

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.69**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **J.B. Roby's Store; George B. Watson's Clothing and Gent's Furnishings Store**
- 6. Current building name: **Southwest Designs II**
- 7. Building address: **101 South 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**  
**SE<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of section 31**
- 10. UTM reference  
Zone **13**  
Easting: **410072**  
Northing: **4370573**
- 11. USGS quad name: **Breckenridge, Colorado**  
Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **1** Block: **n/a**  
Addition: **Bartlett and Shock 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:

**Late 19th and Early 20th Century American Movements / Commercial Style**

**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: **1855 square feet**
- 16. Number of stories: **Two**
- 17. Primary external wall material  
**Metal / Tin**  
**Wood / Vertical Siding**
- 18. Roof configuration (enter one):  
**Gabled Roof / Front Gabled Roof**
- 19. Primary external roof material (enter one):  
**Metal Roof / Steel Roof**
- 20. Special features (enter all that apply):  
**Decorative Cornice**  
**False Front**  
**Finials**

**21. General Architectural Description**

This late 19th century commercial building occupies a choice retail lot at the southwest corner of Main Street and Ski Hill Road (Lincoln Avenue) in the heart of downtown Loveland. The building's facade fronts directly onto the wide concrete sidewalk which parallels Main Street on the east elevation, while another prominent entrance fronts onto Ski Hill Road on the north elevation. The original two-story portion of the building measures 25' N-S (across) by 59' E-W (deep). A very early (pre-1900) gabled addition to the original west (rear) elevation measures 14½' N-S by 21' E-W; a more recent shed-roofed addition, built onto the west elevation of the earlier addition, measures just 14½' N-S by 6' E-W. The building's two-story facade, on the east elevation, is richly decorated with Italianate style details, executed entirely in wood. The facade is symmetrically arranged, with a centered recessed entryway on the first floor, flanked on either side by large expanses of fixed-pane storefront display windows. Within the entryway, there are two, painted blue, yellow and burnt orange color, wood-paneled entry doors, each with two large upper sash lights. Both entry doors are topped by a triangular, wooden, pediment. The storefront display windows have painted blue and burnt orange color wood frames, and below these windows there are recessed wood-paneled kick plates. Vertical wooden columns, located at either end of the facade, are grooved to simulate fluted cast iron or stone pilasters. A projecting wood cornice separates the facade's first and second stories. The cornice is adorned by a dentil course, and beneath it there is a series of decorative brackets, and scrollwork with a series of trefoil motifs. The facade's second story is penetrated by four 2/2 double-hung sash windows, with painted burnt orange wood frames, painted blue wood surrounds, and triangular pediments. The upper facade wall is made of painted blue horizontal wood planks, and there are staggered, painted blue, 1x boards at the corners, designed to emulate stone or cast iron quoins. The top of the facade wall features another projecting cornice, which extends above the true roof line, and is adorned with decorative scrolled brackets.

Please see continuation sheet.

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

**23. Landscape or setting special features:**

This commercial building occupies a choice retail lot at the southwest corner of Main Street and Ski Hill Road (Lincoln Avenue), in the heart of downtown Breckenridge.

**24. Associated buildings, features, or objects**

**n/a**

**IV. ARCHITECTURAL HISTORY**

**25. Date of Construction:**

Estimate

Actual **1883**

Source of information:

**Summit County Journal, April 4, 1883.**

**26. Architect:**

**unknown**

Source of information:

**n/a**

**27. Builder/ Contractor:**

**unknown**

Source of information:

**n/a**

**28. Original owner:**

**John D. Roby**

Source of information:

**Summit County Journal, April 4, 1883.**

**30. Original location: yes**

Moved **no**

Date of move(s) **n/a**

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Commerce and Trade / Department Store**  
32. Intermediate use(s): **Commerce and Trade / Department Store**  
33. Current use(s): **Commerce and Trade / Specialty Store**  
34. Site type(s): **Commercial Building**

**35. Historical Background**

This two-story, all wood, commercial building boasts an ornate false-fronted facade that features wooden "cast iron" plasters and "stone" quoins. Hand lathes and jigsaws were used to fashion the decorative Italianate Revival features. The building's first floor has a recessed entryway and two large, two-over-three, display windows that have fancy kick plates below them. The building's sidewalls, however, have always been sheathed with plain corrugated metal. The "muffin-shaped" finials, or confectionery symbols which adorn the top of the Lincoln Avenue entrance were added in 1916. The building also boasts some historic window shutters on the west facade of the second floor, and a fire ladder on the north wall.

In isolated Breckenridge, miners paid well for general merchandise. John D. Roby came "West" for just that reason. He opened Roby's Store on this corner in 1866, where he specialized in "Groceries, Provisions, and Miners' Supplies." In 1867, Roby took on a business partner, a teamster named Claus Buenz, who hauled merchandise over the mountain range while Roby kept the store. In 1883, Roby replaced his old stand with this rare wood-frame example of an Italianate-style commercial building. At the time, the second floor boasted a large community room, known as Roby's Hall, which was later divided up into offices and living spaces. Also known as the Buenz Building, the structure housed George B. Watson's Clothing and Gent's Furnishings Store, starting in 1897. General mens clothings were sold downstairs, while millinery, and women's clothings were sold upstairs. T.B. Thompson purchased Watson's business and stock in 1914 and continued operating a "gents' furnishings" store in the building. The next year, Mrs. L.L. King opened a cigar and confectionery stand in the rear of the building. In 1916, Thompson purchased the building itself and began operating a general department store here. After T.B. Thompson's death, his niece and nephew, Mrs. May Johnson and Mr. Dan Mogle, continued to operate the business as a dry goods store.

