

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

Determined Eligible- NR

Determined Not Eligible- NR

Determined Eligible- SR

 9
 Determined Not Eligible- SR

Need Data

Contributes to eligible NR District

Noncontributing to eligible NR District

I. IDENTIFICATION

- | | | | |
|----|-------------------------|--|----------------------|
| 1. | Resource number: | 5ST.130.5 | Parcel number(s): |
| 2. | Temporary resource no.: | N/A | 2211313301002 |
| 3. | County: | Summit | |
| 4. | City: | Breckenridge | |
| 5. | Historic building name: | J. B. Roby's Store, George B. Watson's Clothing & Gent's Furnishings Store | |
| 6. | Current building name: | Theobald Building | |
| 7. | Building address: | 101 S. Main Street | |
| 8. | Owner name and address: | Theobald Family Limited Partnership
P. O. Box 37
Breckenridge, CO 80424 | |



National Register eligibility assessment: **Not Individually Eligible / Noncontributing to NR District**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Listed**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**
SE ¼ of SE ¼ of NW ¼ of SW ¼ of section 31
10. UTM reference (**NAD83**)
Zone **13: 410058 mE 4370794 mN**
11. USGS quad name: **Breckenridge, Colorado**
Year: **1987** Map scale: **7.5**
12. Legal Description: **Lot 1**
Addition: **Bartlett & Shock** 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.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **3663 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Wood / Horizontal Siding, Metal**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **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 Breckenridge. It is covered by a low-pitched front gable roof, hidden behind a tall parapet on the east-facing side (façade), and a lower parapet on the north-facing side. The façade fronts directly onto the wide public sidewalk that parallels Main Street. The original two-story portion of the building measures 25' N-S (across) by 59' E-W (deep). Facing onto Main Street, the façade is richly decorated with Italianate details executed entirely in wood. The lower façade is symmetrically arranged, containing a single storefront. The storefront features a centered recessed entryway flanked on either side by large expanses of fixed-pane storefront display windows. Within the centered entryway, there are two, painted blue and yellow, wood-paneled entry doors, each with two large upper sash lights. The storefront display windows have painted blue wood frames, and below these windows there are wood-paneled kick plates. Vertical wood columns, at either end of the façade, are grooved to simulate cast iron or stone pilasters. A projecting wood cornice separates the façade's first and second stories. The cornice is adorned by a dentil course, and beneath the cornice there are a series of decorative brackets and scrollwork with a series of trefoil motifs. The façade's second story wall contains four 2/2 double-hung sash windows, with painted yellow wood frames, painted blue wood surrounds, and simple wood pediments. The upper façade wall is composed

of painted cream yellow horizontal wood planks. Staggered, painted blue 1x boards at the corners of the façade's second story wall are designed to simulate stone or cast iron quoins. The topmost section of the façade wall forms a parapet that extends above the roof line. The top of the parapet is adorned by another projecting wood cornice with decorative scrolled brackets. A non-historic sign centered above the second story windows reads: "THEOBALD Bldg. 1880."

The eastern end of the north-facing wall (facing onto Ski Hill Road) is clad with corrugated sheet metal. The first story wall of this section contains three sets of tripled, large, single-light fixed-pane windows, with each window topped by four, small, single-light fixed-pane windows. These windows have painted yellow wood frames and painted green wood surrounds. The second story wall of this section contains six 4/4 double-hung sash windows with painted yellow wood frames, painted green wood frames, and simple wood pediments.

West of the section described in the preceding paragraph, a 20' section of the north-facing wall is clad with painted green horizontal wood siding with yellow trim with red accents. Dating from 2009, this portion of the building contains a double storefront in the main level, with a second story above. The north-facing wall here is topped by a symmetrical gabled parapet with an elaborate bracketed cornice. The double storefront contains two recessed entryways, each with a painted yellow wood-paneled door with two upper sash lights, and with flanking side lights. The second story wall of this section contains four 2/2 double-hung sash windows, with painted red wood frames, painted yellow wood surrounds, and simple wood pediments. The elaborate bracketed cornice is painted green, trimmed in yellow and red. Four muffin-shaped finials with pointed tops are at the apex of the raised gabled center portion of the cornice. Below this gabled section a non-historic sign band with silver lettering on a painted black background is inscribed "THEOBALD Bldg. 2009."

