

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.130.134** Parcel number(s):
2. Temporary resource number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic Building Name: **Ziegler House; Robinson House**
6. Current Building Name: **Markey House**
7. Building Address: **303 S. French Street**
8. Owner Name: **Richard W. Markey; Kathleen M. Markey**
- Owner Organization:
- Owner Address: **P.O. Box 1707
Breckenridge, CO 80424**



| | |
|---|---------------------|
| 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**
NE ¼ of SW ¼ of SE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410247 mE** **4370494 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **3-6, Block 9**
 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: **48' N-S by 52' 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: **Asphalt Roof/ Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
Fence
21. General architectural description:
The residence at 303 S. French Street consists of an L-shaped cross-gabled dwelling, with two rear shed-roofed extensions. The single-story, wood-frame, building is supported by an unknown foundation, and its exterior walls are clad with painted beige horizontal wood siding with painted brown 1" by 4" corner boards. A portion of the south elevation is clad with horizontal half-log siding, however. The roof is covered with asphalt composition shingles, and the eaves are boxed with stained dark brown wood trim. A stone fireplace chimney is located on the north (side) elevation. The house's windows are predominantly 1/1 double-hung sash with painted dark brown wood frames and surrounds. A 1x1 horizontal sliding window is located near the west end of the south elevation, however. A stained natural brown wood-paneled door, with one upper sash light, enters into the façade (east elevation), from a shed-roofed concrete front porch with an open wood railing and turned columns. A white paneled entry door, with nine upper sash lights, enters into the house from a concrete patio on the south elevation. Another entry door leads into the west (rear) elevation from a wood deck covered by a gable roof.
22. Architectural style: **Late Victorian**
 Building type: **N/A**

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23. Landscape or special setting features:

This property is located on the west side of S. French Street, in the block between Adams and Jefferson Avenues, near the south end of the Breckenridge Historic District. In addition to the house, the property also includes a historic cabin and a modern garage with living space above.

24. Associated buildings, features or objects:

Cabin

A 1½-story wood frame cabin is located a short distance southwest of the house. This building measures 14' N-S by 22' E-W. Its exterior walls are clad with horizontal half-log siding, with vertical half-log siding in the upper gable ends. The walls are finished with painted black 1" by 4" corner boards. Two 4-light windows penetrate the east wall; one 2/2 double-hung sash window penetrates the south wall. The cabin is covered by a steeply-pitched side gabled roof, covered with black asphalt shingles. The eaves are boxed with painted black wood trim. A wooden door, covered by a brown metal storm door, enters into the south elevation from a wood plank porch. The porch is covered by a gabled roof supported by turned columns.

Garage

Located southeast of the house, near the front of the property, the 1½-story garage measures 22' N-S by 23' E-W. It is supported by a concrete foundation, and its exterior walls are clad with painted white horizontal wood siding, with painted black 1" by 4" corner boards. The garage roof is a steeply-pitched front gable, with a shed-roofed extension to the north elevation. A large shed-roofed dormer is located on the north-facing roof slope. Two painted white, wood-paneled, overhead garage doors are located on the east elevation. These doors open onto a concrete driveway which extends to French Street to the east. A white paneled door with nine upper sash lights is located near the west end of the north elevation. A 16-step wooden staircase on the west elevation leads to a porch and painted white glass-in-wood-frame door which leads into the upper half story.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1900** Actual:
- Source of information: **Sanborn Fire Insurance Maps dated January 1896 and November 1902.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information **N/A**
28. Original owner: **John H. Ziegler**
- Source of information: **Town of Breckenridge Department of Community Development files.**

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29. Construction history:

Sanborn Fire Insurance maps reveal that this dwelling was built between 1896 and 1902. A 14' by 14' shed-roofed extension, at the rear southwest corner of the current dwelling, was originally a separate building which has been connected to the house by a breezeway. Neither this formerly detached shed, or the historic cabin, are depicted on the 1902 and 1914 Sanborn maps. The modern garage was built in 1997-1998.

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:

According to Sanborn Fire Insurance Maps, this single-story cottage was built sometime between 1896 and 1902. It served as the early home of the John H. Ziegler family. John Ziegler was the owner of the Palace Restaurant, located at 103 N. Main Street, which is the Gold Pan bar today.

In 1912, George A. and Sadie Robinson purchased the property. It then remained with the Robinson family until the 1960s. George Robinson served as the Summit County Treasurer, and as the Mayor of Breckenridge. Owners of the property since 1969 include Patricia and Franklin Schake, Robert and Patricia Cameron, and current owners Richard and Kathleen Markey. The Markeys have owned the property since circa 1982.

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. Plat Book.

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:
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, between circa 1900 and 1942. During some of these years it was the home of George Robinson who served variously as the Summit County Treasurer and as the Mayor of Breckenridge. The house is also architecturally notable, to a modest extent, for its representative Late Victorian architectural characteristics – including its modest scale and details such as the turned porch columns. 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 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 somewhat less than optimal 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. The physical integrity of the property has been most noticeably diminished by the construction of the large garage in 1997-1998.
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**

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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 122-131** 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 8, 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**

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Sketch Map

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Location Map