

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

1. Resource number: **5ST130.89**
2. Temporary number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **W.h. McDonald House**
6. Current building name: **Minnie Thomas House**
7. Building address: **204 S. Main Street**
8. Owner name: **Theobald Family Limited Partnership**
 Owner address: **P.O. Box 37**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**

SE3 of **NE3** of **SW3** of **SW3** of section **31**

10. UTM reference

Zone **13**
 Easting: **410053**
 Northing: **4370612**

11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970** (**Photorevised 1987**) **7.5'**

12. Lot(s): **2** Block: **5**
 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):

Rectangular Plan

15. Dimensions in feet: **660 square feet**

16. Number of stories: **One**

17. Primary external wall material

Wood / Horizontal Siding
Wood / Shingle

18. Roof configuration (enter one):

Gabled Roof / Front Gabled Roof

19. Primary external roof material (enter one):

Asphalt Roof / Composition Roof

20. Special features (enter all that apply):

Decorative Cornice

21. General Architectural Description

This small wood-frame building at 204 S. Main Street measures 20' N-S (across) by 34' E-W (deep). Included in these dimensions are the original 20' by 24' front gabled cabin, and a very early 18' by 10' addition on the original east (rear) elevation. The building's exterior walls are clad with painted yellow horizontal wood siding, with 1" by 4" corner boards. Decorative bargeboard, and a distinctive gable ornament appear in the upper gable end on the west elevation (facade). The gable roof is covered with black asphalt shingles, laid over 1x wood decking. There are no chimneys. Windows on the east elevation (facade) include three 1/1 double-hung sash windows, with painted white wood frames and painted red wood surrounds. These windows also feature decorative wood shutters and flower boxes. A signband hangs perpendicular from the facade wall, advertising:

"Creatures Great and Small"

There are two 4/4 double-hung sash windows, with painted white wood frames and painted red wood surrounds, located on the south elevation. There is one 4-light hopper window, with a painted yellow wood frame and surround, located on the north elevation. The main entry door is located at the west end of the south elevation. Here, a painted white with red trim wood-paneled door, with one upper sash light, enters into the building from a 2-step wood stoop covered by a hipped roof with knee brace supports. Another wood-paneled door, with two upper sash lights, enters the building at the east end of the south elevation, from a wood stoop, covered by a gable hood with knee brace supports.

A very old cabin is located behind the building to the east. The shed measures 10' N-S by 8' E-W, is supported by wood timbers on stone piers, and has unpainted vertical wood plank walls. There are no windows. A set of paired vertical wood plank doors, side hinged with metal strap hinges, enter the building on the south elevation.



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

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

This property is located in downtown Breckenridge - on the east side of South Main Street, near the north end of the 200 block. It is between the Barney Ford Property at 111 Washington Avenue to the north and east, and 216 S. Main Street to the south.

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

Cabin

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:**

Estimate

Actual **1898**

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 69, page 202.**

26. **Architect: unknown**

Source of information: **n/a**

27. **Builder/ Contractor: W.H. McDonald (probably)**

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 69, page 202.**

28. Original owner: **W.H. McDonald**

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 69, Page 202.**

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

This small dwelling was constructed in 1898 as a residence for Walter H. McDonald, a U.S. deputy mineral surveyor. A small, 10' by 8' extension to the rear of the original building was added not long after the original construction. Sanborn Insurance maps document that the small cabin on the property was erected between 1896 and 2002.

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 / Single Dwelling**
- 33. Current use(s): **Commerce and Trade / Specialty Store**
- 34. Site type(s): **Former residence; presently a retail gift shop.**

35. Historical Background

All of the early inhabitants of this tiny, 1898 house were indeed pioneers of Summit County, Colorado. Some of the most enduring marks on the local landscape were initiated by the home's first owner, Walter H. McDonald, a U. S. deputy mineral surveyor. His job was to create small, rectangular parcels of land (claims) for lode and placer mining. No single event has had a greater effect on the geography of this place than the extraction of precious ores from these claims.

According to Sanborn Fire Insurance maps, the unpainted, vertical-sided cabin located at the rear of this property was built between January 1896 and November 1902. It also served as a dwelling.

In 1902, Mary Johanna Dusing, an early Slate Creek ranch settler, purchased the McDonald House as her "town" home. Later, her daughter Minnie Thomas lived in the clutter little cottage for many years surrounded by photo albums, scrapbooks, and a world-class collection of picture postcards.

Robert A. and Lois G. Theobald purchased the cottage in 1970. It is currently owned by the Theobald Family Limited Partnership and leased as a gift shop.

36. Sources of Information

Sanborn Fire Insurance Maps, dated August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor, Residential and Commercial Property Appraisal Records.

Summit County Clerk and Recorder. Warranty Deed Record book 69, pages 202, 479.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 113, page 542.

Summit County Clerk and Recorder. Warranty Deed Record book 115, page 21.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 199, page 591.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **XX**

Date of Designation: **n/a**

38. Applicable National Register Criteria

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;

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).

XX 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; 1898 - ca. 1954**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The McDonald / Thomas 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 original ownership and occupancy by Walter H. McDonald, and successive occupancy by Mary Johanna Dusing, and Minnie Thomas. (The period of significance does not extend beyond 1954, however.) The property's level of significance may not be to the extent that it would qualify individually for listing in the National Register of Historic Places. However, the property is a good candidate for listing in the State Register of Historic Places, and it also qualifies individually for local landmarking by the Town of Breckenridge. Finally, 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.

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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-19**

Frame(s): **1-4**

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

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

49. Date: **May 8, 2004**

50. Recorders: **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**