

COLORADO CULTURAL RESOURCE SURVEY

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

\_\_\_\_Contributes to eligible National Register District

- 1. Resource number: **5ST130.83**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **McKelvy House**
- 6. Current building name: **Frank Brown House**
- 7. Building address: **225 S. Main Street**
- 8. Owner name: **Sigurdsons LLC Company**  
Owner address: **P.O. Box 328**  
**Breckenridge, CO 80424**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**  
**NE3 of SE3 of SW3 of SW3 of section 31**
- 10. UTM reference  
Zone **13**  
Easting: **410022**  
Northing: **4370565**
- 11. USGS quad name: **Breckenridge, Colorado**  
Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **11-13** Block: **7**  
Addition: **Edmund G. Stiles Addition** Year of Addition **1892**
- 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:

**No Style**

Official Eligibility Determination

(OAHP use only)

\_\_\_\_Determined Not Eligible - National Register

(Page 1 of 6) \_\_\_\_Determined Eligible - State Register

\_\_\_\_Determined Not Eligible - State Register

\_\_\_\_Needs Data

\_\_\_\_Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):  
**L-Shaped Plan**
- 15. Dimensions in feet: **1280 square feet**
- 16. Number of stories: **One**
- 17. Primary external wall material  
**Wood / Horizontal Siding**
- 18. Roof configuration (enter one):  
**Gabled Roof / Side Gabled Roof**
- 19. Primary external roof material (enter one):  
**Metal Roof**
- 20. Special features (enter all that apply):  
**Porch**

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**21. General Architectural Description**

Built in 1898, the former residence at 225 S. Main Street in Breckenridge is a single-story wood frame building. Featuring an L-shaped plan, the building is composed of a 48' N-S by 16' E-W side gabled section which fronts toward Main Street on the east elevation, while two shed-roofed extensions (respectively measuring 20' by 12' and 20' by 10'), are built onto the north end of the original west elevation, creating the L-shaped plan. (These shed-roofed extensions are probably not original; however they do appear to be depicted on the 1914 Sanborn map indicating they predate that date.) The building is supported by a low uncoursed stone foundation. The exterior walls are clad with painted yellow horizontal weatherboard siding, with painted white 1" by 4" corner boards. The roof is covered with non-historic corrugated metal roofing material, and the eaves are boxed with painted white wood trim. There are no chimneys. Two sets of paired 1/1 double-hung sash windows, with painted green wood frames and painted white wood surrounds, penetrate the east elevation (facade). One set of paired 1/1 double-hung sash windows, with painted white wood frames and surrounds, penetrate the north elevation wall. One set of paired 1/1 double-hung sash windows, with painted white wood frames and surrounds, penetrate the south elevation wall. One set of paired 1/1 double-hung sash windows, with painted white wood frames and surrounds, penetrate the original west (rear) elevation wall. Two large, non-historic, single-light fixed-pane windows penetrate the west elevation wall on the shed-roofed addition. A painted green wood-paneled storm door is centered on the facade, and leads into an enclosed, 12' by 6', hipped-roof porch. This door is flanked on either side by fixed-pane windows with Queen Anne lights. A stained natural brown wood-paneled door, with one upper sash light, leads from the enclosed porch into the interior of the building. A painted yellow wood-paneled door, with one upper sash light, enters into the building on the south elevation.

There are two secondary buildings. A 13' by 15' wood frame building was reportedly moved to this location from the Mercury Ski Area near Hoosier Pass. This one-story building is supported by a wood timbers on grade foundation, has unpainted vertical wood plank walls, and a chambered roof covered with rolled green asphalt roofing material over 1x wood decking. Single 6-light windows penetrate the east, north, and west elevations. An unpainted wood-paneled door enters the building from a 4-step wood porch on the north elevation.

A 14' by 20' garage is located behind the house to the west. This one-story building is supported by a wood timbers on grade foundation, has corrugated metal exterior wall cladding over wood frame construction, and a gabled roof covered with corrugated metal over 1x wood decking and 2x wood rafters. Single 4-light windows (with some panes missing) penetrate the north and south elevation walls. A set of paired wooden garage doors, clad with corrugated metal, side hinged with metal hinges, are located on the east elevation.



