

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.44**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Hoopes Cottage**
- 6. Current building name: **McLaughlin House**
- 7. Building address: **206 N. Ridge Street**
- 8. Owner name: **George E. McLaughlin**
 Owner address: **206 N. Ridge Street**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
SW¹/₄ of **NW¹/₄** of **NE¹/₄** of **SW¹/₄** of section **31**
- 10. UTM reference
 Zone **13**
 Easting: **410200**
 Northing: **4370790**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **5** 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:

**Other Style / Wood Frame
 Front Gabled Dwelling**

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: **1060 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
- 19. Primary external roof material (enter one):
Metal Roof / Steel Roof
- 20. Special features (enter all that apply):
Porch
Fence

21. General Architectural Description

This residence is located on the east side of Ridge Street, one block off Main Street in downtown Breckenridge. A stone retaining wall parallels the sidewalk along Ridge Street, while portions of the front yard are enclosed by a painted cream color picket fence, and the backyard is enclosed by a wood privacy fence. In its current configuration, the building is comprised of: an original 16' N-S by 26' E-W original cabin; a 6' by 14' shed-roofed addition to the original building's south elevation; a large 22' by 25' 1½-story gabled addition to the original building's east (rear) elevation; and a 6' by 6' enclosed gabled-roof rear entry porch located on the east elevation. Both the original building and the additions are of wood frame construction, supported by a concrete foundation. The exterior walls are painted pale yellow horizontal wood siding, with painted pale green 1" by 4" corner boards. The roof over the original building and the 1½-story addition are both moderately-pitched front gables, covered with corrugated steel roofing material, and with boxed eaves. There are no chimneys. A non-historic hipped-roof bay window, with two single-light fixed-pane windows, flanked on either side by 2/2 double-hung sash windows, is located on the building's west elevation (facade). Also on the facade, there is a non-historic fixed-pane lancet window, located in the upper gable end. On the original building's south elevation, there are one 1/1 double-hung sash window, and one non-historic single-light fixed-pane window, both with gabled pediments. Windows patterns in the additions (on the south, east, and north elevations), include single and paired 1/1 double-hung sash, and horizontally-oriented single-light fixed-pane windows. All of the building's windows display painted dark green wood frames and painted pale green wood surrounds. A stained natural brown wood-paneled door, with one upper sash light, opens onto a concrete porch at the west end of the south elevation. The porch is covered by a shed roof, with one turned column support. A painted white wood-paneled door, with one upper sash light and with a white metal storm door, enters the enclosed rear porch addition on the east elevation.

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

The original portion of this house was constructed in the 1880s. The original cottage has been substantially enlarged, however, the additions are generally compatible with the original construction. A 6' by 14' shed-roofed addition is on the south elevation; a 22' by 25' 1½-story gabled addition is on the east (rear) elevation; a 6' by 6' enclosed gabled-roof rear entry porch is on the east elevation as well. The bay window on the facade dates to the 1970s.

23. Landscape or setting special features:

This property is located on the east side of Ridge Street, one block east of Main Street in downtown Breckenridge.

24. Associated buildings, features, or objects**n/a****IV. ARCHITECTURAL HISTORY****25. Date of Construction:**Estimate **ca. 1880**

Actual

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): **Domestic / Single Dwelling**

32. Intermediate use(s): **Domestic / Hotel**

33. Current use(s): **Domestic / Single Dwelling**

34. Site type(s): **Residence**

35. Historical Background

36. Sources of Information

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.

Summit County Clerk and Recorder. Warrant Deed Record, book 92, p. 230.

Summit County Journal, October 6, 1900, October 13, 1900.

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: **ca. 1880-1951**

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. In this regard, the property is notable for its association with the theme of community development in Breckenridge, during the late 1800s and early 1900s. Architecturally, under National Register Criterion C, this building is locally notable for its representative vernacular wood frame front gabled plan. Although its level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register, this property should be regarded as contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This house's historical integrity has been compromised by a 6' by 14' shed-roofed addition on the south elevation; a 22' by 25' 1½-story gabled addition, and a 6' by 6' enclosed gabled-roof rear entry porch addition, on the east elevation; and a bay window addition on the facade dating to the 1970s. As a result, this property is not individually eligible for inclusion in the National Register of Historic Places. The additions, though, are generally compatible with the home's original construction, and as a result, this property may be regarded as a contributing resource within the Breckenridge Historic District.

Resource Number: **5ST130.44**
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-10**

Frame(s): **1-5**

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**