

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.130.116 | Parcel number(s): |
| 2. Temporary resource number: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic Building Name: | Mairs House | |
| 6. Current Building Name: | Potter House; The Summit Foundation Building | |
| 7. Building Address: | 108 N. French Street | |
| 8. Owner Name: | DL Developments, Inc. | |
| Owner Organization: | A Colorado Corporation | |
| Owner Address: | P.O. Box 1063 | |
| | Breckenridge, CO 80424 | |



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Eligible

Architectural Inventory Form

Page 2 of 7

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** **410236 mE** **4370874 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **6, Block 3**
 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): **Rectangular Plan**
15. Dimensions in feet: **13' N-S by 63' E-W**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gable Roof/ Front Gable Roof**
19. Primary external roof material: **Metal Roof**
 Other roof materials:
20. Special features: **N/A**
21. General architectural description:
The single-story wood frame building at 108 N. French Street is composed of an original (pre-1890), narrow, front gabled section, and a modest front gabled rear addition. The original building measures just 13' N-S (across) by 39' E-W (deep), while the rear addition measure 11' N-S by 22' E-W. The building is supported by a modern (1998) foundation with a full basement beneath the main level. The exterior walls are clad with painted blue horizontal wood siding, with painted cream white 1" by 4" corner boards. The front gabled roof is steeply-pitched, and is covered with metal roofing material. A set of paired 1/1 double-hung sash windows, with painted cream white wood frames and surrounds, penetrate the south half of the façade wall (west elevation). Three sets of paired 1/1 double-hung sash windows, and one single 1/1 double-hung sash window, also with painted cream white wood frames and surrounds, penetrate the south elevation. Sets of paired 1/1 double-hung sash basement-level windows are also located on the lower portion of the south elevation. No windows are located on the north elevation. A stained natural brown wood-paneled front door, with one upper sash light, enters the façade from a handicapped-accessible wooden sidewalk. A set of paired 10-light glass-in-wood-frame doors enter the basement level on the east (rear) elevation. A set of eight metal stairs descend to these doors.

Architectural Inventory Form

Page 3 of 7

22. Architectural style: **Late Victorian**
 Building type: **N/A**
23. Landscape or special setting features: **This well-cared-for property is located on the east side of N. French Street, in the block north of Lincoln Avenue. A bank is located next door to the south.**
24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1888** Actual:
 Source of information: **Sanborn Insurance maps dated August 1886 and October 1890**
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:
Sanborn Insurance maps reveal that the front, 13' N-S by 39' E-W, front gabled section of this building was constructed prior to 1890. In 1998, a rear, 11' by 22' addition was built onto the east elevation. At the same time, the building was placed on a new foundation and a new basement level was excavated beneath the original building and the addition.
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): **Commerce/ Trade / Professional**
34. Site type(s): **Former residence**

Architectural Inventory Form

Page 4 of 7

35. Historical background:

This small, one-story, clapboard cottage was the home of Amanda Mairs. The building's footprint appears on the Sanborn Insurance map as early as October of 1890. According to United States Census records, Amanda came to Breckenridge from Ohio. She was married to Edwin G. Mairs of the state of Maine. Edwin was a Breckenridge grain and feed dealer, and Amanda was a housewife. Amanda later sold the house to Dorothy Potter.

Other known owners include Thomas W. Gove, Bank of Breckenridge, and DL Developments, Inc. The building presently (in 2006) provides office space for "The Summit Foundation."

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. Quit Claim Deeds Record book 120, page 393.

Summit County Clerk and Recorder. Plat Book.

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.

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

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

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

Architectural Inventory Form

Page 5 of 7

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. It is also architecturally notable, to a modest degree, for its representative front gabled 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. 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. A 1998 rear elevation and basement addition is very well-executed. A sense of time and place of a modest late 19th century building is still very much in evidence.

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-2; Images 89-93** 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 15, 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**

Architectural Inventory Form

Page 6 of 7

Sketch Map

Architectural Inventory Form

Page 7 of 7

Location Map