The western-most end of the building is also composed of a 2009 two-story addition (that replaced a historic one-story gabled addition). The exterior walls of this addition are clad with corrugated sheet metal. The north-facing wall contains a set of paired 2/2 double-hung sash first-story windows, and a set of paired 2/2 double-hung sash second story windows. The west-facing wall of this section contains four 2/2 double-hung sash second story windows. The window in this section all have painted yellow wood frames and painted green wood surrounds. A painted yellow and green wood-paneled door enters near the south end of the west-facing wall.

Architectural style/building type: **Commercial Style / Late 19th Century Commercial Style; Italianate**

22. Landscaping or special setting features:

This 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.

23. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: Actual: **1883**
Source of information: **Summit County Journal, April 4, 1883; Sanborn Insurance maps**
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**

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. The 1883 Sanborn Insurance map depicts the building as two stories in height, with an iron clad north wall, and as housing a grocery and offices. Sanborn Insurance maps between 1886 and 1914, also depict the main two story section, but also a one-story rear section that was built onto the west end of the original two-story section. The building’s uses during those years were depicted on the Sanborn maps as grocery, dry goods, and clothing in the ground floor level, and with offices in the second level.

A very small, one-story, shed-roofed addition was added to the west end of the building circa 1960s. As the building then existed through 2009, it was composed of: the original, 1883, two story section (measuring 25’ N-S by 59’ E-W), the early (pre-1886) one-story gabled addition (measuring 14½’ N-S by 21’ E-W); and the circa 1960s small shed-roofed addition to the west end of the one-story gabled addition (measuring 14½’ N-S by 6’ E-W).

The building underwent a major renovation and rehabilitation in 2008-2009, with Hodges / Marvin Architects, Inc., as the project’s architect. The Town of Breckenridge Community Development Department property file described the project as follows:

Restore and renovate historic commercial structure, Add historic sheet metal false front to north façade. Replace shed with new construction on west [end] of building. Dig basement foundation in place and lower 1st floor ½ foot in order to meet handicap access standards...To completely restore the original façade of the Theobald Building (based on historic photographs)...rehabilitate and restore the north elevation to facilitate a viable retail experience between the Riverwalk and Main Street, replace the historic shed addition as a stand alone retail space behind the main building. No changes are proposed to the non-historic building (Pup’s Glide Shop) that exists at the west property edge. The north sidewalk in the public right-of-way will be heated to eliminate ice dangers.

When completed in 2009, the work resulted in the following exterior changes: the façade (east-facing) wall was rehabilitated and repainted to match the historic colors (reportedly using historic photographs). The main east end of the north-facing wall was clad with corrugated sheet metal (an in-kind replacement of the historic corrugated metal wall that had been painted blue); a non-historic storefront was installed on the north-facing side, replacing an earlier storefront (elements of which reportedly dated from circa 1972); the parapet and cornice above the storefront on the north-facing side was preserved / restored, including the distinctive muffin-shaped finials. The pre-1886 one-story gabled addition, and the small, one-story, circa 1960s shed-roofed addition, at the west end of the building were removed and replaced by a new two-story section with corrugated sheet metal exterior walls; the ground level floor was lowered one half foot for handicap accessibility; new signage was applied to the upper east-facing and north-facing walls proclaiming "THEOBALD Bldg. 1880" and "THEOBALD Bldg. 2009."

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s): **Commerce/Trade / Specialty Store**

33. Current use(s): **Commerce/Trade / Specialty Store**

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

35. Historical background:

The following historical background narrative was researched and prepared by Rebecca Waugh in 2002, and was lightly edited in 2018.)

In isolated Breckenridge miners paid well for general merchandise. John D. Roby came "west" for that reason. He opened Roby's Store on this corner in 1866, where he specialized in "Groceries, Provisions and Miners' Supplies." In 1867, he took on a business partner, teamster 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 Furnishing Store starting in 1897. General men's clothing was sold downstairs, while millinery and women's clothing were sold upstairs. T. B. Thompson purchased Watson's business and stock in 1914 and continued operating a "gent's furnishings" store. The next year, Mrs. L. L. King opened a cigar and confectionery stand in the rear of the building. In 1916, T. B. Thompson purchased the building and began operating a general department store. After Thompson's death, his niece and nephew, May Johnson and Dan Mogle, continued to operate the business as a dry goods store.

