

Architectural Inventory Form

**Official Eligibility Determination
(OAHHP use only)**

OAHHP1403
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.130.123 | Parcel number(s): |
| 2. Temporary resource number: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic Building Name: | Norge Laundry | |
| 6. Current Building Name: | Norge Laundry | |
| 7. Building Address: | 105 S. French Street | |
| 8. Owner Name: | Strong Revocable Trust | |
| Owner Organization: | c/o of Charles VanMeter | |
| Owner Address: | P.O. Box 856 | |
| | Jesup, GA 31598 | |



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

Architectural Inventory Form

Page 2 of 7

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**
NW ¼ of NW ¼ of SE ¼ of SW ¼ of Section 31
10. UTM reference
Zone: **13** **410210 mE** **4370762 mN**
11. USGS quad name: **Breckenridge, Colorado**
Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **5, Block 11**
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: **44' N-S by 34' E-W**
16. Number of stories: **1**
17. Primary external wall material(s):
18. Roof configuration: **Gabled Roof/ Cross Gabled Roof**
19. Primary external roof material:
Other roof materials:
20. Special features: **N/A**
21. General architectural description:
The Norge Laundry is a single-story wood frame building which overall measures 44' N-S (across) by 34' E-W (deep). These dimensions include two off-set rectangular-shaped blocks, which respectively measure 24' N-S by 26' E-W, and 20' N-S by 32' E-W. The building's foundation is faced with brick, which also covers the lower portion of the façade wall on the east elevation. Elsewhere, the walls are clad with wide, painted beige, horizontal wood siding, with vertical wood siding in the upper gable ends on the east and west elevations. The cross-gabled roof is moderately-pitched, and is covered with red metal roofing material. The eaves are boxed with painted beige and buff red wood trim. A decoratively scalloped bargeboard appears along the eave on the façade (east) elevation. Two sets of paired, single-light windows penetrate the façade wall. Windows on the south elevation include an band of four 1/1 double-hung sash windows, and a set of paired single-light windows with triangular transom lights in the upper gable end. The north elevation is penetrated by a set of paired 1/1 double-hung sash windows, and two single 1/1 double-hung sash windows. A set of paired, painted purple, wood-paneled doors, each with one upper sash light, enter the building from within a recessed entryway near the north end of the facade. Meanwhile, a single, painted purple, wood-paneled door, with one upper sash light, enters the building at the south end of the façade. A set of paired, wooden. Service entry doors are located at the west end of the north elevation.

Architectural Inventory Form

Page 3 of 7

-
22. Architectural style: **Modern Movements**
Building type: **N/A**
23. Landscape or special setting features: **This property is located on the west side of French Street, in the block between Lincoln and Washington Avenues, in the heart of the Breckenridge Historic District. The minimally-landscaped lot features a small asphalt/ gravel parking lot in front of the laundry building, and a driveway along the building's north side. There is a small patch of grass between the laundry building and the log barn.**
24. Associated buildings, features or objects:
1: Type: **Barn**
A 1½-story log barn structure, located behind the laundry building, measures 30' N-S by 20' E-W. It is supported by a concrete foundation, and its walls are made of hand-hewn whole logs. A gambrel roof, with metal roofing material laid over 1x wood decking, features three gabled dormers on the east-facing roof slope. A single, unpainted, wood-paneled door enters the barn on the north elevation. A painted white, single, wood-paneled door is located at the north end of the east elevation. A wood balcony, with door(s) leading from it into the upper half story, is located on the west elevation. Expanses of non-historic fixed-pane windows appear in the upper gambrel end on the north elevation. A (probably original) 10-light window, with a painted green wood frame, penetrates the east elevation wall.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1967**
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, and Summit County Assessor files, indicate that the Norge Laundry building was erected at this location in 1967. The building appears little altered from its original construction. No building permit or development-related files for the property were located on file with the Town of Breckenridge. The historic log barn structure appears much older than the laundry building' however, it is not depicted on the 1914 (most recent available) Sanborn Insurance map.
30. Original location: **Yes** Moved: **No** Date of move(s) **N/A**:

Architectural Inventory Form

Page 5 of 7

42. Statement of significance:

Built in 1967, the Norge Laundry building is of too recent construction to be considered eligible for listing in the National Register of Historic Places, or in the State Register or Historic Properties. The building also does not qualify for individual local landmark designation by the Town of Breckenridge, and it should be considered a non-contributing resource located within the boundaries of the Breckenridge Historic District. In time, the building may become architecturally significant, to some degree, for its Modern Movements architectural characteristics of the late 1960s. The barn is architecturally significant for its log construction however, it suffers from a substantial loss of integrity.

43. Assessment of historic physical integrity related to significance:

The Norge Laundry building exhibits a 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. There have been no additions, and few exterior alterations, to the building following its original construction. The earlier log structure displays poor integrity, however. Numerous non-historic door and window openings have been cut into the historic structure, and a balcony has been added to the west elevation. It is no longer able to convey a sense of its former historic and architectural significance.

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

Local landmark eligibility field assessment **:Not 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 **No**

VII. RECORDING INFORMATION

47. Photograph number(s):	Breckenridge Phase IV Survey – CD-1; Images 91-96	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 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