In 1945, Mr. and Mrs. Alvin Springmeyer purchased the building from T.B. Thompson's widow, Mary K. Thompson. The Springmeyers ran a grocery store in the building before selling it to George L. and Jean S. Theobald in 1953. The Theobalds continued with the grocery business, but renamed it the Columbine General Store. George and Jean sold the property to George's brother, Robert A. Theobald, and his wife, Lois G. Theobald, in 1960. Since then, the main part of the building has been leased to a number of retail tenants, including Barney's Hostelry; Grandma's House; the T-Bar; The Slope; the All American Bar; Frivolous Sal's for Frivolous Gals Clothing Boutique; Uncle Jim's T-shirts, Ltd.; and its current occupant, Southwest Designs II. Additionally, the retail space in the rear that has a shadow-box storefront on the first floor that was added in 1972, once housed the Robert ETZ Interiors. All of the decorative trim here was purchased from Denver Urban Renewal in the Larimer Street area. Later, the Pot Pusher and Au Petit March'e culinary specialty shops occupied the space. The Theobald family continues to own the building today (in 2002).

The attached building located at the rear of the lot is a former garage that received an exterior remodel of plywood and vertical battens in 1976. That season, it became the Trygve Berg Ski Shop, and later, Trygve's Ski Rental, and Trygve's Ski Shop. Hobbits inhabited the space in 1999, and the Adventure Company moved into the space in 2000.

**36. Sources of Information** Please see continuation sheet.

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**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: **Architecture; Commerce and Trade; Community Planning and Development**

40. Period of Significance: **1883-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

The J.B. Roby's Store / George B. Watson's Clothing and Gent's Furnishings Store Building is historically significant under National Register of Historic Places Criterion A for its association with Breckenridge's commercial development beginning in the early 1880s and extending through the middle of the twentieth century. Occupying a prime corner lot in the heart of downtown Breckenridge, this building has played a key role in the socioeconomic development of downtown Breckenridge for well over a century. Architecturally, the building is significant under National Register Criterion C because it is among Breckenridge's best-preserved two-story wood-frame commercial building dating from the late 19th century. The building is also significant under National Register Criterion C for its rich expression of the Italianate style of architecture. As such, this building may be considered individually eligible for inclusion in the National Register of Historic Places under Criteria A and C. It is also individually eligible for local landmark designation by the Town of Breckenridge, and it is a strongly contributing resource within the Breckenridge Historic District.

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

This building displays a high degree of 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 minimal exterior alterations to the building subsequent to the period of significance. The building's integrity is such that it is very much able to convey a sense of its historic significance.

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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-16**

Frame(s): **12-18**

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**

**21. General Architectural Description (continued)**

Apart from the facade, the original building's exterior walls are covered with painted blue corrugated metal. A distinctive, recessed, side entrance opens onto Ski Hill Road on the north elevation. Here, a narrow, solid wood entry door is topped by a flat wood cornice with bull's eye motifs. Flanking the entry door are two narrow shadow-box display windows. Above the side entryway, a projecting cornice extends well above the roof line, and is decorated with decorative scrolled brackets, and with two large "muffin-shaped" finials, or confectionery symbols.

The north elevation's second story is penetrated by four 4/4 double-hung sash windows, with painted blue wood frames and surrounds, and with decorative wood shutters. On the west elevation's original second story there are two 4/4 double-hung sash windows, with painted burnt orange wood frames and painted blue wood surrounds. The gabled roof over the original two-story structure is a low-pitched front gabled roof, covered with corrugated metal roofing material, and with closed eaves.

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

This building was constructed in 1883 to house the "groceries, provisions, and miners' supplies" business of John D. Roby and Claus Buenz. A few years after the original two story portion was constructed, a one story gabled addition was built onto the original west elevation. The "muffin-shaped" finials which adorn the north elevation reportedly date to 1916, and the two, narrow, shadow-box display windows on the north elevation reportedly date to 1972. A small shed-roofed addition at the far west end of the building probably dates to the 1960s or 1970s. The building's exterior appearance is otherwise remarkably unchanged from its original construction.

**36. Sources of Information**

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

State Inventory Form. Colorado Historical Society, August 15, 1975.

Summit County Assessor. Commercial Property Appraisal Record.

Summit County Clerk and Recorder. Warranty Deed Record book 55, page 250.

Summit County Clerk and Recorder. Warranty Deed Record book 101, p. 199.

Summit County Clerk and Recorder. Quit Claim Deed Record book 120, p. 457.

*Summit County Journal*, February 12, 1910; July 17, 1914; March 20, 1915; July 29, 1916.

Town of Breckenridge. Department of Community Development Files.