

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.47**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Forsythe House**
- 6. Current building name: **Summit County Housing Authority**
- 7. Building address: **106 N. Ridge Street**
- 8. Owner name: **Summit County Board of Commissioners**  
 Owner address: **P.O. Box 68**  
**Breckenridge, CO 80424**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**NW<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of section 31**
- 10. UTM reference  
 Zone **13**  
 Easting: **410220**  
 Northing: **4370690**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **1** Block: **n/a**  
 Addition: **Abbetts Addition** Year of Addition **pre-1900**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style / building type:

**Late Victorian / Shingle Style**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_ Determined Eligible - National Register
  - \_\_\_ Determined Not Eligible - National Register
  - \_\_\_ Determined Eligible - State Register
  - \_\_\_ Determined Not Eligible - State Register
  - \_\_\_ Needs Data
  - \_\_\_ Contributes to eligible National Register District
  - \_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

- 14. Building plan (footprint, shape):  
**Rectangular Plan**
- 15. Dimensions in feet: **~1300 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material  
**Wood / Shingle**
- 18. Roof configuration (enter one):  
**Gabled Roof / Front Gabled Roof**
- 19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
- 20. Special features (enter all that apply):  
**Decorative Shingles**  
**Porch**  
**Chimney**

**21. General Architectural Description**

Located just to the north of the Summit County Courthouse, this building currently serves as the Summit County Housing Authority office. Historically used as a residence, the building is set at the top of a rise, with a spacious front yard sloping gently down toward Ridge Street to the west. A signpost, located near the curving front sidewalk, proclaims: **THIS SITE IS DESIGNATED ON THE NATIONAL REGISTER OF HISTORIC PLACES**. The building is supported by a concrete foundation which is partially faced with red brick. The exterior walls are clad with painted light blue square-cut wood shingles, with painted white 1" by 4" corner boards at the east end. Fishscale shingles appear in the upper gable end on the facade. The house's roof is a moderately-pitched front gable, with red asphalt shingles and exposed rafter ends with fascia. Large hexagonal-roofed bays intersect with the main gabled roof near the west end of the north and south elevations. Both of the hexagonal bays have three 16-light fixed-pane windows, and one 16/1 double-hung sash window. Other windows on the north elevation include a narrow 9/1 double-hung sash window, and three 1/1 double-hung sash windows. Other windows on the south elevation include one 12/1 double-hung sash window, and four 6/1 double-hung sash windows. One large single-light fixed-pane "picture window" penetrates the building's facade, on the west elevation. There are no windows on the east (rear) elevation. (All of the house's windows have painted white wood frames and surrounds.) A stained brown wood-paneled door opens onto a 3-step wood porch at the south end of the facade. The porch has a painted white wood railing, and a shed roof held up by 4" by 4" wood posts. A secondary entrance is located on the east elevation, where a white metal door opens onto a wood plank porch and handicapped ramp. **(Please see continuation sheet)**

**29. Construction History** (include description and dates of major additions, alterations, or demolitions:

The twin houses at 106 and 108 N. Ridge Street were erected in 1902, here on property owned by George C. Forsythe. Known variously as the "Forsythe Cottages" and the "railroad houses", the two homes were reportedly mail-ordered and shipped by rail to Breckenridge for assembly. This house at 106 N. Ridge Street was Forsythe's home. It appears that the original house has been enlarged to the rear. The Garage / Utility Building on this property, which fronts toward French Street to the east, is of relatively recent construction.

**23. Landscape or setting special features:**

This property is located on the east side of Ridge Street, on the property just north of the Summit County Courthouse.

