

Architectural Inventory Form

**Official Eligibility Determination
(OAHHP use only)**

OAHHP1403

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.130.118 | Parcel number(s): |
| 2. Temporary resource number: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic Building Name: | Casey House | |
| 6. Current Building Name: | Figel House | |
| 7. Building Address: | 112 N. French Street | |
| 8. Owner Name: | Ronald Figel and Mary Ann Figel | |
| Owner Organization: | | |
| Owner Address: | 2735 E. 7th Avenue
Denver, CO 80206 | |



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**
NW ¼ of SW ¼ of NE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410231 mE** **4370901 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **3, 4, Block 3**
 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' N-S by 48' E-W**
16. Number of stories: **1**
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 irregular-shaped, single-story, wood frame dwelling at 112 N. French Street consists of a main side-gabled wing, which measures 29' N-S (across) by 13' E-W (deep), a longer, intersecting gabled rear wing, which measures approximately 21' N-S by 36' E-W, and a small, 12' N-S by 7' E-W, shed-roofed rear entry porch extension to the east elevation. The building's exterior walls are clad with painted beige color horizontal wood siding with 1" by 4" corner boards. The roof is covered with metal roofing material and the eaves are boxed. Windows are predominantly single and paired 1/1 double-hung sash with painted cream white wood frames and painted grey/blue wood surrounds. A wood-paneled front door, covered by a storm door, enters the façade from an 8' by 4' front porch covered by a gable roof. Another entry door leads into the south elevation from an uncovered wood deck.
22. Architectural style: **No Style**
 Building type: **N/A**
23. Landscape or special setting features: **This property is located on the east side of N. French Street in the block between Lincoln Avenue and Wellington Road.**

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24. Associated buildings, features or objects:

Two wood frame secondary buildings and a privy are located at the rear (east) end of the property. The larger of the two secondary buildings measures 20' N-S by 10' E-W. It is covered by a gable roof with metal roofing material. The smaller of the two secondary buildings measures 10' N-S by 16' E-W. It is covered by a saltbox roof covered with metal roofing material. The privy measures 5' N-S by 6' E-W. It has horizontal wood siding exterior walls, with 1" by 2" corner boards, and it is covered by a gable roof with metal roofing material.

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: **William and Dora Casey**

Source of information: **Summit County Clerk and Recorder. Warranty Deed Book 97, page 204.**

29. Construction history:

Sanborn Fire Insurance maps indicate that this dwelling was constructed between August of 1883 and August of 1886. Sanborn maps between 1886 and 1914 depict the building as having an offset T-shape, with a side-gabled front wing, and an intersecting front-gabled wing to the rear. At some point in time, after 1914, the north leg of the "L" was filled in, and a modest shed-roofed addition was built onto the east elevation.

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:

According to Sanborn Fire Insurance maps, this one-story miner's cottage was built by 1886. Its first owners were William and Dora Casey. The Caseys sold the dwelling to George Goudie on May 7, 1907. The property's current owners are Ronald and Mary Ann Figel.

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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 97, page 204.

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 building is historically significant for its associations with Breckenridge's historical development during the "Town Phase" and "Stabilization Phase" periods of the town's growth, dating from circa 1885 to 1942. It is also architecturally notable, to a modest degree, for its representative cross-gabled offset T-shaped plan. 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 Properties. It may, 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.

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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. A sense of time and place of a late 19th century building is still in evidence. The property's integrity is enhanced by the existence of the historic secondary buildings.

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-2; Images 98-104** 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 17, 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