

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.130.145** Parcel number(s):
 2. Temporary resource number: **N/A**
 3. County: **Summit**
 4. City: **Breckenridge**
 5. Historic Building Name: **Tonopah Placers Company Superintendent's House**
 6. Current Building Name: **Culbreath House**
 7. Building Address: **400 S. Ridge Street**
 8. Owner Name: **French Ridge Condominiums Units 1 and 2, Interval Owners' Association**
- Owner Address: **P.O. Box 3580
Breckenridge, CO 80424**

- | | |
|---|---------------------|
| 44. National Register eligibility field assessment: | Not Eligible |
| Local landmark eligibility field assessment: | Eligible |

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7S** Range: **77W**
NE ¼ of NW ¼ of NE ¼ of NW ¼ of Section 6
10. UTM reference
 Zone: **13** **410234 mE** **4370367 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **29-32; Block 8**
 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): **Rectangular**
15. Dimensions in feet: **Length: 42' by Width: 38'**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/ Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Roof Treatment/ Dormer
21. General architectural description:
The Culbreath House is a stately 1.5- story wood frame residence located at the southwest corner of South Ridge Street and Jefferson Avenue. Built in 1915, the house exhibits some elements of the Craftsman and/or Prairie styles of architecture. The main (original) portion of the building measures 42' N-S (across) by 32' E-W (deep); there is also a small, 14.5' N-S by 6' E-W, shed-roofed addition at the north end of the east (rear) elevation. The building is supported by a (probably non-historic) concrete foundation, with a walk-out basement level on the south (side) elevation. The exterior walls are clad with painted yellow horizontal wood siding, with 1" by 4" corner boards, while the side-gable roof is covered with brown asphalt composition shingles. The eaves are boxed with painted yellow and white wood trim. A large shed-roofed dormer, with three 3-light windows, overlooks the façade on the west elevation. The dormer is a prominent architectural feature, and its windows have painted white wood frames and painted burgundy wood surrounds. The building features a symmetrical façade on the west elevation, where the front entry porch is flanked on either side by two sets of paired 10-light casement windows, with painted white wood frames and painted burgundy wood surrounds. Approached by eight wooden steps, the front porch measures 8' N-S by 5' E-W, and features a wood plank floor, a painted white wood railing, Tuscan columns, and a flat

Architectural Inventory Form

Page 3 of 8

roof with decorative Craftsman style rafters. Windows on the north elevation include two sets of tripled 6-light or 9-light hoppers, and a band of five non-historic single-light casements, in the shed-roofed addition at the east end of the elevation. Windows on the east (rear) elevation include, one 9/1 double-hung sash window, one single-light hopper or awning type window, and two non-historic 1/1 double-hung sash windows, in the shed-roofed addition at the north end of the elevation. The main level of the south elevation is penetrated by one set of paired 1/1 double-hung sash windows, and a single 1/1 double-hung sash window. Also on the south elevation, two painted white glass-in-wood-frame entry doors lead into the main level from a triangular-shaped, carpeted, wood deck. A wooden staircase descends from the deck to the walk-out basement-level below. The basement level on the south elevation is penetrated by non-historic single-hung sash egress windows, and by two painted white glass-in-wood-frame entry doors. One other painted white glass-in-wood-frame entry door leads into the east elevation from an 8' by 6' shed-roofed rear porch.

22. Architectural style: Late 19th and Early 20th Century American Movements

Building type:

23. Landscape or special setting features: **This property occupies an elevated position, at the southeast corner of Ridge Street and Jefferson Avenue, near the south end of the Breckenridge Historic District. A high stone retaining wall parallels the sidewalk along Jefferson Avenue to the north, while another stone retaining wall is set well back from the sidewalk along Ridge Street to the west. The front of the lot features a nicely-landscaped planted grass yard, while an asphalt parking lot is located behind the building to the east.**

24. Associated buildings, features or objects:

Storage Shed/ Workshop

A wood frame storage shed/ workshop building is located just a few feet east of the dwelling. This utilitarian structure measures 18' N-S by 10' E-W. It is supported by low concrete perimeter walls foundation, with a wood plank floor. The south elevation (facade) is clad with painted yellow horizontal wood siding, with 1" by 4" corner boards; however, the north, east, and west elevations are all clad with pressed metal siding exhibiting a faux stone pattern. The shed is covered by a front-gabled roof, covered with brown asphalt composition shingles. The rafter ends, with a fascia board, are exposed beneath the eaves. A painted white, 10-light, glass-in-wood-frame door is located on the south elevation. A 9-light window penetrates the south elevation. A 4-light window penetrates the west elevation.

