

**Architectural Inventory Form**

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

OAHP1403

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.130.125** Parcel number(s):
2. Temporary resource number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic Building Name: **York House**
6. Current Building Name: **Louie Paul House**
7. Building Address: **107 S. French Street**
8. Owner Name: **Lynn Rohde; Martha Jane Rohde**
- Owner Organization:
- Owner Address: **P.O. Box 1653  
Breckenridge, CO 80424**



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**  
**NW ¼ of NW ¼ of SE ¼ of SW ¼ of Section 31**
10. UTM reference  
 Zone: **13** **410200 mE** **4370745 mN**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **7-8, Block 11**  
 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: **36' N-S by 43- E-W**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Front Gabled Roof**
19. Primary external roof material: **Metal Roof**  
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:  
**The building at 107 S. French Street is made up of a main front-gabled section which measures 36' N-S by 30' E-W, and a shed-roofed extension to the west (rear) elevation which measures 28' N-S by 13' E-W. The building is supported by an unknown foundation, and its exterior walls are clad with painted beige horizontal wood siding with painted teal 1" by 4" corner boards. The front-gabled roof is broadly-pitched, and is covered with metal roofing material. The eaves are boxed with painted teal wood trim. The façade wall, on the east elevation, is penetrated by two 1/1 double-hung sash windows and by one single-light fixed-pane window. Two 1x1 horizontal sliding windows penetrate the south wall. One 1/1 double-hung sash window and one single-light fixed-pane window penetrate the north wall. A large fixed-pane window penetrates the upper gable end on the west (rear) elevation. Bands of three 2-light windows penetrate the shed-roofed extension on the west elevation, as well. A stained natural brown glass-in-wood-frame entry door, covered by a painted black wood screen door, is located on the façade. This door enters into the building from a concrete and flagstone porch, covered by a gabled roof supported by turned columns. A stained natural brown wood-paneled door, with two upper sash lights, enters the shed-roofed extension from a small concrete patio at the west end of the south elevation. A single, painted light beige, wood-paneled door also enters the shed-roofed extension at the north end of the west elevation.**

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22. Architectural style: **No Style**  
 Building type: **N/A**
23. Landscape or special setting features: **This well-maintained property is located on the west side of S. French Street, in the block between Lincoln and Washington Avenues, in the heart of the Breckenridge Historic District. The building is set back nearly sixty feet from the curb at French Street, and it is flanked by nicely-landscaped front and back yards. The small rear yard is enclosed by a wood privacy fence.**
24. Associated buildings, features or objects: **N/A**  
 1: Type:

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1897**  
 Source of information: **Town of Breckenridge Department of Community Development files; Sanborn Fire Insurance maps dated January 1896 and November 1902.**
26. Architect: **Harry York**  
 Source of information: **Town of Breckenridge files**
27. Builder: **Harry York**  
 Source of information: **Town of Breckenridge files**
28. Original owner: **Harry York**  
 Source of information: **Town of Breckenridge files**
29. Construction history:  
**Town of Breckenridge files list 1897 as this building's year of construction. Sanborn maps provide corroborating information in that no building is depicted on this lot on the 1896 Sanborn map, while the 1902 Sanborn map depicts an L-shaped building at this location. The 1914 Sanborn map depicts a rectangular-shaped building, matching the footprint of the extant building's main front-gabled section. The 28' by 13' shed-roofed addition to the west (rear) elevation appears to date to the circa 1970s. Town of Breckenridge files indicate that the property was renovated in 1980 with the addition of electric heat, a wood burning stove, a disposal, dishwasher, full bath, and wood shed. The rear addition, thus, may date to 1980.**
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): **Commerce and Trade/ Specialty Store**  
**Domestic/ Single Dwelling**
34. Site type(s): **Residence and frame studio shop**

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## 35. Historical background:

Local carpenter Harry York built this house between 1896 and 1902. York's wife, Linnie, was the daughter of Edwin J. Peabody, a placer miner, and Almeda Peabody, a proprietor of the Colorado House. The property stayed in the York family until 1944 when it was sold to George M. Custer. Roy A. Sisk then purchased the property in 1945. Sisk, in turn, sold it to Hazel Kolacny, who next transferred the property in 1950 to Wilford and Inez Smith. The Smiths sold the property to Anna M. Strand in 1951, who then sold it to Martha Thompson in 1955. For several years Louie Paul, owner of the 1950s "Colorado House," owned the property. More recent owners of the property include William and Diane McGrath, artist Frank Howell, Albert and Betty Kuchnert, and William and Carol Randall. Current owners Lynn and Martha Rohde have a frame studio business in the building.

## 36. Sources of information:

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

*Summit County Journal*

Summit County Assessor Residential Property Appraisal Record.

Town of Breckenridge. Department of Community Development files

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### 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:

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42. Statement of significance:

**Built circa 1897, this building is historically significant for its associations with Breckenridge's "Town Phase" and "Stabilization Phase" periods of historical development. The building is also architecturally notable, to a modest degree, for its basic, but representative, front gabled architectural plan with limited architectural detailing. 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. It does, however, qualify for 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 reasonable 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 modest shed-roofed rear addition, which is reasonably compatible with the original construction, is the most notable alteration. Overall, a sense of time and place of a turn-of-the-twentieth-century building is still in evidence.**

44. National Register eligibility field assessment    **Not individually 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 97-100**                      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 10, 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