

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 8)

I. IDENTIFICATION

- 1. Resource number: **5ST130.79**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **McAdoo House**
- 6. Current building name: **Theobald House**
- 7. Building address: **201 S. Ridge 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**
SW¹/₄ of **NW¹/₄** of **SE¹/₄** of **SW¹/₄** of section **31**
- 10. UTM reference
 Zone **13**
 Easting: **410209**
 Northing: **4370410**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **1-3** Block: **13**
 Addition: **Abbott 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:

Other Style / Vernacular
Wood Frame, Gabled Dwelling

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):
Irregular Plan
- 15. Dimensions in feet: **843 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Asphalt
Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
- 20. Special features (enter all that apply):
N/A

21. General Architectural Description

Located at the southwest corner of South Ridge Street and Washington Avenue, this property presently consists of three buildings. They include: this dwelling which was constructed here in 1880; a false-fronted building which served originally as Garvie's Liquor Store on Main Street, and which was moved onto this property in 1950; and a structure which was built originally on Hoosier Pass to serve as the office for the "Continental Hoosier System of Ditches and Tunnels and Reservoirs in Summit County", and which was moved onto this property in 1966.

This building consists of three gabled-roofed sections, fronting toward Ridge Street to the east, and a saltbox-roofed extension to the west. Sanborn Insurance maps document that the building has existed in its current configuration since at least 1896. The wood frame structure is 1½ stories tall, and is supported by a wood timbers on grade foundation. The gabled portions of the building feature painted red horizontal wood siding exterior walls, with 1" by 4" corner boards; the historic saltbox extension to the west has undulated asphalt shingles over vertical wood plank walls.

Continued on the following page.

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

According to the February 25, 1881, edition of the *Breckenridge Daily Journal*, in 1880, M. Barndt had the original portion of this tiny frame dwelling, with an addition and an outbuilding, constructed at a cost of \$900.00. The building was enlarged to its current configuration in the years between 1880 and circa 1896. Sanborn Insurance maps provide evidence that the building's configuration has not changed from 1896 to the present (2002). The Garvie's Liquor Store building was constructed originally circa 1946, in the 100 block of South Main Street, where it served as a liquor store. It was then moved here to its current site in 1950. The "Continental Hoosier System of Ditches and Tunnels and Reservoirs in Summit County" Office building was constructed in 1947-1948, on Hoosier Pass, to serve as the office for the "Continental Hoosier System of Ditches and Tunnels and Reservoirs in Summit County", a water diversion project which transferred water from the Blue River watershed to Montgomery Reservoir, and ultimately to Colorado Springs. The building was moved to this location in 1966.

23. Landscape or setting special features:

This property is located at the southwest corner of Ridge Street and Washington Avenue, one-half block east of Main Street near downtown Breckenridge. This area is home to a variety of commercial businesses, including several restaurants, and a few private dwellings.

24. Associated buildings, features, or objects

Yes

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1880**

Source of information:

Breckenridge Daily Journal, February 25, 1881; Summit County Clerk and Recorder, Deed Record book 22, page 144, May 18, 1880.

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

M. Barndt

Source of information:

Breckenridge Daily Journal, February 25, 1881; Summit County Clerk and Recorder, Deed Record book 22, page 144, May 18, 1880.