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22. **Architectural style / building type:** **No Style**

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

This building is located in downtown Breckenridge - on the west side of South Main Street, near the middle of the 200 block. It is between 221 S. Main Street to the north, and 229 S. Main Street is to the south. The river walk and the Blue River lie to the west.

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

**Two Secondary Buildings**

**IV. ARCHITECTURAL HISTORY**

25. **Date of Construction:**

Estimate

Actual **1898**

Source of information: ***Summit County Journal, December 1998.***

26. **Architect: unknown**

Source of information: **n/a**

27. **Builder/ Contractor: unknown**

Source of information: **n/a**

28. **Original owner: Elizabeth McKelvy**

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 69, Page 130.**

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

This house was built in 1898 as a residence for Dr. William McKelvy and his wife, Elizabeth. Two shed-roofed extensions to the rear of the building may original, but are more likely early additions, predating 1914. (The additions are depicted on the 1914 Sanborn map.)

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): **Domestic / Single Dwelling**
33. Current use(s): **Commerce and Trade / Restaurant**
34. Site type(s): **Former Residence; Presently a Starbucks Coffee.**

**35. Historical Background**

Breckenridge physician Dr. William McKelvy and his wife, Elizabeth, built this cottage as their residence in 1898. James and Lulu Hogan purchased the house in 1905. James Hogan practiced law, while Lulu served as superintendent of schools. The house later became the long-time residence of Frank and Theta Brown. The Brown family occupied this Main Street cottage for fifty-seven years. Frank worked for thirty-four years (1940-1974) as the Summit County Treasurer, and served as Mayor of Breckenridge for eighteen years (1946-1964). Theta was born in this house in 1911, and lived here as a young girl with her parents, John and Annie Von Thun. The Von Thuns, who purchased the house from the Hogans in 1908, ran a dry goods store on north Main Street. In 1923, the cottage was sold to gold dredgemaster Trevor B. Thomas. In 1937, Frank and Theta bought back the Family home after Thomas was killed in a freak accident working on the town dredge.

The tiny, frame, circa 1929 cabin, located at the rear southwest corner of the property, was moved to Breckenridge by the Browns from the Mercury Ski Area, which was located near Hoosier Pass. The Browns probably built the garage.

After Theta's and Frank's deaths, in 1993 and 1994, respectively, the Frank F. and Theta E. Brown Trust sold the property to Carol and Sigurd Rockne. The building currently (in 2004) houses a Starbucks Coffee.

**36. Sources of Information**

Sanborn Fire Insurance Maps, dated November 1902, and August 1914.

Summit County Assessor, Residential and Commercial Property Appraisal Records.

Summit County Clerk and Recorder. Quit Claim Record book 52, page 415.

Summit County Clerk and Recorder. Warranty Deed Record book 69, page 130.

Summit County Clerk and Recorder. Warranty Deed Record book 87, pages 52, 298.

Summit County Clerk and Recorder. Warranty Deed Record book 101, page 529.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 122, page 25.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 115, page 340.

*Summit County Journal*, December 1898.

**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;

**XX** 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 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 prehistory or history;

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: **1898 - 1954**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

The McKelvy House is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's progression as a successful Colorado mining town - from the time of its construction in 1898, through its occupancy by the Frank and Theta Brown family (although not beyond 1954). The building also appears to be historically significant, under Criterion B, for its association with Frank Brown, who served as Summit County Treasurer for an astonishing 34 years, and as the Mayor of Breckenridge for 18 years. Pending more definitive research, the building probably qualifies for individual listing in the National and State Registers of Historic Places. The building also qualifies individually for local landmarking by the Town of Breckenridge, and it should be considered a contributing resource within the Breckenridge Historic District.

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

This property appears to have retained much of its historic integrity, relating to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. Exterior alterations to the historic building have been minimal, while one small historic secondary building has been moved onto the property in recent years.

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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-21**

Frame(s): **27-34**

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

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

49. Date: **June 9, 2004**

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

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

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

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