

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.68**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Fuqua's Livery Stable**
- 6. Current building name: **Theobald Barn**
- 7. Building address: **120 E. Washington Avenue**
- 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**
SE¹/₄ of **NE**¹/₄ of **SW**¹/₄ of **SW**¹/₄ of section **31**
- 10. UTM reference
 Zone **13**
 Easting: **410158**
 Northing: **4370451**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **6-8** Block: **1**
 Addition: **Abbett 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.**

22. Architectural style / building type:

Other Style / Vernacular, Front Gabled, False-Front, Wood Frame Building

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ___ Determined Eligible - National Register
 - ___ Determined Not Eligible - National Register
 - ___ Determined Eligible - State Register
 - ___ Determined Not Eligible - State Register
 - ___ Needs Data
 - ___ Contributes to eligible National Register District
 - ___ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Rectangular Plan
- 15. Dimensions in feet: **1224 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Vertical Siding
- 18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
- 19. Primary external roof material (enter one):
Metal Roof / Tin Roof
- 20. Special features (enter all that apply):
False Front

21. General Architectural Description

Built in 1880, the Fuqua's Livery Stable is a rectangular-shaped wood frame structure which measures 51' N-S by 24' E-W. The building is located on the north side of East Washington Avenue, one-half block east of Main Street. Unaltered from its original appearance, the building is supported by a wood timbers on grade foundation, and its exterior walls are made of horizontal wood planks and board-and-batten, over wood frame construction. The roof is a moderately-pitched front gable, covered with corrugated tin roofing material, laid over 1x wood decking. There are no chimneys, The building's facade, fronting onto Washington Avenue on the south elevation, features a false front made of vertical wood planks. A set of paired, horizontal-sliding, diagonal bead board, wagon doors are centered on the facade. Flanking the wagon doors, single vertical wood plank pedestrian doors are located at either end of the facade. An unpainted board-and-batten hayloft door, side hinged with metal strap hinges, is located above the wagon doors in the facade's upper gable end. Another hayloft opening, covered with vertical wood planks, is located in the upper gable end on the north (rear) elevation. Four window openings, covered with corrugated tin, are located on the east elevation. Three window openings, covered with horizontal wood planks, are located on the west elevation.

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

This structure was constructed in 1880 for P.S. and Emma Bailey, and was used in its early years as a livery stable. There have been no additions, and no notable exterior alterations, to the structure throughout its more than 120 year history. The building is presently in deteriorated condition; however, it is slated to be restored by the Town of Breckenridge.

23. Landscape or setting special features:

The Fuqua's Livery Stable is located on the north side of East Washington Avenue, one-half block east of Main Street in downtown Breckenridge. The alley between Main and Ridge Street is adjacent to the structure on the west. Parcels of open land are to the north and east of the building.

24. Associated buildings, features, or objects**n/a****IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual **1880**

Source of information:

Breckenridge Daily Journal, February 25, 1881**26. Architect:****n/a**

Source of information:

n/a**27. Builder/ Contractor:****unknown**

Source of information:

n/a**28. Original owner:****P.S. Bailey**

Source of information:

Breckenridge Daily Journal, February 25, 1881**30. Original location: yes**Moved **no**Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Agriculture/Subsistence / Barn**
32. Intermediate use(s): **Agriculture/Subsistence / Barn**
33. Current use(s): **Vacant / Not In Use**
34. Site type(s): **Livery Stable**

35. Historical Background

Slumbering peacefully in a state of arrested decay, this false-fronted livery and feed stable endures, just as time and weather have left it. Built for P.S. and Emma Bailey in 1880 for \$600.00, the original frame building was quickly rented to liveryman J.P. Fuqua. He specialized in the care, feeding, and stabling of horses for pay. Carriages were also available for hire. This balloon-frame constructed barn, with vertical pine board-and-batten siding, boasts a characteristic hayloft opening, above wagon and pedestrian entrances, where feed and grain was stored for Fuqua's four-legged boarders.

In 1883, Emma Bailey transferred the property to William F. Forman, a feed and grain dealer. Willard Churchill and Warren G. Dyer, of the mining partnership of "Churchill & Dyer," acquired the property from Forman, and, during the 1890s, the structure was known as the "Dyer Barn." Later, William McAdoo purchased the property where he housed horses, wagons, cutters, mining tools, and other equipment. After McAdoo's death in 1921, local grocer Christ Kaiser purchased the property in a "public trust sale" on February 15, 1926. Kaiser used the barn for the same purposes. Sometime after his death in 1932, Robert A. and Lois G. Theobald acquired the former livery stable. The Town of Breckenridge currently (in 2002) has a real estate contract on the property with the Theobald family. The Town intends to restore the barn.

36. Sources of Information

Breckenridge *Daily Journal*: February 25, 1881.

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, Warranty Deed Record Book 87, page 344.

Summit County Clerk and Recorder, Grantee Book, February 15, 1926.

Town of Breckenridge. Department of Community Development files.

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 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:

Agriculture; Architecture; Commerce

40. Period of Significance: **1880-1952**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The Fuqua Livery Stable is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's development as a successful Colorado mining town beginning in the late 1800s. Initially housing a thriving livery stable, this structure was a well-known business establishment - supporting the region's mining economy - in downtown Breckenridge for more than fifty years. The building's appearance and use as a livery stable harkens back to the pre-automobile days of the late 1800s and very early 1900s. The structure is also architecturally significant, relative to National Register Criterion C, for its late 19th Century vernacular false-front architectural style. Although it is in deteriorated condition, the building displays excellent historical integrity. The Fuqua Livery Stable's level of significance, though, is not to the extent that the building should be considered individually eligible for listing in the National Register of Historic Places. The building, though, is individually eligible for local landmarking by the Town of Breckenridge, and is a contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This building displays excellent historical integrity, relative to the seven aspects of integrity defined by the National Register of Historic Places - location, setting, design, workmanship, materials, feeling and association. There have been no additions to the structure, and no notable exterior alterations, throughout its more than 120 years of existence.

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-14**

Frame(s): **9-13**

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 7, 2002**

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**