30. Original location: yes

Moved **no**

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

21. General Architectural Description (continued)

The roof forms are covered with rolled green asphalt shingles, laid over 1x wood decking and 2x wood rafters. The eaves on the gabled roofs are boxed, while the eaves on the saltbox portion feature painted white exposed rafter ends. There are no chimneys. Windows on the north elevation include: one 1/1 double-hung sash; one single-light fixed-pane window in the upper gable end; and one 4-light fixed-pane window in the saltbox extension portion to the west end of the elevation. Windows on the east elevation include, two single 1/1 double-hung sash windows, and one set of paired 1/1 double-hung sash windows. Windows on the south elevation include: one 1/1 double-hung sash; one boarded window opening in the saltbox extension portion to the west end of the elevation; and a single window opening, with the pane removed, in the upper gable end. There is one 4/3 double-hung sash window, and one boarded window opening, on the west elevation, in the saltbox extension portion of the building. Most windows feature painted white wood frames and surrounds, with triangular pediments. Several windows were covered with particle board, following a fire in the winter of 2002, which partially damaged the structure. A painted white wood-paneled front entry door, with one upper sash light, (and which has been boarded over), is located near the north end of the east elevation. Another painted white wood-paneled door, with one upper sash light, enters into the saltbox extension on the west elevation. One other boarded entry door is located near the south end of the west elevation.

Garvie's Liquor Store Building

This wood-frame, false-fronted structure was constructed originally circa 1946, in the 100 block of South Main Street, where it served as a liquor store. It was moved here to its current site in 1950. This 1½-story wood-frame building features a rectangular plan, which measures 12' by 22'. The structure's exterior walls are clad with white undulated asphalt shingle siding, with painted white 1" by 4" corner boards. The roof is a moderately-pitched front gable, with a false-front facade on the west elevation. The roof is covered with red asphalt shingles, with exposed rafter ends, with a fascia board, beneath the eaves. There are no chimneys. Two square, 4-light, awning window openings, with painted salmon color wood frames and surrounds, are located on the east elevation. A single 2-light storefront display window, with a painted salmon color wood frame and surround, is located near the north end of the west elevation (facade). There are no windows on the north and south elevations. A painted salmon color wood-paneled door, with four upper sash lights, enters into the building from within an open recessed entry porch, located at the south end of the facade on the west elevation.

"Continental Hoosier System of Ditches and Tunnels and Reservoirs in Summit County" Office Building

This building consists of a historic side-gabled structure, which measures 14' by 21', along with a 7' by 8' shed-roofed addition to the south elevation, and a 14' by 10' shed-roofed addition to the east elevation. The original gabled portion of the building was constructed in 1947-1948, on Hoosier Pass, to serve as the office for the "Continental Hoosier System of Ditches and Tunnels and Reservoirs in Summit County", a water diversion project which transferred water from the Blue River watershed to Montgomery Reservoir, and ultimately to Colorado Springs. The building was moved to this location in 1966. The entire structure is one story tall, is supported by a concrete block foundation, and has white asphalt shingles exterior siding. The roof is covered with asphalt shingles, and the eaves are boxed. Two single-light fixed-pane windows, and one 6-light window are located on the west elevation. Windows on the north elevation include one 6-light, and two 6x6 horizontal sliders. On the east elevation, there is one 6-light window, and one covered window opening. There are two 6x6 horizontal sliding windows located on the south elevation. (All of the windows feature painted white wood frames, and blue or white wood surrounds. A painted blue wood-paneled door, opens onto a concrete stoop on the west elevation. Another painted blue wood-paneled door opens onto a wood and concrete stoop located on the north elevation.

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Vacant / Not In Use**
34. Site type(s): **Residence**

35. Historical Background

According to the February 25, 1881 edition of the Breckenridge *Daily Journal*, M. Barndt had the original portion of this tiny frame dwelling, with an addition and an outbuilding, constructed at a cost of \$900.00. Summit County Clerk and Recorder records help to confirm this date with a mortgage deed on May 18, 1880. On August 16, 1880, Barndt sold the property, with the house and its furnishings, to saloonkeeper L.B. Smart. Smart's saloon had been used earlier that spring as a polling place when the citizens voted on the incorporation of Breckenridge. While living in the house, Smart served as a town trustee, and as the fourth mayor of Breckenridge from 1883 to 1884. He was also mayor between 1888 and 1890. Smart was a member of Breckenridge Lodge #47, A. F. & A. M. In 1884, Smart sold the property to another local saloonkeeper, George Engle. Engle and his brother Peter, were also charter members of Breckenridge Lodge #47, and they established the Engle Bros. Exchange Bank in 1888. That same year, George Engle sold this tiny three room house to William McAdoo. A local carpenter, McAdoo had built many structures in Breckenridge. He had been married to Kittie Hardy in 1885. To this union, eleven children were born. Consequently, McAdoo built an addition on the south side of the building between 1890 and 1896. His wife Kittie was the daughter of *Summit County Leader*, newspaper publisher Charles A. Hardy. She worked at her father's newspaper, and was considered one of the first newspaperwomen in Colorado. William McAdoo served the Town of Breckenridge as mayor for two years, and for several terms as a town trustee. Yet another charter member of the Breckenridge Masonic lodge, McAdoo sold his Masonic Placer mining claim to the Town of Breckenridge and Breckenridge Lodge #47 in 1896, to officially establish Valley Brook Cemetery.

