

**Architectural Inventory Form**

**Official Eligibility Determination  
(OAHF use only)**

OAHF1403

Rev. 9/98

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

- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

**I. IDENTIFICATION**

- |                               |                                                  |                   |
|-------------------------------|--------------------------------------------------|-------------------|
| 1. Resource number:           | <b>5ST.130.138</b>                               | Parcel number(s): |
| 2. Temporary resource number: | <b>N/A</b>                                       |                   |
| 3. County:                    | <b>Summit</b>                                    |                   |
| 4. City:                      | <b>Breckenridge</b>                              |                   |
| 5. Historic Building Name:    | <b>Walker Cottage</b>                            |                   |
| 6. Current Building Name:     | <b>Knight House; Amazing Grace Natural Foods</b> |                   |
| 7. Building Address:          | <b>213 E. Lincoln Avenue</b>                     |                   |
| 8. Owner Name:                | <b>Lois Theobald; Robert Theobald</b>            |                   |
| Owner Organization:           |                                                  |                   |
| Owner Address:                | <b>P.O. Box 37</b>                               |                   |
|                               | <b>Breckenridge, CO 80424</b>                    |                   |



|                                                     |                     |
|-----------------------------------------------------|---------------------|
| 44. National Register eligibility field assessment: | <b>Not Eligible</b> |
| Local landmark eligibility field assessment:        | <b>Eligible</b>     |

# Architectural Inventory Form

Page 2 of 8

## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**  
**SW ¼ of SW ¼ of NE ¼ of SW ¼ of Section 31**
10. UTM reference  
 Zone: **13** **410208 mE** **4370786 mN**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **1, Block 11 (Sub LKA Part of Lots 1-3)**  
 Addition: **Abbett** 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.**  
 Metes and bounds?: Describe:

## III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **43' N-S by 25' E-W overall dimensions**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
18. Roof configuration: **Gabled Roof/ Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof**  
 Other roof materials:
20. Special features: **False Front**  
**Porch**
21. General architectural description:  
**The wood frame building at 213 E. Lincoln Avenue consists of an original front gabled section, which measures 20' N-S (across) by 24' E-W (deep), along with shed-roofed extensions to the south (rear) elevation. The building's façade fronts directly onto the sidewalk which parallels Lincoln Avenue on the north elevation. The front of the building appears to be supported by a low concrete foundation, while the rear sections appear to rest directly on the ground. The exterior walls are clad with painted yellow horizontal wood siding, with painted green 1" by 4" corner boards. A wooden sign, advertising "AMAZING GRACE NATURAL FOODS" is affixed to the façade wall over the front entry. The building is covered by a moderately-pitched front gable roof, with rolled black asphalt roofing material, and with closed eaves. The roof is hidden behind a false-front, outlined with a dentil course, on the façade. The symmetrical façade features a painted yellow and green wood-paneled entry door, with two vertically-oriented upper sash lights, flanked on either side by a 4/4 double-hung sash window. The door leads into the building from a small 3-step concrete porch with a black pipe railing. Apart from the façade, windows on the secondary elevations consist of 4/4 double-hung sashes and 4-light hoppers. All of the windows have painted yellow wood frames and painted green wood surrounds.**

## Architectural Inventory Form

Page 3 of 8

22. Architectural style: **Late Victorian**  
 Building type: **N/A**
23. Landscape or special setting features: **This building is located at the southwest corner of French Street and Lincoln Avenue, in the heart of the Breckenridge Historic District. The Summit County Courthouse is located across Lincoln Avenue to the north.**
24. Associated buildings, features or objects: **N/A**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1880** Actual:  
 Source of information: **Sanborn Fire Insurance Map, September 1883; Town of Breckenridge, Department of Community Development files.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Unknown**  
 Source of information: **N/A**
28. Original owner: **Unknown**  
 Source of information: **N/A**
29. Construction history:  
**Sanborn Insurance maps provide evidence that this small building was in existence by September of 1883. Early Sanborns indicate that the rear shed-roofed extension existed in some form in the late 1800s. They have likely been modified to some extent over the years.**
30. Original location: **Yes** Moved: **No** Date of move(s) **N/A**:

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/ Trade / Specialty Store**
32. Intermediate use(s): **Commerce/ Trade / Restaurant**
33. Current use(s): **Commerce/ Trade / Grocery**
34. Site type(s): **Small false front commercial building**

## Architectural Inventory Form

Page 4 of 8

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35. Historical background:

**Rough and ready, this one-story, circa 1880, clapboard building was built during a time when Lincoln Avenue served as a second main street to the town. Like many false-fronted commercial buildings of this era, it boasted a roof apex that merged with the front, culminating into a dentil cornice.**

**Best known as the "Walker Cottage," it served as a restaurant in 1880 and then as Charles Walker's survey office in 1885. Walker surveyed the town of Breckenridge for its incorporation on March 3, 1880. The building later served as a private residence during the time that Charles and Miriam Walker owned the property. The Walkers lived in the main, log house to the southwest while others lived in the cottage. Walker's stepson, Charles Miller, later inherited this property, which was later sold to the Hallen family.**

**Helen I. and Earl W. Knight, Jr., acquired the property from George and Norma Hanson on April 15, 1957. Earl Knight was the owner of the Knight Mining Corporation. Lois and Robert Theobald purchased the property on May 11, 1971. Theobald Family Partnership Limited currently owns the property.**

36. Sources of information:

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

**Summit County Clerk and Recorder. Plat book.**

**Summit County Clerk and Recorder. Miscellaneous Record book 152, page 95.**

**Summit County Clerk and Recorder. Miscellaneous Record book 150, page 372.**

**Summit County Assessor Residential Property Appraisal Record.**

**Summit County Journal. July 11, 1899.**

**Summit County Sale Tax Record book.**

**Town of Breckenridge. Department of Community Development Files.**

# Architectural Inventory Form

Page 5 of 8

## VI. SIGNIFICANCE

37. Local landmark designation:    Yes            No             Date of designation:            **N/A**  
 Designating authority:    **N/A**
38. Applicable National Register criteria:
- A. Associated with events that have made a significant contribution to the broad pattern 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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
  - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).
- Does not meet any of the above National Register criteria.
39. Area(s) of significance:            **N/A**
40. Period of significance:            **N/A**
41. Level of significance:            National:                            State:                            Local:
42. Statement of significance:
- Built circa 1880, this small false-front building is historically significant for its associations with Breckenridge's socioeconomic development, during the "Camp Phase," "Town Phase," and "Stabilization Phase," periods of the town's growth. It is also architecturally significant for its false-front façade. The property's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. It does, however, qualify for individual local landmark designation by the Town of Breckenridge, and it is a contributing resource located within the boundaries of the Breckenridge Historic District.**
43. Assessment of historic physical integrity related to significance:
- This property exhibits 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. A sense of time and place of a late 19<sup>th</sup> century small commercial building is still very much in evidence.**
44. National Register eligibility field assessment    **Not Eligible**  
 Local landmark eligibility field assessment        **Eligible**
45. Is there National Register district potential?    Yes                            No                            **N/A**  
 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**

## Architectural Inventory Form

Page 6 of 8

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46. If the building is in existing National Register district, is it contributing **Yes**

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### VII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-2; Images 122-125**      Images filed at: **Town of Breckenridge  
150 Ski Hill Road  
Breckenridge, CO 80424**

48. Report title: **Town of Breckenridge Phase IV Cultural Resource Survey**

49. Date(s): **June 11, 2006**

50. Recorder(s): **Carl McWilliams**      **Rebecca Waugh**

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

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

53. Phone number(s): **(970) 493-5270**      **(303) 629-6966 ext. 142**

# Architectural Inventory Form

Page 7 of 8

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# Architectural Inventory Form

Page 8 of 8

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