

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.130.195 | Parcel number(s): |
| 2. | Temporary resource no.: | N/A | 2211313100004 |
| 3. | County: | Summit | |
| 4. | City: | Breckenridge | |
| 5. | Historic building name: | McGinnis Building | |
| 6. | Current building name: | McGraphix Creative | |
| 7. | Building address: | 201 N. Ridge Street | |
| 8. | Owner name and address: | Robert H. S. French, Erin Kay McGinnis
P. O. Box 2762
Breckenridge, CO 80424 | |

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

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Eligible**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**
NE ¼ of SE ¼ of NW ¼ of SW ¼ of section 31
10. UTM reference (NAD83)
Zone **13: 410167 mE 4370966 mN**
11. USGS quad name: **Breckenridge, Colorado**
Year: **1987** Map scale: **7.5**
12. Legal Description: **Lot 16 Abbett's Addition Sub LKA Unsub Portion Abbett's PL Lot 16**
Addition: **Abbett's** 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.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Shaped Plan**
15. Dimensions in feet: **608 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Vertical Siding**
18. Roof configuration: **Gabled Roof / Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:
This single-story wood frame building features a basic rectangular-shaped plan. It is supported by a poured concrete foundation, with the foundation walls faced with vertical wood planks above grade. The exterior walls are made of stained brown vertical wood siding (board-and-batten), while the roof is a low-pitched side gable covered with metal roofing material. Widely overhanging roof eaves are finished with metal and stained brown boxed eaves. The building's asymmetrical façade faces toward Ridge Street to the east. A stained brown vertical wood plank door enters the south half of the façade from a recessed 2-step front porch. There are no other entry doors into the building. The front porch features a wood plank floor, a stained brown open wood railing, and is covered by the southeast corner of the building's side gabled roof. The façade wall contains three one-beside-one horizontal sliding windows with metal frames and decorative green shutters. Two of these windows overlook the front porch south of the door, while the third is north of the front porch. The north-facing wall contains two one-beside-one horizontal sliding windows with metal frames. There are no doors or windows in the south-facing wall. The west-facing wall contains three one-beside-one horizontal sliding windows in metal frames. A small wood plank deck at ground level, with a picnic table, is adjacent to the south end of the west-facing wall.

Architectural style/building type: **Modern Movement**

22. Landscaping or special setting features:

This property is located at the northwest corner of Ridge Street and Wellington Road. Concrete sidewalks flank the street and road along the east and south sides of the property. The building is surrounded by a planted grass lawn, with a stand of aspen trees in the front yard and spruce trees in the side yards. An asphalt-paved parking lot is adjacent to Wellington Road south of the building. An asphalt-paved alley between Ridge and Main Streets is behind the property to the west.

23. Associated buildings, features, or objects: **Shed**

A historic appearing wood-frame shed is located near the west end of the property. Resting on an unknown foundation, the shed's exterior walls are covered with rolled brown asphalt in a faux brick pattern. The shed's roof is a moderately-pitched front gable, with rolled green asphalt roofing material laid over 1x wood decking and 2x wood rafters. A wood door is centered in the south-facing wall. The west-facing wall contains three non-historic appearing horizontal sliding windows with metal frames. The east-facing wall contains three plywood covered windows. A very small, low, shed-roofed addition extends from the shed's north-facing wall.

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate:

Actual: 1962

Source of information:

Town of Breckenridge Community Development Department property files.

26. Architect:

Unknown

Source of information:

N/A

27. Builder/Contractor:

Unknown

Source of information:

N/A

28. Original owner:

Unknown

Source of information:

Town of Breckenridge Community Development Department property files.

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

Town of Breckenridge Community Development Department property files and Summit County Assessor records provide information that this building was constructed in 1962. A 1962 date of construction is consistent with the building's architectural characteristics and overall physical condition and appearance. The building has not been previously surveyed; however, it is listed under the heading "Modern Structures Compatible with the Integrity of the District" in the National Register of Historic Places Inventory – Nomination Form for the Breckenridge Historic District, prepared in 1980. In the nomination form, the building is mapped at this location as building or structure number 90; however, its address is mislabeled as "201 N. French Street."

