in 1/1, 2/2, and 4/4 glazing patterns, with painted green wood frames. A hipped-roof bay, with a set of paired 1/1 double-hung windows and two single-light fixed-pane windows, is located near the east end of the south elevation. A painted salmon-color wood-paneled front door, with two vertically-oriented upper sash lights with rounded tops, is located near the north end of the façade. This door enters into the house from the front porch which extends across the full length of the façade. The porch features a wood floor, chamfered wood posts with decorative brackets, and a low-pitched hipped roof. A rear entry door leads into the east elevation from within the shed-roofed extension. Another painted salmon color wood-paneled door, covered by a metal storm door, enters the building on the south elevation.

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22. Architectural style: **Late Victorian**
 Building type: **N/A**
23. Landscape or special setting features: **This property is located on the west side of S. French Street in the block between Washington and Adams Avenues, in the Breckenridge Historic District.**
24. Associated buildings, features or objects:
Shed and Privy

A historic shed and a privy are located east of (behind) the house. Neither of these structure are depicted on the 1914 Sanborn Map, indicating they were probably erected after that date. The shed measures 14' N-S by 12' E-W. It has unpainted vertical wood plank walls, and a shed roof. A vertical wood plank door is located on the west elevation.

The privy measures 4½' N-S by 4' E-W. It also features unpainted vertical wood plank walls and a shed roof. The privy door, once located on the west elevation, has been removed.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1882** Actual:
 Source of information: **Summit County Clerk and Recorder. Warranty Deed Record book 1, page 195.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Mrs. Ida T. Spencer**
 Source of information: **County Clerk and Recorder. Warranty Deed Record book 1, page 195.**
29. Construction history:
Summit County Clerk and Recorder Warranty deeds, corroborated with Sanborn Insurance maps, indicate that this dwelling was built circa 1882 for R.P. and Ida T. Spencer. Sanborn maps show that the original dwelling featured a basic rectangular plan, consisting only of the front gabled section. Later Sanborns, though, indicate that the rear side gabled section was built between 1896 and 1902, creating the extant T-shaped building. There have been no subsequent additions, except for a small, 8' by 6', enclosed rear porch. Building permit records on file with the Town of Breckenridge indicate that the kitchen windows were replaced in 1982, and that the south elevation was re-sided in 1977.
30. Original location: **Yes** Moved: **No** Date of move(s) **N/A**:

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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:

Picture perfect, this 1½-story, wood frame, Victorian-era cottage was built of nineteenth-century mining camp proportions. Built in circa 1882 for saloonkeeper R. P. Spencer and his wife, Ida T. Spencer, the building took nearly two decades (circa 1882 – 1902) to materialize into its present form. Sanborn maps show the rear addition was added between 1896 and 1902. An interesting feature to the house is the early dentil trim on the front porch and front windows.

George H. Gibson purchased the property in 1885 and sold it to Clara Westerman four years later. The property was acquired at a sheriff's sale in 1896 by D. W. Fall, who operated an assay office at 126 South Main Street. In 1909, he was elected as county judge. That same year, Sheriff J. G. Detweiler purchased the property. Detweiler, who died in 1934, served for 26 years as the Summit County sheriff. Members of his family kept the property until 1950. Also known locally as the "Christmas Tree House," owners after this time include Norman Paul Chambers, W. L. Davenport, Rudolph and Alma Gilbert, John Cummins, John Ballard, and Anthony Harris.

36. Sources of information:

Sanborn Fire Insurance Maps, dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Clerk and Recorder. Warranty Deed Record book 1, page 195.

Summit County Clerk and Recorder. Warranty Deed Record book 55, page 92.

Summit County Clerk and Recorder. Warranty Deed Record book 55, page 246.

Summit County Clerk and Recorder. Record of Writs of Attachments book 46, page 209.

Summit County Clerk and Recorder. Assignment of Certificate Sale book 1, page 387.

Summit County Clerk and Recorder. Warranty Deed Record book 69, page 86.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 1.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 120.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 145.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 349.

Summit County Clerk and Recorder. Quit Claim Deeds book 134, page 219.

Summit County Clerk and Recorder. Quit Claim Deeds book 134, page 220

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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-1; Images 153-159** 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 7, 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