

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.130.132** Parcel number(s):
- 2. Temporary resource number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic Building Name: **Thomas House**
- 6. Current Building Name: **Kaiser House; Abbett Placer Inn Bed & Breakfast**
- 7. Building Address: **205 S. French Street**
- 8. Owner Name: **Lynn Cavaluzzi; E. Louise Mardsen; Ellen L. Mardsen**
- Owner Organization:
- Owner Address: **P.O. Box 556
Breckenridge, CO 80424**



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

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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** **410232 mE** **4370616 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **Parcel A, Block 10 (Sub A Resub S½ Lot 5, All of Lot 6, N. 17' of Lot 7)**
 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: **45' N-S by 65' 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: **Asphalt Roof/ Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Dormer
Fence
21. General architectural description:
This dwelling is composed of the following elements: a main cross-gabled L-shaped section which overall measures 35' N-S by 39' E-W; a narrow shed-roofed extension along the south elevation which measures 7½' N-S by 39' E-W; a 2-story gabled addition to the north end of the west (rear) elevation which measures 18' N-S by 10' E-W; a one-story glassed-in sunroom addition with a balcony above, built onto the west elevation of the 2-story addition, which also measures 18' N-S by 10' E-W; and a shed-roofed enclosed storage closet on the east elevation (façade), which measures 18' N-S by 6' E-W. The historic 1½-story wood frame dwelling has painted purple horizontal wood exterior siding, with square-cut wood shingles in the upper gable ends. The roof is covered with black asphalt composition shingles, and the eaves are boxed with painted purple wood trim. A gabled wall dormer, with one 1/1 double-hung sash window, is located on the façade; a probably non-historic shed-roofed dormer, with three casement-type windows, is located on the south-facing roof slope. Elsewhere, the building's windows are primarily a combination of casements and double-hung sashes, although bands of two and four 6-light hopper windows penetrate the enclosed storage closet on the façade. A painted white solid wood door enters the storage closet near the south end of the façade. A white paneled front entry door, with leaded glass upper sash lights, enters the north end of the façade from a 2-step uncovered wood porch. A horizontal sliding glass bypass door enters the rear of the building on the west elevation.

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22. Architectural style: **Late Victorian**
 Building type: **N/A**

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 Avenues, in the Breckenridge Historic District. The property appears well-maintained, with a planted grass front yard and a wide side yard to the south, landscaped with native trees and shrubs. A low, painted purple, picket fence encloses the front yard.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1915** Actual:
 Source of information: **Sanborn Fire Insurance Map, 1914; Summit County Assessor records.**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **Unknown**
 Source of information: **N/A**

29. Construction history:

This property appears undeveloped on Sanborn Fire Insurance maps from 1883 through 1914. Summit County Assessor records then indicate that this house was built in 1915. The original dwelling featured a cross-gabled, L-shaped plan. Additions to the south, west, and east elevations appear quite old, although specific information about their construction was not uncovered.

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/ Hotel**
 34. Site type(s): **Former residence; presently a bed & breakfast**

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42. Statement of significance:

This property is historically significant for its associations with Breckenridge's historical development during the "Town Phase" and "Stabilization Phase" period's of the town's growth, between circa 1915 and the early 1940s. The property's level of significance, though, 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 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 reasonably 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. Modest additions to the original dwelling are sympathetic to the original construction, and are probably over fifty years of age.

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):	Breckenridge Phase IV Survey – CD-1, Images 117-121; CD-2, Images 54-58	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 7, 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