

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.63**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Carl Kaiser House**
- 6. Current building name: **Lady Bug House**
- 7. Building address: **126 S. Ridge Street**
- 8. Owner name: **Talamantes Living Trust**
 Owner address: **328 6th Street**
Manhattan Beach, CA 90266

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NW¼ of NW¼ of SE¼ of SW¼ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410250**
 Northing: **4370476**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **18-20** Block: **11**
 Addition: **Abbett 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:

Bungalow

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: **1055 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
- 19. Primary external roof material (enter one):
Wood Roof / Shingle Roof
- 20. Special features (enter all that apply):
Porch

21. General Architectural Description

Owned originally by Carl Kaiser, this dwelling is located on the east side of South Ridge Street, near the south end of the block between Lincoln and Washington Avenues. Now known as the "Lady Bug House", the residence is set well back from the street, at the top of a small hill. A concrete retaining wall parallels the front sidewalk along Ridge Street, and there are eleven concrete steps and six wooden steps which lead from the street up to the front porch. The original house is 1½-stories tall, and measures 24' N-S (across) by 38' E-W (deep). A 19' by 6' shed-roofed addition has been built onto the original east (rear) elevation, and there is a small 4' by 10' shed-roofed addition at the west end of the north elevation. The house is supported by a concrete foundation, and there is at least a partial basement. Three-light hopper basement windows, with painted white wood frames and surrounds, penetrate the foundation wall along the north elevation. The house is of wood frame construction, and its exterior walls are clad with painted yellow horizontal wood siding, with painted white 1" by 4" corner boards. The roof is a moderately-pitched front gable, with an intersecting hipped roof to the rear. The roof is covered with wood shingles, and the eaves are boxed. There are no chimneys. Windows on the house are almost entirely single and tripled 1/1 double-hung sash, with painted white wood frames and surrounds. The home's Craftsman-style front porch is most notable architectural feature. Covering nearly all of the west elevation, the porch features a tongue-and-groove wood floor, an open wood balustrade, and painted white and blue Doric columns which support a low-pitched hipped porch roof. A painted blue, glass-in-wood-frame door, with beveled glass panes, leads from the porch into the home's interior. A rear entrance is located at the east end of the south elevation, where a painted white wood-paneled door opens onto a small, shed-roofed-covered, concrete porch.

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

According to the *Breckenridge Walking Tour* guide, produced by the Breckenridge Resort Chamber in 1985, this dwelling was a mail-order house, ordered by mail from Aladdin Homes, and shipped by rail to Breckenridge in 1917. The five-room house was then reportedly assembled by its owner, Carl Kaiser, with help from his younger brother, Harold. A 19' by 6' addition to the east (rear) elevation, and a very small 4' by 10' addition at the west end of the north elevation, appear to date to the 1960s or 1970s. Both of these additions are compatible with the dwelling's original construction. Sanborn maps show that in earlier years (between 1886 and 1914) this lot was undeveloped.

23. Landscape or setting special features:

This dwelling is located on the east side of South Ridge Street, near the south end of the block between Lincoln and Washington Avenues. This area, one block east of Main Street, is home to a variety of commercial businesses, including several restaurants, and a few private dwellings.

24. Associated buildings, features, or objects**n/a****IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual **1917**

Source of information:

Summit County Journal*, June 30, 1917.*26. Architect:****Aladdin Homes**

Source of information:

**Breckenridge Resort Chamber,
Breckenridge Walking Tour, 1985.****27. Builder/ Contractor:****Carl and Harold Kaiser**

Source of information:

Summit County Journal*, June 30, 1917.*28. Original owner:****Carl Kaiser**

Source of information:

Summit County Journal*, June 30, 1917.*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): **Commerce and Trade / Specialty Store**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

Wherever the railroad tracks led, architecture followed. Built in 1917, this house is typical of the mail-order bungalow design of the 1910s, with its spacious front porch which boasts classical columns. The reason for the Craftsman detailing, according to the 1985 Breckenridge Walking Tour guide, is that it is a mail order house from Aladdin Homes. The Hodgson Company, Montgomery Ward, Sears Roebuck and Company, and Aladdin Homes all began manufacturing pre-cut, kit homes between 1895 and 1910. Ordered by mail and sent by rail, these popular houses filled the need for sturdy, inexpensive, modern-style housing. This five-room bungalow came complete with indoor plumbing, heating, and electricity. Its owner, Carl Kaiser, and his younger brother, Harold, supposedly assembled the home.

After his marriage to Esther Anderson in 1916, Carl Kaiser built his new home in the side yard of his parents' home - Christ and Ida Kaiser, the owners of Kaiser's Market. Carl's bride, Esther Anderson, was the postmistress of Kokomo, Colorado, at the time. A long-time attorney in Breckenridge, Carl Kaiser also served as president of the school board and was a member of Breckenridge Lodge No. 47, A.F. & A.M. Carl passed away in 1959, and shortly after Esther's death in 1974 their residence was sold to Albert and Betty Keuhnert, who christened it the "Lady Bug House." In the 1980s, the building served as a real estate office, gift shop, frame shop, DRM West Office, as well as a residence. Mr. and Mrs. Gilbert V. Talamantes have owned the property since 1990. Its current use is residential.

36. Sources of Information

Breckenridge Resort Chamber, *Breckenridge Walking Tour*, 1985.

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 Journal, January 22, 1916.

Summit County Journal, February 5, 1916.

Summit County Journal, June 30, 1917.

Town of Breckenridge. Department of Community Development Files.

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: **1917-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The Carl Kaiser House is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's evolution as a successful Colorado mining town during the early-to-mid-1900s. The building is also architecturally significant, relative to National Register Criterion C, because it is a mail-order home, shipped to Breckenridge by rail, and assembled here by its original owner, Carl Kaiser. Due to a small loss of integrity, the building should probably be considered ineligible for individual listing in the National Register of Historic Places. The dwelling, however, is individually eligible for local landmarking by the Town of Breckenridge, and it may be considered a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This building's historical integrity has been slightly diminished by two shed-roofed additions - one to the east (rear) elevation, and one to the north (side) elevations. Both of these additions are subservient to the home's original design, and they are compatible in terms of their materials, massing, and color. As a result, the house is still able to convey a sense of its historic significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **XX**

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-16**

Frame(s): **1-5**

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

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

49. Date: **May 8, 2002**

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**