

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.77**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Blue Front Bakery and Grocery**
- 6. Current building name: **Theobald Building**
- 7. Building address: **112 E. Lincoln Avenue**
- 8. Owner name: **Theobald Family Ltd. Partnership**  
 Owner address: **P.O. Box 37**  
**Breckenridge, CO 80424**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**SW<sup>1</sup>/<sub>4</sub>** of **SW<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of **SW<sup>1</sup>/<sub>4</sub>** of section **31**
- 10. UTM reference  
 Zone **13**  
 Easting: **410166**  
 Northing: **4370603**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **40** Block: **n/a**  
 Addition: **Bartlett and Shock Placer Addition** Year of Addition **1892**
- 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 Twentieth 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: **561 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material  
**Metal / Tin**
- 18. Roof configuration (enter one):  
**Gabled Roof / Front Gabled Roof**
- 19. Primary external roof material (enter one):  
**Metal Roof**
- 20. Special features (enter all that apply):  
**False Front**  
**Decorative Cornice**

**21. General Architectural Description**

This small false-front commercial building is located on the north side of Lincoln Avenue, in the block just east of Main Street. Constructed in 1880 as the Blue Front Grocery and Bakery, the historic structure measures 16½' E-W (across) by 34' N-S (deep). The building is supported by a wood timbers on grade foundation, and its walls are made of horizontal wood planks over wood framing. The exterior walls, however, are clad with tin panels in a faux stone pattern. The roof is a steeply-pitched front gable, covered with corrugated tin, and with boxed eaves. There is a false-front facade on the building's north elevation, and at the top of the facade wall there is a projecting wood cornice. An unpainted wood-paneled door is located at the west end of the facade; and a non-historic diagonal wood plank garage door is located to the east end of the facade. Two corrugated tin covered window openings are located on the east elevation; two corrugated tin covered window openings are located on the west elevation; one corrugated tin covered window opening is located in the upper gable end on the north elevation.

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

This building was constructed in 1880 as the Blue Front Grocery and Bakery. In 1914, soon after the building's use as a grocery had ended, a garage door was cut into the east end of the facade. The building, otherwise, appears little altered from its original construction.

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

The Blue Front Grocery and Bakery building is located on the north side of Lincoln Avenue, in the block just east of Main Street. The Summit County Courthouse is across Ridge Street to the east, and the Carter Museum property is to the north.

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

Estimate

Actual **1880**

Source of information:

**Breckenridge Daily Journal, March 11, 1881.****26. Architect:****n/a**

Source of information:

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

Source of information:

**n/a****28. Original owner:****Lloyd Adamson**

Source of information:

**Breckenridge Daily Journal, March 11, 1881.****30. Original location: yes**Moved **no**Date of move(s) **n/a**

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Commerce and Trade / Specialty Store**

32. Intermediate use(s): **Commerce and Trade / Warehouse**

33. Current use(s): **Vacant / Not In Use**

34. Site type(s): **Commercial Building**

**35. Historical Background**

This 1½-story, false-fronted building was built in 1880, as the Blue Front Grocery and Bakery for Lloyd Adamson. Adamson also ran a branch of the store in the mining camp of Dyersville, located in Indiana Gulch.

Following Adamson's departure to the East, W.M. Enterline operated the grocery. Enterline eventually moved into a larger building next door to the east, and dedicated this original store building to the sale of hay, grain, flour, and feed. Later, he also sold notions here.

Carl B. Galloway followed W.M. Enterline in business in 1902, opening the Lincoln Avenue Grocery and City Bakery. He used this original building as a warehouse, while the main store continued to be situated next door. By 1906, however, local competitor Christ Kaiser had acquired the business stock and property. By August of 1914, the tiny false-fronted building had been converted into a garage. The Robert Theobald family acquired the property from the Kaiser family. Having been now owned by the Theobald family for many years, the building is presently used only for storage.

**36. Sources of Information**

*Breckenridge Daily Journal*, March 11, 1881.

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

Sandfer, Alice I. Oral interview conducted by Rebecca Waugh.

Summit County Assessor, Commercial Property Appraisal Record.

*Summit County Journal*, January 8, 1899.

*Summit County Journal*, April 5, 1902.

Town of Breckenridge. Department of Community Development Files.

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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; Community Planning and Development**

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

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

The Blue Front Grocery and Bakery building is historically significant, relative to National Register of Historic Places Criterion A, for its association with Breckenridge's evolution as a successful Colorado mining town during the late 1800s and early 1900s. The building is also architecturally significant, under National Register Criterion C, for its false-front facade and for its early, 1880, date of construction. Due to some loss of integrity - a garage door was cut into the facade in 1914 - the building is probably not individually eligible for listing in the National Register of Historic Places. The building, though, is eligible for local landmark designation by the Town of Breckenridge, and it may be considered a contributing property within the Breckenridge Historic District.

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

This building's original historic integrity was diminished when a garage door was cut into the facade, reportedly in 1914. This alteration, though, is now nearly ninety years old and has achieved a level of historic significance in its own right. Otherwise, the building displays a very high level of integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association.

**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): **1-5**

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. Recordors: **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**