Architectural Inventory Form

Page 4 of 8

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1915**
 Source of information: **Summit County Journal, November 27, 1915.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **M. Barndt**
 Source of information: **Summit County Journal, November 27, 1915.**

29. Construction history:

This house was built in 1915, and was reputedly mail-ordered for delivery by rail by the Tonopah Placers Company. Oral tradition in Breckenridge holds that this is a pre-cut Aladdin Honor-Bilt home. This is plausible because the house does appear similar to such houses which were manufactured, and made available through the Sears, Roebuck and Company Catalogue between 1908 and 1937. Moreover, the house features prominent Aladdin-labeled hardware. As originally built, the side-gabled dwelling measured 42' N-S by 32' E-W. A small, 14.5' by 6' shed-roofed addition has been built onto the north end of the east (rear) elevation, probably in the 1970s or 1980s. The building has also been modified for its present use as a time-share townhouse, with a non-historic walk-out basement level on the south elevation.

30. Original location: **Yes** Moved: **N/A** Date of move(s): **N/A**

IV. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/ Single Dwelling**
32. Intermediate use(s): **Domestic/ Single Dwelling**
33. Current use(s): **Domestic Multiple Dwelling**
34. Site type(s): **Former single-family residence; presently utilized as a time-share townhouse**

35. Historical background:

It was the American dream come true, affordable, quality-made and inexpensive, plus it came in a kit. It was the ultimate in prefab homes and could be purchased through the mail from a catalog. Precut Aladdin Honor-Bilt homes were manufactured from 1908 to 1937 and were listed in the Sears, Roebuck and Company catalog. This house is likely one of them. It was reputedly mail-ordered by the Tonopah Placers Company in 1915 to house the superintendent of the company, John H. Hopkins. Its similarity to period Sear's catalog designs coupled with its prominent Aladdin-labeled hardware helps to bear out the rumor that it may indeed be a "kit" home from Sears. The only restriction on purchasing the catalog homes was proximity to the railroad, and the Tonopah Placers Company boasted its own railroad spur.

Architectural Inventory Form

Page 5 of 8

Hopkins also served as county treasurer. In 1929, George and Sadie Robinson purchased the property. Robinson, who also served as county treasurer, was heavily involved in many mining ventures in the area, including dredging. Starting in 1947, Lois G. Theobald and Daniel Clark owned the property until they sold it to rancher/dairyman H. G. "Cully" Culbreath and his wife, Elizabeth. Elizabeth was born in Breckenridge and worked as a Breckenridge schoolteacher. The Culbreaths resided there until it was sold to Steven C. and Karen West. Both Mr. West and Mr. Robinson served as mayors of Breckenridge.

36. Sources of information:

***Breckenridge Daily Journal*, February 25, 1881.**

Sanborn Insurance Maps.

Summit County Clerk and Recorder, Warranty Deeds book 115, page 95.

Summit County Clerk and Recorder, Warranty Deeds book 135, page 49.

Summit County Clerk and Recorder, Miscellaneous Record book, 139, page 52.

Summit County Assessor Residential Property Appraisal Record.

***Summit County Journal*, November 27, 1915.**

Town of Breckenridge, Mayor's plaque.

V. 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:

Architectural Inventory Form

Page 6 of 8

42. Statement of significance:

This property is historically significant for its initial use as the residence of Tonopah Placers Company superintendent John H. Hopkins. It is also architecturally significant as a probable pre-cut Alladin Honor-Bilt home which exhibits elements of the Craftsman and/or Prairie styles of architecture. 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. 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 reasonably 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. A small rear addition is architecturally compatible with the building's original construction. The building's physical integrity has been marginally reduced by the addition of a walk-out basement level, and the alteration of door and window openings, on the south elevation.

VI. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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 77-83** 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
Fort Collins, CO 80525** **150 Ski Hill Road
Breckenridge, CO 80424**

53. Phone number(s): **(970) 493-5270** **(303) 629-6966 ext. 142**

Architectural Inventory Form

Page 7 of 8

Sketch Map

Architectural Inventory Form

Page 8 of 8

Location Map