

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____ Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____ Contributes to eligible National Register District

1. Resource number: **5ST130.106**
2. Temporary number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **Noble House**
6. Current building name: **Proveromo House**
7. Building address: **213 S. Ridge Street**
8. Owner name: **Robert Q. Keith et. al.**
 Owner address: **P.O. Box 155**
Johnson City, TX

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**
SW3 of **NW3** of **SE3** of **SW3** of section **31**
10. UTM reference
 Zone **13**
 Easting: **410145**
 Northing: **4370575**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970** (**Photorevised 1987**) **7.5'**
12. Lot(s): **7** Block: **13**
 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.**

22. Architectural style / building type:

Late Victorian

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: **844 square feet**
16. Number of stories: **One**
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

21. General Architectural Description

Constructed in 1901, the original gabled-L portion of this house is a modest wood frame building which is supported by a low stone or concrete foundation. This original portion overall measures 27' N-S (across) by 20' N-S (deep), including the cut-away porch which is located at the south end of the facade on the east elevation. The building's exterior walls are clad with painted pale blue horizontal wood siding, with painted blue-grey 1" by 4" corner boards. The cross gabled roof is steeply-pitched, is covered with brown asphalt shingles, and has boxed eaves with painted pale blue wood trim. A large brick fireplace chimney is located on the exterior of the north elevation, while a boxed chimney appears near the south end of the west-facing roof slope. Neither of these chimneys is historic. The original building's first story windows are primarily single 1/1 double-hung sash, with painted purple/red wood frames, and painted blue/grey wood surrounds with pediments. A single fixed-pane stained glass and leaded glass window overlooks the front porch on the facade. Also on the facade, there is a small fixed-pane rounded arch window with a pediment, located in the upper gable end. A stained natural brown wood-paneled door, with two large upper sash lights, leads into the building from the 12' by 6' front porch which is located at the south half of the asymmetrical facade. The porch features a flagstone floor, and chamfered wood posts with decorative carved brackets, which support a low-pitched hipped porch roof.

A 27' by 12' shed-roofed addition to the rear of the original building dates to 1997. The addition also features painted pale blue horizontal wood siding, and 1/1 double-hung sash windows. A wood-paneled door, with one large upper sash light, leads into the addition from a 6' by 6' porch on the north elevation. This side porch features a red brick floor, two chamfered wood posts with decorative carved brackets, and a gabled porch roof.

A 9' by 9' wood frame shed is located behind the house to the west. This one-story utilitarian building features painted pale blue horizontal wood plank exterior walls, a shed roof covered with wood shingles, and a single wood door on its east elevation.



22. Architectural style / building type: **Late Victorian**

23. Landscape or setting special features:

This building is located on the west side of Ridge Street in the block south of Washington Avenue, on the east fringe of downtown Breckenridge. This area is home to a variety of commercial businesses, including several restaurants, and a few private dwellings.

24. Associated buildings, features, or objects

Shed**IV. ARCHITECTURAL HISTORY**

25. Date of Construction:

Estimate

Actual **1901**Source of information: ***Summit County Journal, June 8, 1901.***26. Architect: **unknown**Source of information: **n/a**27. Builder/ Contractor: **unknown**Source of information: **n/a**28. Original owner: **J.E. Noble**Source of information: ***Summit County Journal, June 8, 1901.***

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

Featuring a basic gabled-L plan, this modest dwelling at 213 S. Ridge Street was constructed in 1901, enclosing and expanding on an earlier 1880s one-room log cabin. The building stood largely unaltered until 1997 when a 27' by 12' shed-roofed addition was constructed on the rear of the original house. A small utility shed at the rear of the property was apparently built at the same time as the addition.

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): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

This quaint frame cottage was built for J.E. Noble in 1901, around an 1880s one-room log cabin. Noble was employed as a meat cutter at Kistler's market. In 1916, Noble and his wife, Marie, sold the property to William T. and Edna B. Keogh. The building then served as the Keoghs residence until William's death in 1921. Keogh, a popular figure in Summit County's social and political life, served a Summit County Assessor for fifteen years. In addition to the county office he held, Keogh also worked as the Breckenridge Town Clerk for many years.

The cottage was sold by the Keogh estate to C.R. Whitehead in 1922, who, in turn, conveyed it to Jane Whitehead. Jane next sold the property to a widow named Betsy Lund, in 1925. Mrs. Lund subsequently resided here until 1955.

Owners after 1955 have included Mary A. and Elton J. Smith, Harold and Anita Ausfahl, Jane G. Leddy, Robert E. Brown and James Keith, Richard Proveromo, Columbine and Daisies Inc., Richard A. Parrish, and Brian T. Stahl. The property is presently (in 2004) owned by the Robert Q. Keith family.

36. Sources of Information

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

Summit County Assessor, Commercial Property Appraisal Record.

Summit County Clerk and Recorder. Administrator Deed book 108, page 512.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 148, page 104.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 154, page 6.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 171, page 390.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 190, page 818.

Summit County Journal, September 17, 1904.

Summit County Journal, November 12, 1921.

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: **1901; 1901-1921**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The Noble House is historically 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 - from the time of its construction in 1901, through the end of the period of time the property was owned and occupied by the Noble and Keogh families (circa 1921). The building is also architecturally significant, relative to National Register Criterion C, for its representative architectural style dating from the late Victorian era. Because it has lost some measure of physical integrity, the building does not qualify for individual listing in the National Register of Historic Places. The building likely does qualify, however, for listing in the State Register of Historic Places, and for individual local landmark designation by the Town of Breckenridge. It also should be considered as a contributing resource located within the boundaries of the existing Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays a slightly less than exemplary 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. The original building's integrity has been most notably diminished by the construction of a rear addition in the late 1990s. This addition, though, is fairly small, is not readily visible from the street, and is generally compatible with the original construction. As a result, the building overall is still able to convey a strong sense of its historic significance relative to the period of significance.

Resource Number: **5ST130.106**

Temporary Resource Number: **N/A**

Architectural Inventory Form

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **XX**

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-22**

Frame(s): **27-31**

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
Fort Collins, Colorado 80525** **150 Ski Hill Road
Breckenridge, Colorado 80424**

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