

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.130.155** Parcel number(s):
2. Temporary resource number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic Building Name: **Roby House**
6. Current Building Name: **Hastings House**
7. Building Address: **110 S. High Street**
8. Owner Name: **Stephen E. Hastings and T. Kay Hastings**
- Owner Organization:
- Owner Address: **4519 Collington Ct.
Missouri City, TX 77459**



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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**
NE ¼ of NE ¼ of SE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410473 mE** **4370743 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Block: **10** Lot(s): **7A**
 Addition: **Yingling and Mickles** Year of addition: **1892**
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: **40' N-S by 50' E-W overall dimensions**
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: **Wood Roof/ Shingle Roof**
 Other roof materials:
20. Special features: **Porch**
Garage/ Attached Garage
Fence
21. General architectural description:
The house at 110 S. High Street is an L-shaped building which overall measures approximately 40' N-S (across) by 50' E-W (deep). The front part of the building measures approximately 40' N-S by 20' E-W, and is covered by a saltbox roof; the rear part of the building measures approximately 12' N-S by 30' E-W, and is covered by an intersecting gable roof. An attached garage, reportedly built in 1967, forms the west end of the south elevation. The single-story wood frame house appears to rest on a concrete foundation, while its exterior walls are clad with painted green horizontal wood siding with painted white 1" by 4" corner boards. The saltbox and gable roofs are covered with brown asphalt composition shingles, and the eaves are boxed with painted green and white wood trim. A non-historic stained natural brown wood-paneled front door, with an oval-shaped leaded glass light, leads into the façade (west elevation). This door enters the house from a non-historic 4-step flagstone porch which features an open wood railing, turned columns and a shed roof. A painted green wood-paneled roll-away garage door, at the south end of the façade, provides vehicular access into the attached garage, via an asphalt driveway which extends from the curb at High Street. Two non-historic canted bay windows penetrate the façade wall to the north of the entry porch. Each of these bays is covered by a hipped roof, and they each feature a single-light fixed-pane window

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with flanking 1/1 double-hung sash windows. Windows elsewhere are primarily 1/1, 4/1, and 4/4 double-hung sash with painted white wood frames and surrounds. Two small single-light fixed-pane windows penetrate the garage wall on the south elevation. A painted green glass-in-wood frame door enters the rear of the south elevation from a small patio.

22. Architectural style: **No Style**
 Building type: **N/A**

23. Landscape or special setting features: **This property is located on the east side of South High Street, near the east end of the Breckenridge Historic District. The house is set back approximately forty feet from the curb at High Street. A stone retaining wall parallels the street, while a painted white picket fence partially encloses a rear patio . There are no buildings, other than the house, located on the property.**

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

ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1882** Actual:
- Source of information: **Summit County Clerk and Recorder, Warranty Deed Record book 1, page 166.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **John D. and Minnie A. Roby**
- Source of information: **Summit County Clerk and Recorder, Warranty Deed Record book 1, page 166, and Warranty Deed Record book 69, page 284..**
29. Construction history:
- Summit County Warranty Deed records indicate that the original portion of this house was built circa 1882, probably as a residence for John D. and Minnie A. Roby. Subsequent Summit County, and Town of Breckenridge, records indicate that: the size of the original dwelling was increased by 25% in 1950; the attached garage was added in 1967, and that the two bay windows on the façade were added in 1987. The house's siding and front porch also probably date to the 1980s.**
30. Original location: **Yes** Moved: **No** Date of move(s) **N/A:**
-

IV. 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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35. Historical background:

This house was likely built for the family of John D. and Minnie A. Roby, after Frank P. Yingling conveyed the property to them on June 21, 1882. They paid forty dollars for the vacant lot. The newly-built house served as their second Breckenridge home. In isolated Breckenridge, miners paid well for general merchandise. John D. Roby came "West" for just that reason. He opened Roby's store in 1886 at the corner of Main Street and Lincoln Avenue, and he continued in business until 1897.

The saltbox-roofed cottage was sold to J.S. Brown and Brother in 1883, but the Robys re-purchased the property at a Sheriff's Sale on December 7, 1891, subsequently using it as a rental property. Minnie Roby then sold the house to Mary McManis on April 23, 1900. Mr. and Mrs. T.R. Keith leased the McManis residence in 1904. That year, T.R. Keith a Denver barber, took charge of Bruch's Barbershop on Main Street. Jennie Custer purchased the house in 1907, and kept it until 1913 when she conveyed it to J.T. Adams. Nine months later, Adams sold it to George Bradley. Other known owners are Agnes Kaiser, Bertha Amend, Paul Pyetsky, Antonio Damian, and Christopher A.R. and Elizabeth J. Darby. The property is presently (in 2007) owned by Stephen E. and T. Kay Hastings.

36. Sources of information:

Summit County Clerk and Recorder. Warranty Deed Record book 1, page 166.

Summit County Clerk and Recorder. Warranty Deed Record book 48, page 127.

Summit County Clerk and Recorder. Warranty Deed Record book 69, page 284.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 178.

Summit County Clerk and Recorder. Trust Deeds and Releases, Public Trustee book 93, page 106.

Summit County Clerk and Recorder. Plat book.

***Summit County Journal*, August 6, 1904.**

Summit County Assessor. Residential Property Appraisal Records.

Town of Breckenridge. Department of Community Development files.

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V. 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 house is historically significant for its association with the Town Phase and Stabilization Phase periods of Breckenridge's growth, and in particular for its association with the Roby family. It is also architecturally significant, to a limited extent, for its vernacular side-gabled (saltbox-roofed) plan and representative wood frame construction. The building's level of historical and architectural significance, however, is not to the extent that it would qualify for individual listing in the National or State Registers. Among Breckenridge's five categories for historic significance for individual buildings- Landmark, Contributing, Contributing with Qualifications, Supporting, and Non-contributing – in our opinion, due to some loss of integrity, this building belongs in the Contributing with Qualifications category. Thus it does rate as a contributing resource within the Breckenridge Historic District. The integrity issues are discussed below.**
43. Assessment of historic physical integrity related to significance:
- This property's physical integrity was evaluated 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. The physical integrity of the original dwelling has been diminished by: the construction of a rear addition (probably in 1950); the addition of an attached garage in 1967, the addition of two front bay windows in 1987, and by changes to the exterior siding and front porch.**
44. National Register eligibility field assessment **Not Individually Eligible:**
 Local landmark eligibility field assessment **Not Individually Eligible**

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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**

VI. RECORDING INFORMATION

47. Photograph number(s):	CRH-5ST.130.155; Images 1-6	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):	January 29, 2007		
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

Cultural Resource Historians
* 1607 Dogwood Court*
Fort Collins, CO 80525*

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Location Map

Cultural Resource Historians
* 1607 Dogwood Court*
Fort Collins, CO 80525*