Mr. and Mrs. Alvin Springmeyer purchased the property from Mary K. Thompson, T. B. Thompson's widow, in 1945 and then ran a grocery store in the building. The Springmeyers sold the building to George L. and Jean S. Theobald in 1953, and it became the Columbine General Store. George and Jean Theobald sold the property to George's brother, Robert A. Theobald and his wife, Lois G. Theobald, in 1960. In the ensuing decades, the main retail space was leased to a number of businesses 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, and Southwest Designs. Businesses in the rear retail space, fronting onto Ski Hill Road, included Robert ETZ Interiors, the Pot Pusher, and Au Petit Marchel culinary specialty shops. The Theobald family continues to own the property as of 2018.

36. Sources of information:

Drake, Erin. "State Inventory Form" for 101 S. Main Street, Breckenridge, Colorado, August 15, 1975.

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

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

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

Sanborn Insurance maps for Breckenridge, dated September 1883, August 1886, October 1890, January 1896, November 1902, August 1914.

Summit County Assessor. Residential Property Appraisal Record.

Summit County Journal, April 4, 1883, February 12, 1910, July 17, 1914, March 20, 1915, July 29, 1916.

Town of Breckenridge. Department of Community Development Files.

VI. SIGNIFICANCE

37. Local landmark designation: **Yes** Date of designation: **Unknown**

Designating authority: **Town of Breckenridge**

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

38A. Applicable State Register Criteria:

A. The association of the property with events that have made a significant contribution to history;

B. The connection of the property with persons significant in history;

- C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;
- D. The geographic importance of the property;
- E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **N/A**

41. Level of significance: **Local**

42. Statement of significance:

This building is historically significant for its association with commercial development in Breckenridge dating from the time of its construction in the early 1880s. Occupying a prime corner lot in the heart of downtown Breckenridge, the building has played a key role in the socioeconomic development of Breckenridge for over 130 years. The building is also architecturally significant as a highly notable Late 19th Century Commercial Style building with Italianate details. However, substantial rehabilitation and renovation work carried out in 2008 and 2009 has diminished the building's integrity to the extent that it no longer qualifies as a contributing resource within the Breckenridge Historic District. Alterations to the north façade, and new signage in the upper east façade, create a false sense of historical development and are inconsistent with the Secretary of the Interior's Standards for Rehabilitation (specifically Standard #3). Due to its lack of integrity, the building is also ineligible for individual listing in the National and State Registers. The building has been designated as a local landmark by the Town of Breckenridge.

43. Assessment of historic physical integrity related to significance:

Subsequent to rehabilitation / renovation work completed in 2009, this building displays a mixed level of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, location, setting, design, materials, workmanship, feeling and association. The work completed in 2009 accomplished many positive things relative to the building's preservation and functionality in modern-day downtown Breckenridge. The building was stabilized and is now in much better physical condition than before the renovation. The façade wall was rehabilitated / repaired and repainted with the color scheme selected to match those seen in historic photos. The historic but deteriorated corrugated iron wall on the north side that had been painted blue was replaced, in-kind, with corrugated sheet metal. The parapet / cornice above the storefront on the north side was reconstructed, preserving its historic configuration and details. The ground floor space was made more handicapped-accessible. A more pedestrian-friendly environment now exists between the front of the building and the River Walk area behind the building.

Viewed from a preservation perspective, negative aspects of the 2009 rehabilitation / renovation include: the removal of the pre-1886 one-story gabled addition, and also (although less objectionable),

the small circa 1960s shed-roofed addition at the west end; the installation of a new storefront on the north-facing side; construction of a new two-story addition at the west end of the building; and the installation of signage in the upper east-facing (façade) wall that reads "THEOBALD Bldg. 1880" and in the upper north-facing wall, that reads "THEOBALD Bldg. 2009." The signage in the upper façade is particularly inappropriate in that it conveys falsely that the Theobald name dates from 1880. Although the Theobald family has owned the building since the early 1950s, the Theobald name combined with the 1880 date is misleading. Moreover, if newspaper and deed research completed by Rebecca Waugh in 2002 is accurate, the original building was completed in 1883, not 1880. (The research conducted in 2002 has not been independently verified in 2018).

