

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

- 1. Resource number: **5ST130.48**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Thomas House**
- 6. Current building name: **Similasan Corporation Building**
- 7. Building address: **108 N. Ridge Street**
- 8. Owner name: **Similasan Corporation**
 Owner address: **P.O. Box 7429**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NW¹/₄ of SW¹/₄ of NE¹/₄ of SW¹/₄ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410220**
 Northing: **4370710**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **2** Block: **n/a**
 Addition: **Abbetts Addition** Year of Addition **pre-1900**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style / building type:

Other Style / Wood Frame
Gabled Roof Dwelling

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ___ Determined Eligible - National Register
 - ___ Determined Not Eligible - National Register
 - ___ Determined Eligible - State Register
 - ___ Determined Not Eligible - State Register
 - ___ Needs Data
 - ___ Contributes to eligible National Register District
 - ___ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Rectangular Plan
- 15. Dimensions in feet: **1694 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material
Wood / Plywood/Particle Board
Wood / Shingles
- 18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
- 20. Special features (enter all that apply):
Decorative Shingles
Porch
Chimney

21. General Architectural Description

Located on the east side of Ridge Street, this building is currently used as office by the Similasan Corporation. Historically a residence, the structure is set at the top of a rise, with a spacious front yard sloping gently down toward Ridge Street to the west. The building is supported by a concrete foundation, and the exterior walls are clad with non-historic painted pale yellow horizontal composition board siding. Fishscale shingles appear in the upper gable end on the facade, on the west elevation. The house's roof is a moderately-pitched front gable, with brown asphalt shingles and exposed rafter ends with fascia. A brown brick chimney with a corbelled cap is located on the roof ridge. Large hexagonal-roofed bays intersect with the main gabled roof near the west end of the north and south elevations. Both of the hexagonal bays have four single-light fixed-pane windows, and one 6/6 double-hung sash window. Other windows on the north elevation include three narrow 9/1 double-hung sash windows, and one 1/1 double-hung sash window. Other windows on the south elevation include: a rectangular shed-roofed bay, with four single-light casement windows; two 12/1 double-hung sash windows; and two 1/1 double-hung sash windows, one of which is a basement-level window. On the building's facade, two 16/1 double-hung sash windows flank the front entry door, while two narrow 12/1 double-hung sash windows are located at either end of the enclosed front porch. On the east (rear) elevation, there are three 1/1 double-hung sash first story windows, and three 1/1 double-hung sash basement-level windows, all of which are part of an addition. (All of the house's windows have painted blue wood frames and painted grey wood surrounds.) A painted pale yellow wood-paneled door, with a wood screen door, opens onto a non-historic 15' by 12' wood porch on the building's facade. The porch has a wood railing, and leads into an enclosed front entry porch. A stained brown wood-paneled door, with a transom light, opens onto a concrete stoop covered by a shed roof, near the east end of the north elevation.

29. Construction History (include description and dates of major additions, alterations, or demolitions:

The twin houses at 106 and 108 N. Ridge Street were erected in 1902, here on property owned by George C. Forsythe. Known variously as the "Forsythe Cottages" and the "railroad houses", the two homes were reportedly mail-ordered and shipped by rail to Breckenridge for assembly. This house at 108 N. Ridge Street was originally the home of Judge William Thomas and his wife Carolyn. It appears that the original house has been enlarged to the rear.

23. Landscape or setting special features:

This property is located on the east side of Ridge Street, one block east of Main Street in downtown Breckenridge.

24. Associated buildings, features, or objects

House next door at 106 N. Ridge Street.

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1902**

Source of information:

Summit County Journal, April 5, 1902.

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

Mail-order architecture

Source of information:

Marguerite B. Vasilka

28. Original owner:

William and Carolyn Thomas

Source of information:

Summit County Journal, April 5, 1902.

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 and Trade / Business**

34. Site type(s): **Former residence**

35. Historical Background

36. Sources of Information

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

Summit County Assessor Residential Property Appraisal Record.

Summit County Clerk and Recorder. Warranty Deed Record, book 81, p. 449.

Summit County Clerk and Recorder. Warranty Deed Record, book 87, p. 487.

Summit County Clerk and Recorder. Warranty Deed Record, book 101, p. 1.

Summit County Journal, April 5, 1902.

Vasilka, Marguerite. Oral interview with Rebecca Waugh.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **XX**

Date of Designation: **n/a**

38. Applicable National Register Criteria

XX A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

XX C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable 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:

Architecture; Community Planning and Development

40. Period of Significance: **1902-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The twin residences at 106 and 108 North Ridge Street are both historically significant, relative to National Register of Historic Places Criterion A, for their association with Breckenridge's cultural and economic development throughout the first half of the twentieth century. The two houses were the residences of several notable citizens, who collectively made significant contributions to broad patterns of Breckenridge's history. Among them were George C. Forsythe, the original owner of 106 N. Ridge Street, and Judge William Thomas, the original owner of 108 N. Ridge Street. These two houses are also architecturally significant, under National Register Criterion C, because they are rare examples of mail-order homes. Due to some loss of integrity to both houses, their combined levels of significance and integrity are not to the extent that they would qualify for individual listing in the National Register. Both properties, however, should be regarded as contributing resources within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

The Thomas House's integrity has been diminished by an apparent addition to the east (rear) elevation, by the application of non-historic siding, and by a non-historic wood porch.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **XX**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **XX**

No:

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**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **XX**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **BREC-10**

Frame(s): **6-9**

Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **October 8, 2000**

50. Recordors: **Carl McWilliams** **Rebecca Waugh**

51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**

52. Addresses: **1607 Dogwood Court** **150 Ski Hill Road**
Fort Collins, Colorado 80525 **Breckenridge, Colorado 80424**

53. Phone numbers: **970/493-5270** **303/629-6966 ext. 142**