

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.130.129 | Parcel number(s): |
| 2. Temporary resource number: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic Building Name: | Abbett House | |
| 6. Current Building Name: | Kluth House | |
| 7. Building Address: | 202 S. French Street | |
| 8. Owner Name: | Kate Wells Brewer | |
| Owner Organization: | | |
| Owner Address: | P.O. Box 335 | |
| | 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**
SE ¼ of NW ¼ of SE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410268 mE** **4370647 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **3, Block 5; Sub LKA W ½ Lots 3, 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): **Irregular Plan**
15. Dimensions in feet: **29' E-W by 49' E-W overall dimensions**
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**
Dormer

21. General architectural description:

The residence at 202 S. French Street consist of a historic (pre-1886) front-gabled dwelling, and large irregular-shaped rear addition. The original front gabled dwelling measures just 16' N-S (across) by 19' E-W (deep), and there is a large, non-historic, shed-roofed dormer on the south-facing roof slope. The building's exterior walls are clad with painted blue horizontal wood siding, with painted white 1" by 4" corner boards. The roof is covered with asphalt composition shingles, and the eaves are boxed with painted white wood trim. Windows are predominantly 4/4 double-hung sash and 4-light hoppers or awning style windows, with painted white wood frames. A stained natural brown wood-paneled front door, with one upper sash light, leads into the north end of the façade (west elevation) from a 7' by 5' hipped-roof front porch with turned columns. A set of paired glass-in-wood-frame doors enter the addition on the south elevation.

22. Architectural style: **No Style**
 Building type: **N/A**

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23. Landscape or special setting features: **This property is located on the east side of S. French Street in the block between Adams and Washington Avenues, in the Breckenridge Historic District.**

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1885** Actual:

Source of information: **Sanborn Fire Insurance maps dated August 1883 and August 1886.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Emma S. Abbett**

Source of information: **Summit County Clerk and Recorder. Warranty Deed Record book 1, p. 217.**

29. Construction history:

Sanborn Fire Insurance maps indicate that the original front-gabled portion of this dwelling was built between 1883 and 1886. The building apparently stood largely as originally built until 1981 when the shed-roofed dormer was added to the south-facing roof slope. A large addition was built onto the rear of the historic building in 2004.

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**

35. Historical background:

The original, 16' by 19', front gabled cottage portion of this property was built between 1883 and 1886. It was probably built for Emma Abbett, who was likely followed by Jane A. Evans as its second owner. Mrs. Evans was the wife of W. H. Evans, an early Dillon and Breckenridge merchant. Her children were Maude McLean, a Breckenridge postmistress, and Harry Evans, proprietor of Evans' Pharmacy on Main Street. Maude Paden then owned the house for many years. It is currently known as the Kluth House.

Other known owners include Anthony and Ann Harris and present owner Kate Wells Brewer.

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36. Sources of information:

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

Summit County Clerk and Recorder. Warranty Deed Record book 1, page 217.

Summit County Clerk and Recorder. Plat Book.

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:

This property is historically significant for its associations with Breckenridge's historical development during the "Town Phase" and "Stabilization Phase" periods of the town's growth. It is also architecturally notable, to a modest degree, for its representative front gabled plan. Due to a rather substantial loss of integrity, though, the property is no longer able to fully convey a sense of its historical and architectural significance. The property, thus, does not qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. It should also probably be considered ineligible for individual local landmark designation by the Town of Breckenridge. However, it may still be considered a 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 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 recent construction of a large rear addition, and a large-shed-roofed dormer have noticeably diminished the historic building's physical integrity.

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 **Yes**

VII. RECORDING INFORMATION

47. Photograph number(s):	Breckenridge Phase IV Survey – CD-1; Images 166-170	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 5, 2006		
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	

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Sketch Map

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Location Map