

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**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.130.139** 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: **Roby House**
- 7. Building Address: **212 N. Ridge Street**
- 8. Owner Name: **Peter W. and Catherine J. Shafroth**
- Owner Organization:
- Owner Address: **P.O. Box 2854  
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**  
**SW ¼ of NE ¼ of NE ¼ of SW ¼ of Section 31**
10. UTM reference  
 Zone: **13** **410157 mE** **4371035 mN**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **8-9 (Un-subdivided)**  
 Addition: **Abbett Addition** 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**
15. Dimensions in feet: **Length: 69' by Width: 33'**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof**
19. Primary external roof material: **Asphalt Roof/ Composition Roof**  
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:  
**The original 1883 Roby House at 212 Ridge Street is an L-shaped, cross-gabled dwelling, which overall measures 33' N-S (across) by 30' E-W (deep). In addition to the historic dwelling, the current building also includes the following components: a 14' N-S by 12' E-W one-story, shed-roofed addition which fills in the front leg of the "L" at the south end of the west elevation; a 20' N-S by 18' E-W, one-story gabled connector, built onto the original dwelling's east (rear) elevation; and a 25' N-S by 22' E-W 1½-story addition built onto the east elevation of the connector. The original 1883 dwelling exhibits elements of Victorian era architectural styles. It is supported by a low stone foundation, partially covered with concrete pargeting. The cross-gabled roof is steeply-pitched, and is covered with black asphalt composition shingles. The eaves are boxed with painted blue/grey wood trim. There is no chimney. A hipped-roof rectangular bay is a prominent architectural feature located on the south elevation. The bay features three 2/2 double-hung sash windows (two facing south, and one facing east), and a historic (but non-original) painted blue and white wood-paneled door, with one upper sash light, which enters the house through the west side of the bay. Elsewhere, the original home's windows are primarily 2/2 and 4/4 double-hung sash, with painted cream white wood frames and painted blue/grey wood surrounds. A painted blue/grey and white wood-paneled door, covered by a wood screen door, leads into the west elevation (the original façade) from a small wood stoop. The primary entry into the building is now located on the south**

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elevation of the connector addition. Here, a painted cream white, 15-light, glass-in-wood-frame door, with a flanking 15-light sidelight, enters the connector from a 13, by 18' flagstone patio. A metal-paneled door enters the 1½-story gabled addition on its south elevation. Windows in the addition are primarily 1/1 double-hung sash, with prominent Palladian type windows located in the upper gable ends on the north and south elevations.

22. Architectural style: Late Victorian  
 Building type:
23. Landscape or special setting features: **This property is located between Ridge and French Streets, in the northern part of the Breckenridge Historic District. A low painted blue picket fence encloses the front yard to the west, and the side yard to the south. A gravel parking lot is located to the south of the property, while the A.S. Hall / Jane Porter Robinson House is located to the north of the property at 214 N. Ridge Street.**
24. Associated buildings, features or objects: **N/A**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1883 (original); ca. 1965 (addition)**  
 Source of information: **Breckenridge *Daily Journal*, April 4, 1883.**
26. Architect: **Elias Nashold**  
 Source of information: **Breckenridge *Daily Journal*, April 4, 1883.**
27. Builder: **Elias Nashold**  
 Source of information: **Breckenridge *Daily Journal*, April 4, 1883.**
28. Original owner: **John D. and Minnie Roby**  
 Source of information: **Breckenridge *Daily Journal*, April 4, 1883.**
29. Construction history:  
**Constructed in 1883, the John D. and Minnie Roby House was among Breckenridge's early residences which were built on the ridge east of Main Street. As originally built, the 1½-story dwelling featured an angular cross-gabled plan, which overall measures 33' N-S (across) by 30' E-W (deep), not including a prominent bay window on the south elevation. At some point in time, relatively early in the building's history, a 14' N-S by 12' E-W, one-story, shed-roofed addition was built onto the south end of the west elevation. The building then stood unchanged until circa 1965, when a 25' by 22' 1½-story addition, and a 20' by 18', single-story connector, were built onto the original dwelling's east (rear) elevation.**
30. Original location: **Yes**      Moved: **N/A**      Date of move(s): **N/A**

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## V. HISTORICAL ASSOCIATIONS

31. Original use(s):                    **Domestic/ Single Dwelling**  
 32. Intermediate use(s):            **Domestic/ Hotel**  
 33. Current use(s):                   **Domestic Single Dwelling**  
 34. Site type(s):                      **Residence**

35. Historical background:

**In Breckenridge, handsome homes began appearing on the ridge overlooking the business district, east of Main Street, in the early 1880s. According to the Summit County Journal, the Robys improved their family home here in 1883.**

**John Roby, a Main Street merchant established Roby's Store on the corner of Main Street and Lincoln Avenue in 1866. He specialized in "groceries, provisions and miners' supplies." The house was sold to Charlotte Porter in 1941. The Porter family maintained the property until 1958. Recent owners include Glen and Margaret Davasher, Edward H. Mims, Carol Brownson, and the Ridge Street Inn.**

36. Sources of information:

**Breckenridge *Daily Journal*. April 4, 1883**

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

**Summit County Assessor. Real Estate Appraisal Cards.**

**Summit County Clerk and Recorder. Quit Claim Deed Record book 22, pages 292**

**Summit County Clerk and Recorder. Warranty Deed Record book 115, page 437**

**Summit County Clerk and Recorder. Miscellaneous Record book 152, page 328**

**Summit County Clerk and Recorder. Executors Deed Record book 153, pages 30-31**

**Summit County Clerk and Recorder. Quit Claim Deed Record book 155, page 341**

***Summit County Journal*. April 4, 1883.**

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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:            **Not Applicable**
40. Period of significance:            **Not Applicable**
41. Level of significance:            National:                            State:                            Local:
42. Statement of significance:
- This property is historically significant for its early, 1883 date of construction, and for its long association with the family of Breckenridge merchant John D. Roby. The house is also architecturally significant for its Late Victorian architectural characteristics, including a prominent bay window (described above in section 21). Due to some loss of integrity, the property does not appear to qualify for individual listing in the National Register of Historic Places. It may, however, be considered for individual local landmark designation by the Town of Breckenridge, and it does qualify as 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 original 1883 dwelling has been diminished by the construction of a large rear addition, joined to the original dwelling by a connector element. Although it is large, the addition is reasonably compatible with the original building, and it is visually separated by the connector element.**

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### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not individually eligible**  
 Local landmark eligibility field assessment: **Individually eligible**
45. Is there National Register district potential? **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**

### VIII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-1; Images 39-43**      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): **May 15, 2005**
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