

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.130.117 | Parcel number(s): |
| 2. Temporary resource number: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic Building Name: | J.A. Turner House | |
| 6. Current Building Name: | Lachy House | |
| 7. Building Address: | 110 N. French Street | |
| 8. Owner Name: | Susan J. Craig and Donald L. Craig. | |
| Owner Organization: | | |
| Owner Address: | P.O. Box 372 | |
| | Key West, FL 33041 | |



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** **4370886 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **5, 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: **24' N-S by 60' 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**
Fence
21. General architectural description:
The residence at 110 N. French Street is a single-story, cross-gabled, wood frame dwelling which overall measures 24' N-S (across) by 60' E-W (deep). The house's exterior walls are clad with painted lavender horizontal wood siding, with painted dark purple 1" by 4" corner boards. The main cross-gabled roof, a shed-roofed extension at the north end of the west elevation, and an intersecting rear gable, are all covered with metal roofing material. A large, probably non-historic, oculus window is located at the east end of the north elevation. Windows elsewhere are multi-paned, probably casement style. A stained natural brown wood-paneled front door, with three vertically-oriented upper sash lights, enters into a small, 5' by 4' enclosed gabled entry porch on the façade (west elevation). A stained natural brown glass-in-wood-frame rear entry door enters the east elevation.
22. Architectural style: **Late Victorian**
 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 north of Lincoln Avenue.**

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1888** Actual:
- Source of information: **Sanborn Fire Insurance Maps dated August 1886 and October 1890.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **Joseph A. Turner**
- Source of information: **Summit County Clerk and Recorder. Warranty Deed book 55, page 351.**

29. Construction history:

Sanborn Fire Insurance maps indicate that this dwelling was constructed in the years between 1886 and 1890. The original structure appears to have featured a modest L-shaped cross-gabled plan; however, later Sanborn maps indicate that by 1902, the front leg of the "L" (the south end of the west elevation) had been filled in by a shed-roofed extension, and that by 1914, the building had been extended to the east (rear) by a gabled addition. Town of Breckenridge Building Inspection files indicate that in recent times: the house received a new roof in 1979; the fence was erected, and the house was painted in 1984; and new flooring, carpet, bath fixtures, and again a new roof, were installed in 1999.

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:

This quaint frame cottage was built by October of 1890. Its first owner was Joseph A. Turner. In November of 1890, Turner sold the dwelling to Mary Breslin. She, in turn, conveyed the building to William Gibson on June 20, 1891. That next year, John J. Wilson, a blacksmith, purchased the property. Gottlieb Hornung became the property's next owner on July 15, 1896. Hornung was a hardware merchant.

The property is currently known as the Lachy House. It is owned by Susan J. and Donald L. Craig.

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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 1, page 372.

Summit County Clerk and Recorder. Warranty Deed Record book 55, page 351.

Summit County Clerk and Recorder. Warranty Deed Record book 55, page 468.

Summit County Assessor Residential Property Appraisal Record.

Town of Breckenridge. Department of Community Development files.

U.S. Census Records, 1900.

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 property is historically significant for its associations with Breckenridge's historical development during the "Town Phase" and "Stabilization Phase" periods of the town's growth. It is also architecturally notable, to a modest degree, for its original, representative, gabled-L 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, or early 20th century modest dwelling is still very much in evidence.

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 94-97	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 16, 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