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: **Not Individually Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Listed**

45. Is there National Register district potential? **Yes**

Discuss: **This property is located within the boundaries of the Breckenridge Historic District (5ST.130), listed in the National Register of Historic Places on April 9, 1980.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **Noncontributing**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD # 1, Images 21-26**

CD filed at: **Breckenridge Heritage Alliance**

309 N. Main Street

Breckenridge, CO 80424

48. Report title: **Breckenridge Historic District Selective Cultural Resource Survey**

49. Date(s): **March 30, 2018**

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

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map

Location Map

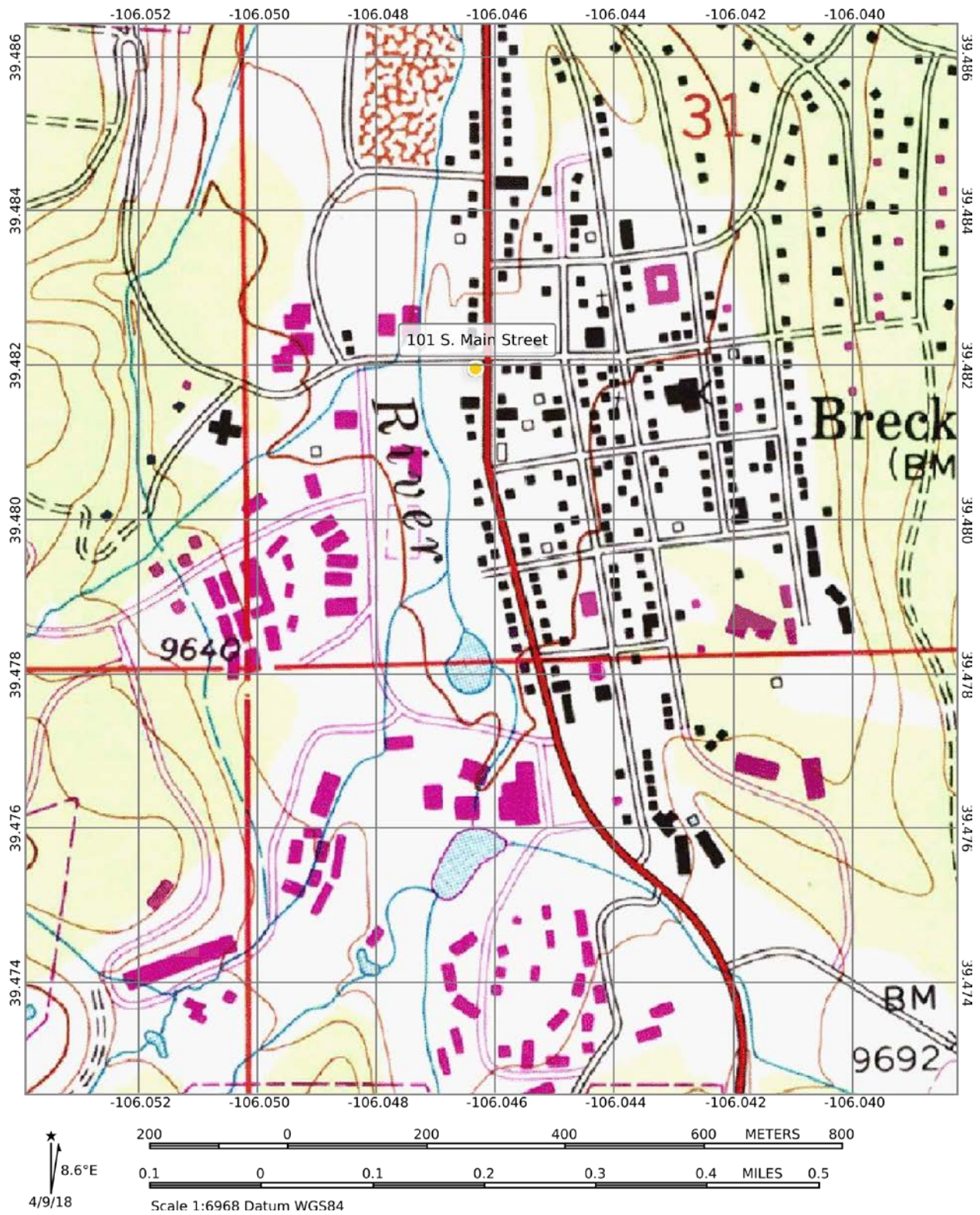


Image From Previous Survey



Current Images

CD 1, Image 21, View to Southwest, of the east-facing (façade) wall and the north-facing wall



CD 1, Image 22, View to West, of the east-facing (façade) wall



CD 1, Image 23, View to South, of the north-facing wall



CD 1, Image 24, View to Southeast, of the west-facing wall, and the west end of the north-facing wall



CD 1, Image 25, View to Southeast, of the north-facing wall and the west-facing wall



CD 1, Image 26, View to West, of the lower facade