

**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.130.130** Parcel number(s):
- 2. Temporary resource number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic Building Name: **Cammett House**
- 6. Current Building Name: **Renberger House**
- 7. Building Address: **203 S. French Street**
- 8. Owner Name: **Margarita Wong; John M. Asthalter**
- Owner Organization:
- Owner Address: **13671 La Cuarta Street  
Whittier, CA 90602**



|                                                     |                     |
|-----------------------------------------------------|---------------------|
| 44. National Register eligibility field assessment: | <b>Not Eligible</b> |
| Local landmark eligibility field assessment:        | <b>Eligible</b>     |

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**  
**SW ¼ of NW ¼ of SE ¼ of SW ¼ of Section 31**
10. UTM reference  
 Zone: **13** **410227 mE** **4370650 mN**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **3-5, Block 10**  
 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): **L-Shaped Plan**
15. Dimensions in feet: **44' N-S by 40' E-W overall dimensions**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**  
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:  
**The L-shaped cross-gabled dwelling at 203 S. French Street is composed of two rectangular blocks and shed-roofed extension to the west (rear) elevation. The north (front gabled) block measures 20' N-S (across) by 28' E-W (deep), with a prominent rectangular bay window on the east elevation (façade). The south (side gabled) block measures 16' N-S by 16' E-W. The shed-roofed extension measures 20' N-S by 12' E-W. Supported by an unknown foundation, the house's walls are clad with painted pale grey horizontal wood siding with 1" by 4" corner boards. The roof is covered with brown metal roofing material and the eaves are boxed with painted grey wood trim. The prominent rectangular bay on the façade is penetrated by four 2/2 double-hung sash windows. Windows elsewhere are predominantly single 2/2 double-hung sash with painted light blue wood frames and painted dark blue wood surrounds. A painted light blue glass-in-wood frame door enters the north end of the façade from a 3-step wood plank porch. The porch, and the flanking bay, are covered by a low-pitched hipped roof. A painted dark grey wooden door, with one upper sash light, enters into the shed-roofed extension near the west end of the south elevation.**
22. Architectural style: **Late Victorian**  
 Building type: **N/A**

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23. Landscape or special setting features: **This property is located on the west side of S. French Street, in the block between Washington and Adams Avenue, in the Breckenridge Historic District. The property is not particularly well-maintained, and it is minimally landscaped. A garage/ workshop structure is located a short distance southwest of the house.**

24. Associated buildings, features or objects:

1: Type: **Garage/ Workshop**

**An irregular-shaped garage/ workshop structure, located southwest of the dwelling, measures 46' N-S by 20' E-W. It has painted grey vertical wood plank walls, and a saltbox roof, covered with rolled green asphalt roofing material. Two vertical wood plank overhead garage doors provide vehicular access from French Street on the east elevation. A single wood-paneled door is located at the north end of the east elevation. A single vertical wood plank door, side-hinged with metal strap hinges, is located at the south end of the east elevation.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1882** Actual:

Source of information: **Town of Breckenridge Department of Community Development files; Sanborn Fire Insurance maps.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Ira A. Cammett**

Source of information: **Summit County Clerk and Recorder. Warranty Deed book 1, page 336.**

29. Construction history:

**Summit County Clerk and Recorder warranty deed records, Town of Breckenridge files, and early Sanborn maps, indicate that this L-shaped dwelling was built circa 1882. The shed-roofed rear extension appears to be depicted on early Sanborn maps as well, indicating that it was either part of the original construction or a very early addition. Portions of the garage/ workshop building appear to date to at least the 1890s, also according to the Sanborn maps. No recent building permit or development-related files for the property were located on file with the Town of Breckenridge.**

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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42. Statement of significance:

**This property is historically significant for its associations with Breckenridge's "Town Phase" and Stabilization Phase" periods of development, from the time of its construction circa 1882 through the early 1940s. The house is also notable for its modest Late Victorian architectural characteristics, most notably a prominent bay window on the façade. The property's level of significance 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 Places. It does, however, qualify for individual local landmark designation by the Town of Breckenridge, and it is a contributing resource located within the boundaries of the Breckenridge Historic District.**

43. Assessment of historic physical integrity related to significance:

**This property exhibits a high 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. There have been no additions to the dwelling, and only minor exterior alterations, during the past several decades.**

44. National Register eligibility field assessment **:Not Eligible**

Local landmark eligibility field assessment **: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): | <b>Breckenridge Phase IV Survey – CD-1, Images 111-116; CD-2, Images 59-65</b> | Images filed at:                                    | <b>Town of Breckenridge<br/>150 Ski Hill Road<br/>Breckenridge, CO 80424</b> |
| 48. Report title:         | <b>Town of Breckenridge Phase IV Cultural Resource Survey</b>                  |                                                     |                                                                              |
| 49. Date(s):              | <b>June 6, 2006</b>                                                            |                                                     |                                                                              |
| 50. Recorder(s):          | <b>Carl McWilliams</b>                                                         | <b>Rebecca Waugh</b>                                |                                                                              |
| 51. Organizations:        | <b>Cultural Resource Historians</b>                                            | <b>Town of Breckenridge</b>                         |                                                                              |
| 52. Address:              | <b>1607 Dogwood Court<br/>Fort Collins, CO 80525</b>                           | <b>150 Ski Hill Road<br/>Breckenridge, CO 80424</b> |                                                                              |
| 53. Phone number(s):      | <b>(970) 493-5270</b>                                                          | <b>(303) 629-6966 ext. 142</b>                      |                                                                              |

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## Sketch Map

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## Location Map