

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5ST130.8**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Chinese Laundry**
- 6. Current building name: **P.H. Designs Building**
- 7. Building address: **107 North Main Street**
- 8. Owner name: **Theobald Family Ltd. Partnership**  
 Owner address: **P.O. Box 37**  
**Breckenridge, CO 80424**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**SE¼ of SE¼ of NW¼ of SW¼ of section 31**
- 10. UTM reference  
 Zone **13**  
 Easting: **410060**  
 Northing: **4370640**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987)7.5'**
- 12. Lot(s): **78** Block: **n/a**  
 Addition: **Bartlett and Shock** 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 19th and Early 20th Century American Movements / Commercial 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: **450 square feet**
- 16. Number of stories: **two**
- 17. Primary external wall material  
**Wood / Horizontal Siding**
- 18. Roof configuration (enter one):  
**Wood / Log**  
**Gabled Roof**
- 19. Primary external roof material (enter one):  
**Wood Roof / Shingle Roof**
- 20. Special features (enter all that apply):  
**Dormer**

condition and it is being well maintained.

**21. General Architectural Description**

Reportedly built in 1862, this log building originally housed Choy's Chinese laundry business in downtown Breckenridge. The building measures 18' N-S by 25' E-W, and fronts directly onto the sidewalk along the west side of Main Street. The building's foundation is made of sill logs on low concrete perimeter walls, on the east, north, and west elevations, while the sill logs appear to be directly on the ground on the south elevation. The building's facade wall, on the east elevation, is clad with painted salmon color horizontal wood siding, with painted cream color 1" by 4" corner boards. The secondary elevation walls are hand-hewn squared whole logs, with flush square-notched corners, and with concrete chinking. The facade (east elevation) is symmetrically arranged. A wood-paneled front door, with two upper sash lights, is flanked by two single-light fixed-pane storefront windows. Above these windows and the entry door, there are two sets of paired 6-light casement windows in the facade's second story. There is a non-historic gabled wall dormer, with one single-light fixed-pane window on the south elevation. And, on the west (rear) elevation, there is another single-light fixed-pane window in the upper gable end. Secondary entrances are located on the north and west elevations. On the north elevation, a wood-paneled door, with a wrought iron security door, opens onto a concrete patio, covered by a gabled hood, with kneebrace supports. On the west elevation, another wood-paneled door, with a wrought iron security door, opens from the rear of the building.

A **Shed** is located a few feet west of the Chinese Laundry. Presently used for storage, this building measures 11' N-S by 12' E-W, and is supported by a concrete slab foundation and floor. The exterior walls are stained natural brown board-and-batten, and the roof is a moderately-pitched front gable with wood shingles and boxed eaves. There are no chimneys or windows. A set of paired board-and-batten doors, side hinged with metal strap hinges, are located on the west elevation. A stained natural brown solid wood door is located at the north end of the east elevation. This building appears to be in good condition, with no additions or notable alterations subsequent to its original construction. It appears, however, to be well under fifty years of age.

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

This log building was reportedly built in 1862. Remarkably, there have been no additions subsequent to the building's original construction. Robin G. Theobald acquired the property in 1872 and restored it into a retail shop. The building is presently in good

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

This property is located on the west side of Main Street, in the heart of downtown Breckenridge.

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

**Shed**

**IV. ARCHITECTURAL HISTORY**

**25. Date of Construction:**

Estimate

Actual **1862**

Source of information:

**Ostrye-MacDonald, Anne. National Register of Historic Places Inventory - Nomination Form. "Breckenridge Historic District." USDI, NPS, May 31, 1978.**

**26. Architect:**

**n/a**

Source of information:

**n/a**

**27. Builder/ Contractor:**

**unknown**

Source of information:

**n/a**

**28. Original owner:**

**unknown**

Source of information:

**n/a**

**30. Original location: yes**

Moved **no**

Date of move(s) **n/a**

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Commerce and Trade / Business**
32. Intermediate use(s): **Commerce and Trade / Business**
33. Current use(s): **Commerce and Trade / Business**
34. Site type(s): **Interior Designs and Home Furnishings Business**

**35. Historical Background**

**36. Sources of Information**

Drake, Erin. "The Chinese Laundry." State Inventory Form, August 15, 1975.

Ostrye-MacDonald, Anne. National Register of Historic Places Inventory - Nomination Form. "Breckenridge Historic District." USDI, NPS, May 31, 1978.

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.

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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; Commerce; Ethnic Heritage / Asian**

40. Period of Significance: **1862-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This property is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's commercial development during the last half of the 19th century and the first half of the 20th century. The building is particularly notable for its well-documented use as a Chinese laundry between circa 1885 and 1915. The building is also architecturally significant under National Register Criterion C for its pioneer log construction, and for its very early, 1862 date of construction. Due to a small loss of integrity, the property may not qualify for individual listing in the National Register; it does, however, definitely qualify for as National Register listing as a contributing resource within the Breckenridge Historic District.

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

This building's historical integrity has been compromised to a small degree by alterations to the facade, reflecting a change in use by new businesses, and by such modern features as a wrought iron security door on the north elevation. Remarkably, there have been no additions subsequent to the building's original construction.

Resource Number: **5ST130.8**

Temporary Resource Number: **N/A**

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible: **XX**

Not Eligible:

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-5; BREC-6**

Frame(s): **22-25; 1-2**

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 19, 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**