

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.130.137** Parcel number(s):
2. Temporary resource number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic Building Name: **N/A**
6. Current Building Name: **French Ridge Condominiums**
7. Building Address: **409, 411, 411½ S. French Street**
8. Owner Name: **French Ridge Unit B-1 Interval Owners Association**
- Owner Organization:
- Owner Address: **P.O. Box 3580
Breckenridge, CO 80424**



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: **7S** Range: **77W**
NE ¼ of NW ¼ of NE ¼ of NW ¼ of Section 6
10. UTM reference
 Zone: **13** **410284 mE** **4370314 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **Unit B-1 French Ridge Condo**
 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: **29' N-S by 42' E-W**
16. Number of stories: **2½**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Hipped Roof/ Gable-on-Hip Roof**
19. Primary external roof material: **Asphalt Roof/ Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Balcony
Chimney
21. General architectural description:
Constructed in 1983, the building at 409 S. French Street is a tall 2½-story multiple-unit vacation dwelling which measures 29' N-S by 42' E-W. It is supported by a low concrete foundation, and its exterior walls are clad with painted light blue horizontal wood siding, with painted white 1" by 4" corner boards. Painted light blue fishscale shingles appear in the upper gable ends, however. The steeply-pitched hipped roof features a large intersecting front gable, and is covered with brown asphalt composition shingles. The eaves are boxed with painted white and blue wood trim. A tall boxed chimney is located on the west (rear) elevation. The building's windows are primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds. Three white paneled entry doors enter the building on the façade – two at the main level, and one at the recessed garden level. A white paneled door, with one upper sash light, enters the west elevation from an 8-step wood porch. A glass-in-wood-fame atrium door enters into the second story from a small balcony, also on the west elevation. A painted white glass-in-wood-frame door, with flanking sidelights, enters into the south elevation from a 9-step wood porch which wraps around the rear southwest corner.

Architectural Inventory Form

Page 3 of 7

22. Architectural style: **Neo-Victorian**
 Building type: **N/A**

23. Landscape or special setting features:

This well-maintained property is located on the west side of S. French Street, in the block south of Jefferson Avenue, near the south end of the Breckenridge Historic District. The grounds are nicely-landscaped with a planted grass front lawn with native aspen and coniferous trees. An asphalt parking lot is to the rear.

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1983**
 Source of information: **Summit County Assessor Commercial Property Appraisal Record.**

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:

The French Ridge Condominium complex, including this building, was constructed in 1983. This building appears little altered from its original construction.

30. Original location: **Yes** Moved: **No** Date of move(s) **N/A**:

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/ Multiple Dwelling**

32. Intermediate use(s): **Domestic/ Multiple Dwelling**

33. Current use(s): **Domestic/ Multiple Dwelling**

34. Site type(s): **Time-Share Condominium**

35. Historical background:

The French Ridge Condominium complex, including this building, was constructed in 1983. The vacation property has been managed by the French Ridge Condo Association and by Alpine Meadows.

Architectural Inventory Form

Page 5 of 7

VII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-1, Images 148-152; CD-2, Images 50-53** 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 11, 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**

Architectural Inventory Form

Page 6 of 7

Sketch Map

Architectural Inventory Form

Page 7 of 7

Location Map