**24. Associated buildings, features, or objects**

**Garage / Utility Building; House at 108 N. Ridge Street.**

**IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual **1902**

Source of information:

**Summit County Journal, April 5, 1902.****26. Architect:****n/a**

Source of information:

**n/a****27. Builder/ Contractor:****Mail-order architecture**

Source of information:

**Marguerite B. Vasilka****28. Original owner:****George C. Forsythe**

Source of information:

**Summit County Journal, April 5, 1902.****30. Original location: yes**Moved **no**Date of move(s) **n/a**

Resource Number: **5ST130.47**

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**Architectural Inventory Form**

(Page 3 of 5)

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**

32. Intermediate use(s): **Domestic / Single Dwelling**

33. Current use(s): **Government / Government Office**

34. Site type(s): **Housing Authority Office**

**35. Historical Background**

**36. Sources of Information**

Sanborn Fire Insurance Maps, dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor Residential Property Appraisal Record.

Summit County Clerk and Recorder. Warranty Deed Record, book 81, p. 449.

Summit County Clerk and Recorder. Warranty Deed Record, book 115, p. 191.

Summit County Clerk and Recorder. Warranty Deed Record, book 132, pp. 208, 532.

*Summit County Journal*, April 5, 1902, December 23, 1911.

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**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **XX**

Date of Designation: **n/a**

38. Applicable National Register Criteria

**XX** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**XX** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable 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:

**Architecture; Community Planning and Development**

40. Period of Significance: **1902-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

The twin residences at 106 and 108 North Ridge Street are both historically significant, relative to National Register of Historic Places Criterion A, for their association with Breckenridge's cultural and economic development throughout the first half of the twentieth century. The two houses were the residences of several notable citizens, who collectively made significant contributions to broad patterns of Breckenridge's history. Among them were George C. Forsythe, the original owner of 106 N. Ridge Street, and Judge William Thomas, the original owner of 108 N. Ridge Street. These two houses are also architecturally significant, under National Register Criterion C, because they are rare examples of mail-order homes. Due to some loss of integrity to both houses, their combined levels of significance and integrity are not to the extent that they would qualify for individual listing in the National Register. Both properties, however, should be regarded as contributing resources within the Breckenridge Historic District.

**43. Assessment of historic physical integrity related to significance:**

The Forsythe House's integrity has been slightly diminished by an apparent addition to the east (rear) elevation, and by the construction of a utility building near the rear of the lot.

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**Architectural Inventory Form**

(Page 5 of 5)

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible: **XX**

Not Eligible: **XX**

Need Data:

45. Is there National Register district potential?

Yes: **XX**

No:

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**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **XX**

Noncontributing:

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **BREC-10**

Frame(s): **10-13**

Negatives filed at: **Town of Breckenridge  
150 Ski Hill Road  
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **October 8, 2000**

50. Recordors: **Carl McWilliams** **Rebecca Waugh**

51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**

52. Addresses: **1607 Dogwood Court** **150 Ski Hill Road**  
**Fort Collins, Colorado 80525** **Breckenridge, Colorado 80424**

53. Phone numbers: **970/493-5270** **303/629-6966 ext. 142**

**21. General Architectural Description (continued)**

A **Garage / Utility Building** (photos: Roll Brec-10, Frames 14-15), is located just 4' east of the house. This is a relatively new 1½-story building of wood frame construction. The structure measures 28' N-S by 32' E-W, plus an 8' by 14' shed-roofed extension to the north elevation. The building's foundation is painted light blue concrete, and the exterior walls are painted light blue horizontal wood siding with painted white 1" by 4" corner boards. The roof is a moderately-pitched front gable, with corrugated steel roofing material and boxed eaves. Two 1x1 horizontal sliding windows, with painted white wood frames and surrounds, are located on the garage's west elevation - one in the first story, and one in the upper gable end. A single white metal door opens onto the wood plank porch and handicapped ramp between this building's west elevation and the house's east elevation. A metal roll-away garage door, and a single painted white and blue wood-paneled door, open onto an asphalt driveway on the building's east elevation. The driveway extends approximately 24' to French Street to the east. A painted blue solid wood door enters the shed-roofed extension on the north elevation.