

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5ST130.98**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Linquist House**
- 6. Current building name: **Theobald Office Building / Hamlet's Book Shoppe**
- 7. Building address: **306 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**
NE3 of SE3 of SW3 of SW3 of section 31
- 10. UTM reference
Zone **13**
Easting: **410093**
Northing: **4370470**
- 11. USGS quad name: **Breckenridge, Colorado**
Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **5-7** Block: **3**
Addition: **Stiles 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.**

Official Eligibility Determination

(OAHP use only)

____Determined Not Eligible - National Register

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____Determined Not Eligible - State Register

____Needs Data

____Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Irregular Plan
- 15. Dimensions in feet: **1020 square feet**
- 16. Number of stories: **2.5**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
- 20. Special features (enter all that apply):
Porch
Decorative Cornice
Chimney
Balcony

- 22. Architectural style / building type:

Late Victorian / Queen Anne

21. General Architectural Description

Built as a residence in the early 1890s, the elegant structure at 306 S. Main Street features an irregular L-shaped plan, which overall measures 26' N-S (across) by 50' E-W (deep). The 2.5-story building is of wood frame construction, and is supported by a low concrete foundation. The foundation wall is penetrated by 2-light hopper windows, while above the foundation, the exterior walls are clad with painted green horizontal wood siding, accented with 1" by 4" corner boards. The roof features moderately-pitched cross gables, with an intersecting saltbox on the east (rear). The roof is covered with black asphalt shingles, and the eaves are boxed with painted cream white wood trim. Dentil courses appear in the upper gable ends on the south and west elevations, and there is one red brick chimney covered with concrete pargeting. A large canted bay, with three 1/1 double-hung sash windows, and with decorative scrolled brackets and recessed wood panels beneath the windows, is a dominate architectural feature located on the facade. A similar bay window, which also features a dentil course, is prominently featured on the south (side) elevation. A small single-light fixed-pane window, with a rounded light and a triangular pediment, is located in the upper gable end on the facade. Windows elsewhere are single 1/1 double-hung sash, with painted cream white wood frames and surrounds, and with painted grey exterior wood storm windows. A tongue-and-groove wood porch extends across the full length of the facade, and wraps around to cover the west end of the south elevation. The porch features chamfered wood columns, painted cream white with red trim, a hipped porch roof, and a second story balcony on the south elevation. The balcony has an open wood railing, and chamfered columns which support a hipped roof. A painted cream white with red trim, 15-light, glass-in-wood-frame entry door, topped by a transom light, enters into the building from the porch at the north end of the facade. Another 15-light glass-in-wood-frame entry door enters into the building beneath the balcony, on the south elevation, while a highly decorative painted cream white with red trim wood-paneled door enters into the second story from the balcony. Finally, a painted green wood door, with a wood screen door, enters into the rear of the building from a wood porch on the east elevation, where a wood staircase ascends to another wood balcony. Here, a wood-paneled door, with one upper sash light, enters the rear of the building.

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

This 2.5-story residence near the south end of Breckenridge's Main Street was constructed in 1891-1892 as a residence for C.O. and E. Anna Linquist. At the time of its construction, and for many years following, it was regarded as one of Breckenridge's largest and most handsome residences. There have been no major additions or exterior alterations to the structure following its original construction.

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23. Landscape or setting special features:

This building is located near the south end of downtown Breckenridge - on the east side of South Main Street in the block south of Adams Avenue.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1891-1892**

Source of information:

Summit County Clerk and Recorder, Quit Claim Deed book 52, pp. 305, 430.

26. Architect:

unknown

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

C.O. and E. Anna Linquist

Source of information:

Summit County Clerk and Recorder, Quit Claim Deed book 52, pp. 305, 430.

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): **Commerce and Trade / Specialty Store**
33. Current use(s): **Commerce and Trade / Specialty Store**
34. Site type(s): **Former residence, currently a retail store and office building**

35. Historical Background

This full 2.5-story, Victorian-era, was constructed here, near the south end of Breckenridge in 1891-1892. Completed by September 1892, the handsome new dwelling quickly earned its place as one of the largest and best-appointed residences in town. Built for C.O. and E. Anna Linnquist, the house's style and elegant features lent an air of permanence to the frontier settlement. Although the Linnquists claimed Breckenridge as their home, they lived only a short time in this residence. Instead, they made a temporary home in nearby Frisco for many years, where they engaged in the hotel business.

In 1905, the Linnquists handsome residence became the home of Main Street merchants Fred and Minnie Bruch, who were the proprietors of Bruch's Barbershop and Confectionery. Since this was one of the largest homes in town, it became a natural reuse for Owens' Mortuary in 1932. Lester C. Owens operated the funeral home from that time until 1951. William James Stark, Corb S. Bedell, and R.C. Rounds purchased the property from Lester and Mary Owens in 1961. That same year, in December, Robert A. and Lois G. Theobald purchased the property, and used it as the family's law offices. Since that time, the building has been known as the Robert A. Theobald Office building, and it presently (in 2004) houses Hamlet's Book Shoppe.

36. Sources of Information

Sanborn Fire Insurance Maps, dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor, Commercial Property Appraisal Record.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 79, page 8.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 159, page 214.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 160, page 176.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 213, page 839.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 250, page 123.

Summit County Clerk and Recorder. Quit Claim Deed book 52, pp. 305, 430.

Summit County Clerk and Recorder. Quit Claim Deed book 91, page 570.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 67.

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 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: **1892-1954**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Among Breckenridge's most intact Victorian-era buildings, the historic Linquist House is significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's development and evolution as a successful Colorado mining town during the late 1800s and early-to-mid-1900s. The building is also architecturally significant, relative to National Register Criterion C, for its Victorian-era architecture displaying some elements of the Queen Anne style. Because it exhibits a high standard of integrity, the building may well qualify for individual listing in the National and State Registers of Historic Places. The building definitely qualifies for individual local landmark designation by the Town of Breckenridge. It is also a strong contributing resource located within the existing Breckenridge Historic District.

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

The Linquist House displays 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. There have been no additions and no major adverse exterior alterations to the building following its original construction in 1891-1892.

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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-20**

Frame(s): **9-12**

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. 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**