

**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:           | <b>5ST.130.124</b>                         | Parcel number(s): |
| 2. Temporary resource number: | <b>N/A</b>                                 |                   |
| 3. County:                    | <b>Summit</b>                              |                   |
| 4. City:                      | <b>Breckenridge</b>                        |                   |
| 5. Historic Building Name:    | <b>Howe House</b>                          |                   |
| 6. Current Building Name:     | <b>Alpine Mental Health Clinic</b>         |                   |
| 7. Building Address:          | <b>106 S. French Street</b>                |                   |
| 8. Owner Name:                | <b>Patty O'Brien; Daniel J. Intelisano</b> |                   |
| Owner Organization:           |  |                   |
| Owner Address:                | <b>P.O. Box 2204</b>                       |                   |
|                               | <b>Breckenridge, CO 80424</b>              |                   |



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**  
**NE ¼ of NW ¼ of SE ¼ of SW ¼ of Section 31**
10. UTM reference  
 Zone: **13** **410259 mE** **4370745 mN**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **7-8, Block 4**  
 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): **Rectangular Plan**
15. Dimensions in feet: **22' N-S by 69' E-W**
16. Number of stories: **1½**
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**  
**Fence**
21. General architectural description:  
**The wood frame building at 106 S. French Street consists of an original (1898) 1½-story, front-gabled dwelling, which measures 22' N-S (across) by 30' E-W (deep), and a lower gabled extension to the east (rear) elevation, which measures 20' N-S by 35' E-W. There is also a small, 4½' by 4½' enclosed gabled porch on the east elevation. The building's exterior walls are clad with painted red horizontal wood siding, with painted golden brown color 1" by 4" corner boards. The front gabled roof is steeply-pitched, and is covered with metal roofing material. The eaves are boxed, also with painted golden brown wood trim. Windows are predominantly single and paired 1/1 double-hung sash, with painted white wood frames and surrounds. A painted golden brown wood-paneled front door, with diamond-shaped upper sash lights, is located at the north end of the façade. This door leads into the building from a small flagstone porch, covered by a hipped roof with bracketed knee brace supports. A rear entry door, covered by a white metal storm door enters the enclosed rear porch on the east elevation.**
22. Architectural style: **No Style**  
 Building type: **N/A**

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23. Landscape or special setting features: **This well-maintained property is located on the east side of S. French Street, in the block between Lincoln and Washington Avenues, in the heart of the Breckenridge Historic District. A low painted white picket fence extends along the front of the property.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1898**  
 Source of information: **Summit County Journal** articles, 1898. Sanborn Fire Insurance map dated October 1890, January 1896, and November 1902.

26. Architect: **Unknown**  
 Source of information: **N/A**

27. Builder: **Unknown**  
 Source of information: **N/A**

28. Original owner: **M.M. Howe**  
 Source of information: **Summit County Journal, 1898.**

29. Construction history:  
**Sanborn Fire Insurance maps indicate that the original (front) 1½-story portion of this building was constructed sometime between October 1890 and January 1896. The 1902 Sanborn map depicts the building with a rear extension which appears somewhat longer than the extant one-story rear extension. Summit County Journal newspaper articles indicate that owner M.M. Howe enlarged the original dwelling in 1898. This information conflates with the “new” rear extension depicted on the 1902 Sanborn map. Although it has been well-maintained, the building appears relatively unaltered in recent years. No building permit or development-related files for the property were located on file with the Town of Breckenridge.**

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): **Commerce and Trade/ Professional**  
 33. Current use(s): **Domestic/ Single Dwelling**  
 34. Site type(s): **Residence**



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43. Assessment of historic physical integrity related to significance:

**This building 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 19<sup>th</sup> century building is still 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):	<b>Breckenridge Phase IV Survey – CD-1, Images 181-183; CD-2, Images 66-70</b>	Images filed at:	<b>Town of Breckenridge 150 Ski Hill Road Breckenridge, CO 80424</b>
48. Report title:	<b>Town of Breckenridge Phase IV Cultural Resource Survey</b>		
49. Date(s):	<b>June 22, 2006</b>		
50. Recorder(s):	<b>Carl McWilliams</b>	<b>Rebecca Waugh</b>	
51. Organizations:	<b>Cultural Resource Historians</b>	<b>Town of Breckenridge</b>	
52. Address:	<b>1607 Dogwood Court Fort Collins, CO 80525</b>	<b>150 Ski Hill Road Breckenridge, CO 80424</b>	
53. Phone number(s):	<b>(970) 493-5270</b>	<b>(303) 629-6966 ext. 142</b>	

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## Sketch Map

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## Location Map