

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.130.122 | 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: | Intelisano House | |
| 7. Building Address: | 104 S. French Street | |
| 8. Owner Name: | Patty O'Brien; Daniel J. Intelisano | |
| Owner Organization: | | |
| Owner Address: | P.O. Box 2204 | |
| | Breckenridge, CO 80424 | |



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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**
NE ¼ of NW ¼ of SE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410259 mE** **4370757 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **6, Block 4**
 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: **18' N-S by 33' E-W**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/ Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Fence
21. General architectural description:
The house at 104 S. French Street features a basic rectangular plan, measuring 18' N-S (across) by 30' E-W (deep), with an 8' by 3' rectangular bay window forming the north half of the façade (west elevation). The 1½-story building is supported by a concrete foundation, and its exterior walls are clad with painted pale yellow horizontal wood siding with painted green 1" by 5" corner boards. The front gabled roof is steeply-pitched, and is covered with asphalt composition shingles. A small intersecting gable, set over a set of paired 1/1 double-hung sash windows, is located on the south elevation. The home's windows are primarily single and paired 1/1 double-hung sash, with painted wood frames and surrounds, including two 1/1 double-hung windows in the bay at the north end of the façade. A stained natural brown wood-paneled front door, enters the façade from a 3-step wood porch. The porch and bay are supported by a common low-pitched hipped roof supported by turned columns. A rear entry door leads into the east elevation from an 18' by 7' uncovered wood deck.
22. Architectural style: **Neo-Victorian**
 Building type: **N/A**

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23. Landscape or special setting features: **This well-maintained property is located on the east side of S. French Street, in the block between Lincoln and Washington Avenues. The Evans House Bed & Breakfast is next door to the north. A low painted white picket fence extends along the front of the property.**

24. Associated buildings, features or objects:

Barn

A historic barn is located directly east of the house, with the 18' by 7' open wood deck filling the space between the two buildings. The barn measures 14' N-S by 35' E-W, and has stained brown board-and-batten exterior walls. It is covered by a steeply-pitched roof with corrugated metal roofing material. A stained natural brown wood-paneled door, with nine upper sash lights is located on the south elevation. Another entry door opens onto the wood deck on the west elevation. Windows are 4-light hoppers or fixed-panes, including one in the upper gable end on the east elevation.

Hot Tub Enclosure

A gabled structure, located a few feet north of the barn, encloses a hot tub. It measures 12' N-S by 16' E-W, and has stained brown board-and-batten exterior walls. It is covered by a steeply-pitched front gabled roof, covered with asphalt composition roofing material. A solid wood door enters the building on the north elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1991**
 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: **Allen Ardueser and James Nolan (probably)**
 Source of information: **Town of Breckenridge Department of Community Development files.**

29. Construction history:

Town of Breckenridge records reveal that this house was built in 1991. The barn building located behind the house is historic, however. According to Summit County Assessor records it was built circa 1910. Sanborn maps corroborate a 1910 date of construction for the barn, as it is not depicted on the 1902 Sanborn map, but it is depicted on the 1914 Sanborn map.

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): **Domestic/ Single Dwelling**
34. Site type(s): **Residence**

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35. Historical background:

The historic barn building located behind the house was built circa 1910. In the 1970s and 1980s, prior to the construction of the house, it was used as the Amazing Grace natural food store, before the store moved to its current location at 213 E. Lincoln Avenue. In earlier times, though, the building was part of the Evans House property located at 102 S. French Street, next door to the north. In recent years, known owners of the property include Allen Ardueser, James Nolan, and current owners Patty O'Brien, and Daniel Intelisano.

36. Sources of information:

Sanborn Fire Insurance Maps dated November 1902, and August 1914.

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:

42. Statement of significance:

The historic barn building on this property is historically significant, to a limited extent for its association with Breckenridge's historical development during the "Town Phase" and "Stabilization Phase" periods of the town's growth. However, the construction of a modern house in front of the building, and the loss of its association with the Evans House property next door, have reduced its ability to convey a sense of its significance. The property's level of significance, at any rate, 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 also probably does not qualify for individual local landmark designation by the Town of Breckenridge, and it may be regarded as a non-contributing resource located within the boundaries of the Breckenridge Historic District.

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43. Assessment of historic physical integrity related to significance:
This well-maintained property exhibits a below-average 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. The historic barn building is relatively intact; however, it has lost its historic associations with the Evans House next door, and its integrity of setting has been diminished by the construction of the modern dwelling at the front of the lot.
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 71-77** 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 22, 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**

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Sketch Map

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Location Map