

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.130.135** Parcel number(s):
- 2. Temporary resource number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic Building Name: **Sutton-Keables House; Summit County Hospital**
- 6. Current Building Name: **Theobald House**
- 7. Building Address: **307 S. French Street**
- 8. Owner Name: **Theobald Family Limited Partnership, LLLP**
- Owner Organization:
- Owner Address: **P.O. Box 37
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** **410254 mE** **4370472 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **6-10, Block 9; (Sub LKA S½ Lot 6 and all of Lots 7-10)**
 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: **45' N-S by 67' E-W overall dimensions**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Gabled Roof/ Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/ Composition Roof**
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:
The prominent historic building at 307 S. French Street consists of the following elements: a main, two-story, front gabled section which measures 24' N-S (across) by 43' E-W (deep); an L-shaped one-story extension to the south elevation which overall measures 12' N-S by 43' E-W.; and a 1½-story, gabled, rectangular-shaped, extension at the south end of the west elevation which measures 12' N-S by 24' E-W. The building's first story walls are clad with painted white stucco, while the second story walls are clad with stained dark brown board-and-batten. The various roof forms are covered with grey asphalt composition shingles, and the eaves are boxed with stained dark brown wood trim. Windows on the east elevation (façade) include: a band of three 1/1 double-hung sashes, and one 4/4 double-hung sash, on the first story, and two 4/4 double-hung sashes in the second story. Windows on the north elevation include: one set of paired 4/4 double-hung sash first story windows, and three 4/4 double-hung sash second story windows. First story windows on the south elevation include: three 4/4 double-hung sashes, and a set of 4x4x4 horizontal sliding windows; the south elevation's second story is penetrated by three 4/4 double-hung sash windows. Two 4/4 double-hung sash windows penetrate the first story on the west elevation, while another set of two 2/2 double-hung sash windows penetrate the second story on the west elevation. A distinctive, painted teal, solid wood door, covered by a painted chocolate brown wood screen door, with a

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transom light, and with a triangular pediment, is located at the north end of the façade. Another similar door, covered by a painted wood screen door, is located on the south elevation. Both of these doors enter into the building from a narrow concrete porch, covered by a low-pitched hipped roof, which extends across all of the façade, and wraps around to cover the east end of the south elevation. A blue metal door, with one upper sash light, enters into the 1½ -story rear gabled section near the west end of the south elevation.

22. Architectural style: **No Style**
 Building type: **N/A**

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. The property also includes a garage, located to the south of the main building.

24. Associated buildings, features or objects:

Garage

A double-stall garage, which measures 24' square, is located approximately 15 feet south of the main building. This wood frame structure features stained brown board-and-batten exterior walls, and a low-pitched front gable roof, with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. A painted turquoise color wood-paneled roll-away garage door is located on the east elevation. This door opens onto a gravel driveway which extends to S. French Street to the east.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1883**
 Source of information: **Town of Breckenridge**
26. Architect: **S.H. Sutton**
 Source of information: **Town of Breckenridge**
27. Builder: **S.H. Sutton**
 Source of information **Town of Breckenridge**
28. Original owner: **S.H. Sutton**
 Source of information: **Town of Breckenridge**

29. Construction history:

Town of Breckenridge Community Development Department files, and other sources, indicate that this building was constructed as a residence in 1883. Extensions to the original two-story front gabled dwelling may date to 1906 when it was retrofitted to become the county hospital. Town building permit and development files indicate that the property was remodeled in 1950, 1960, and 1966, and that the garage was moved onto the site in 1976.

30. Original location: **Yes** Moved: **No** Date of move(s) **N/A:**

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/ Single Dwelling**
32. Intermediate use(s): **Health Care/ Hospital**
33. Current use(s): **Domestic/ Multiple Dwelling**
34. Site type(s): **Originally a single family dwelling, later a hospital, presently a multiple dwelling**

35. Historical background:

Lumberman S.H. Sutton built this large frame house in 1883. Comprising four lots, the original property included the house and a barn. This was the town's show home at the time, and it attracted A.E. Keables, an active mining man and general manager of the Old Union and Masontown Mining Company, as its buyer in February of 1905. That year, Keables installed a hot water heating plant in the residence.

In July of 1906, Summit County purchased the property for use as a county hospital, and the facility opened within thirty days. The county paid \$2500.00 for the property, which included furniture, carpets, fixtures, and kitchen equipment. The building was well-arranged for hospital use.

The former Sutton Keables property served as the Summit County Hospital for many years during the first half of the twentieth century. Today, the property is owned by the Theobald Family Limited Partnership LLLP.

36. Sources of information:

Fiester, Mark. *Blasted Beloved Breckenridge*. Boulder: Pruett Publishing Company, 1973

***Summit County Journal*, February 25, 1905.**

***Summit County Journal*, July 14,, 1906.**

Summit County Assessor Residential Property Appraisal Record.

Town of Breckenridge. Department of Community Development files.

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.

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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 association with Breckenridge's development during the "Town Phase" and "Stabilization Phase" periods of development, from circa 1883 to 1942. In particular, the property is notable for its use as the Summit County Hospital during the first half of the twentieth century. 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 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. The modern garage, moved to the site in 1976, detracts somewhat from the integrity of setting. Overall, a sense of time and place of a late 19th century building is still very much 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): **Breckenridge Phase IV Survey – CD-1; Images 132-138** 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 9, 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