

COLORADO CULTURAL RESOURCE SURVEY

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

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

Architectural Inventory Form

I. IDENTIFICATION

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

- 1. Resource number: **5ST130.107**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Newcomb House**
- 6. Current building name: **Thomas Abernathy House**
- 7. Building address: **211 E. Washington Avenue**
- 8. Owner name: **Bette Rittinger**
- Owner address: **78 Aspen Grove Ct.  
Nederland, CO**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**  
**SE3** of **NW3** of **SE3** of **SW3** of section **31**

- 10. UTM reference  
Zone **13**

Roof

- Easting: **410195**
- Northing: **4370653**
- 11. USGS quad name: **Breckenridge, Colorado**  
Year: **1970** (**Photorevised 1987**) **7.5'**
- 12. Lot(s): **1-2** Block: **10**  
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:

**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: **1294 square feet**
- 16. Number of stories: **1.5**
- 17. Primary external wall material  
**Wood / Horizontal Siding**
- 18. Roof configuration (enter one):  
**Gabled Roof / Side Roof**
- 19. Primary external roof material (enter one):  
**Metal Roof; Asphalt Roof / Composition**
- 20. Special features (enter all that apply):  
**Porch**  
**Chimney**

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**21. General Architectural Description**

The house at 211 E. Washington Avenue in Breckenridge includes: the original 12' by 20' side-gabled dwelling, erected in 1882; an 11' by 20' shed-roofed and gable-roofed addition to the original south (rear) elevation; a 24' by 25' saltbox-roofed addition to the rear of the earlier addition; and a small 12' by 4' shed-roofed addition at the north end of the west elevation. The building is situated above a slope which rises from Washington Ave. to the north. The building is of wood frame construction, with painted brown horizontal wood siding, and painted purple corner boards. The various gable, shed, and saltbox roof forms are covered with metal roofing material, black asphalt shingles, or rolled black asphalt roofing material. Two gabled dormers, each with a 1/1 double-hung sash window, are located on the east and west roof slopes. A non-historic boxed chimney is located on the exterior of the east elevation. The house features a symmetrical facade, with two 4/4 double-hung sash windows flanking the front entry door. These windows have painted white wood frames and painted purple red surrounds. A boxed bay, with three fixed-pane windows, is located near the north end of the east elevation. Windows elsewhere are either 1/1 double-hung sash, or 1x1 horizontal sliders, all with painted wood frames and surrounds. The front entry door is wood-paneled, with an upper sash light, and a storm door. It leads into the dwelling from a 4' by 15' wood plank porch, partially covered by a hipped porch roof, supported by two turned columns. A secondary entry is 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 on the south side of Washington Avenue, in the block between Ridge and French Streets. This is a primarily residential neighborhood.

24. Associated buildings, features, or objects

n/a

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction:

Estimate

Actual **1882**

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 1, page 157.**

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **unknown**

Source of information: **n/a**

28. Original owner: **B.M. Newcomb**

Source of information: **Summit County Clerk and Recorder, Warranty Deed Record Book 1, page 157.**

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

The original portion of this building was constructed in 1882. As described above, the original modest side-gabled dwelling has been enlarged to the rear (south) elevation.

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 one-story side-gabled cottage was built for B.M. Newcomb in 1882. Newcomb operated an assay and real estate office on Ridge Street, and was the developer of the Deadwood Lode mining claim, situated in the Union Mining District.

In 1887, Newcomb sold the dwelling to Christ Kaiser, proprietor of Kaiser's market, who used the house as a rental income property until it was sold to Dean and Clara Huntington, owners of Huntington Motors. The Huntingtons remodeled the house in 1950.

Thomas D. and Gretchen Abernathy purchased the property as their home in 1975. The building remains a residence today, although it is presently a rental. Recent owners have included Guaranty Bank and Trust, Margaret and Edward Ericson, and Bette Rittinger.

**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, Residential Property Appraisal Record.

Summit County Clerk and Recorder, Warranty Deed Record Book 1, page 157.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 62, page 48.

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**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: **1882; 1882 - ca. 1920**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This modest dwelling is historically significant, to some extent, 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 11882, through the periods of ownership by B.M. Newcomb and Christ Kaiser. The building is also architecturally notable, under National Register Criterion C, for its representative side gabled architectural plan. Because it has lost some measure of physical integrity, the building does not qualify for individual listing in the National or State Registers of Historic Places. The building also does not qualify for individual local landmark designation by the Town of Breckenridge. It may, though, 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 below average 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 notably diminished by the construction of a multiple additions. Overall, the building is still able to convey a limited sense of its historic significance.

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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): **29-32**

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: **607 Dogwood Court  
Fort Collins, Colorado 80525** **150 Ski Hill Road  
Breckenridge, Colorado 80424**

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