The house and property are currently owned by the Theobald Family Limited Partnership. Today, the property boasts two additional structures, which Robert and Lois Theobald moved in after they purchased the property in 1946. The small false-fronted structure was formerly Garvie's Liquor Store on Main Street. It was built circa 1946, and purchased and moved to this property in 1950. The larger building formerly served as the office for the "Continental Hoosier System of Ditches and Tunnels and Reservoirs in Summit County" water project. It was built between 1947 and 1948, and according to Summit County Assessor records, and to Robin Theobald, it was relocated to this property in 1966 from Hoosier Pass.

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, Residential Property Appraisal Record.

Summit County Clerk and Recorder. Deed Record book 22, page 141.

Summit County Clerk and Recorder. Deed Record book 22, page 144, May 18, 1880.

Summit County Clerk and Recorder. Warranty Deed Record book 55, page 18.

Summit County Clerk and Recorder. Warranty Deed Record book 55, page 196.

Summit County Clerk and Recorder. Tax Sale Record book 2, page 6.

Summit County Clerk and Recorder. Miscellaneous Deed book 139, page 237.

Theobald, Robin. Interview with Rebecca Waugh

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;

XX 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; Community Planning and Development**

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

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This house 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 in the late 1800s and during the first half of the 1900s. The building is also potentially significant under National Register Criterion B for its associations with L.B. Smart, George Engle, William McAdoo, and Kittie (Hardy) McAdoo, each of whom made notable contributions to broad patterns of Breckenridge's history. The building is also architecturally significant, under National Register Criterion C, for its vernacular wood frame gabled construction, with a modest Italianate style influence. Although moved from its original location, the false-fronted building still possesses sufficient significance to qualify as a contributing resource within the Breckenridge Historic District. The building is historically notable for its association with Breckenridge's commercial development in the post-World War II years, and it is architecturally notable for its false-front design. The larger secondary structure is historically notable for its earlier use as the office for the "Continental Hoosier System of Ditches and Tunnels and Reservoirs in Summit County" water project. However, because it was moved from its original location in 1966, and because there have been two additions to the original structure, it should be considered as a non-contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

Built in 1880, this house has retained a large share of its historical 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. There have been no additions to the building since circa 1896, and there have been no notable exterior alterations to the building following the period of significance. The two secondary structures lost some measure of their integrity when they were moved from their original locations. The integrity of the former office building was further diminished when two additions were built onto the historic structure.

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-19**

Frame(s): **1-12**

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 24, 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**

Resource Number: 5ST130.79

Temporary Resource Number: **N/A**

Architectural Inventory Form

(Page 8 of 8)

Photographic Index:

Film Roll: Brec-19
Frames 1-12
Property Name: Theobald Property
Address: 201 S. Ridge Street. Breckenridge
Negatives Located
at: Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424
Photographer: Carl McWilliams

Frame 1: View to NW
Frame 2: View to SW
Frame 3: View to NE
Frame 4: View to NE
Frame 5: View to East
Frame 6: View to South
Frame 7: View to SW
Frame 8: View to West
Frame 9: View to SW
Frame 10: View to SE
Frame 11: View to NE
Frame 12: View to NW