COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 7

Official Eligibility Determination	OAHP1403
(OAHP use only)	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):

Temporary resource number: N/A
 County: Summit
 City: Breckenridge
 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: Local landmark eligibility field assessment:

Not Eligible Eligible

Page 2 of 7

II. GEOGRAPHIC INFORMATION

9. P.M.: 6th Township: 6S Range: 77W

SW 1/4 of NW 1/4 of SE 1/4 of SW 1/4 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 1/2-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.

Page 3 of 7

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

Page 4 of 7

35. Historical background:

This dwelling first appears in Summit County Assessor records in December of 1915. According to Alice Kaiser Sandefer, the house was the long time home of her uncle Edwin Carter Kaiser. Kaiser was named for Edwin Carter, the esteemed Breckenridge naturalist and citizen. Born and educated in Breckenridge, Kaiser spent his life working as a rancher and meat cutter for the Kaiser Meat Market, a Lincoln Avenue business founded by his father, Christ Kaiser.

More recent owners of the property include Gene and Nancy Dayton, Daniel and Sandra Gnow, Sis and Maureen Richey, and Lynn and Carlo Cavaluzzi. The building is currently being used as a bed and breakfast known as the Abbett Placer Inn.

36. Sources of information:

Summit County Journal, August 28, 1936.

Summit County Journal, October 15, 1937.

Summit County Assessor Residential Property Appraisal Record.

Town of Breckenridge, Department of Community Development files.

Waugh, Rebecca. Oral history interview with Alice Kaiser Sandefer.

VI. SIGNIFICANCE

37. Local landmark designation: 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:	7

Page 5 of 7

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
 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?

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 - Images filed at: Town of Breckenridge

CD-1, Images 117-121; CD-2, 150 Ski Hill Road

Images 54-58 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 150 Ski Hill Road

Fort Collins, CO 80525 Breckenridge, CO 80424

53. Phone number(s): (970) 493-5270 (303) 629-6966 ext. 142

Page 6 of 7

Sketch Map

Page 7 of 7

Location Map