The nomination form provides this brief description of the building in 1980: "One story, rectangular plan, board-and-batten faced, moved from original site on SE corner of Main and Lincoln." The original source indicating that the building was moved is unknown, and research through other sources, could not confirm if and when the building actually was moved to this location from the southeast corner of Main and Lincoln. The Breckenridge Community Development Department file for the property lists "employee housing" as the building's use in 1988. The shed at the rear of the property was re-roofed in 2010. The building's horizontal sliding windows appear more consistent with windows dating from the 1970s; however, there is no information in the Community Development Department files that indicates the windows are not part of the original construction.

The only information uncovered regarding the shed at the rear of the property is that the Community Development Department file indicates it was re-roofed in 2010. Therefore, its date of construction is unknown. A field estimate for the shed's date of construction is 1930s – 1950s. The three visible windows in the shed's west-facing wall appear to date from the 1970s.

30. Original Location: **Possibly (see narrative above)** Date of move(s): **Unknown**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Unknown**
32. Intermediate use(s): **Domestic / Multiple Dwelling**
Commerce and Trade / Business/Professional
33. Current use(s): **Commerce and Trade / Business/Professional**
34. Site type(s): **Building**

35. Historical background:

This building was constructed in 1962, according to Town of Breckenridge Community Development Department property files and Summit County Assessor records. Limited information regarding the building's history has been uncovered. The building is mapped at this location in the 1980 National Register of Historic Places Inventory – Nomination Form for the Breckenridge Historic District, with its use at that time listed as "Office Space."

Town of Breckenridge Community Development Department files reveal that the building has been associated with the McGinnis family since at least the mid-1980s, and in 1988, its use was listed as "Employee Housing." By 1987 (and likely for some years previous) the building was owned by Raymond "Ray" Dale McGinnis. His daughter, Erin McGinnis, remains a co-owner of the building as of 2018. According to his online obituary published by the *Summit Daily*, Raymond Dale McGinnis was born in San Bernardino, California on December 20, 1928, and died in San Diego, California on November 19, 2007. He grew up in Long Beach, and served with the U. S. Navy during World War II, before settling in Breckenridge in the early 1960s. Mr. McGinnis worked for the Summit County

Development Corporation in which capacity he was the primary surveyor for the Breckenridge Ski Area in designing lift locations and terrain area expansions. Following his retirement, Mr. McGinnis divided his time between Breckenridge and southern California. At the time of his death, he was survived by two sons and two daughters, including Erin McGinnis. A graphic artist, Ms. McGinnis is the owner or co-owner of McGraphix Creative, a commercial art and creative design firm with its offices located in this building.

36. Sources of information:

"Raymond Dale McGinnis passed away after a battle with cancer." *Summit Daily*, November 25, 2007.

<https://www.summitdaily.com/news/raymond-dale-mcginnis-passed-away-after-a-battle-with-cancer/>.

Summit County Assessor. Residential Property Appraisal Record

Town of Breckenridge. Department of Community Development Files.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

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 significant primarily for its early 1960s architectural characteristics and appearance, which are categorized under the broad heading of “Modern Movement” in the architectural lexicon of History Colorado, Office of Archaeology and Historic Preservation. Notable features include the building’s vertical wood siding, low-pitched side-gabled roof, and widely-overhanging eaves. The building is also historically significant, to a modest extent, for its association with residential and commercial development in Breckenridge, and for its association with Raymond Dale McGinnis a noteworthy Breckenridge resident who worked as a surveyor in the design and development of the Breckenridge Ski Area. When the Breckenridge Historic District was created in 1980, this building was then eighteen years old, and listed under the heading “Modern Structures Compatible with the Integrity of the District.” Now that the building is past fifty years of age, it qualifies as a contributing property within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays a high 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. There are no known additions or notable exterior alterations to the original construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility assessment: **Eligible**

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? **Contributing**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1, Images 52-56**

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): **January 15, 2018**

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

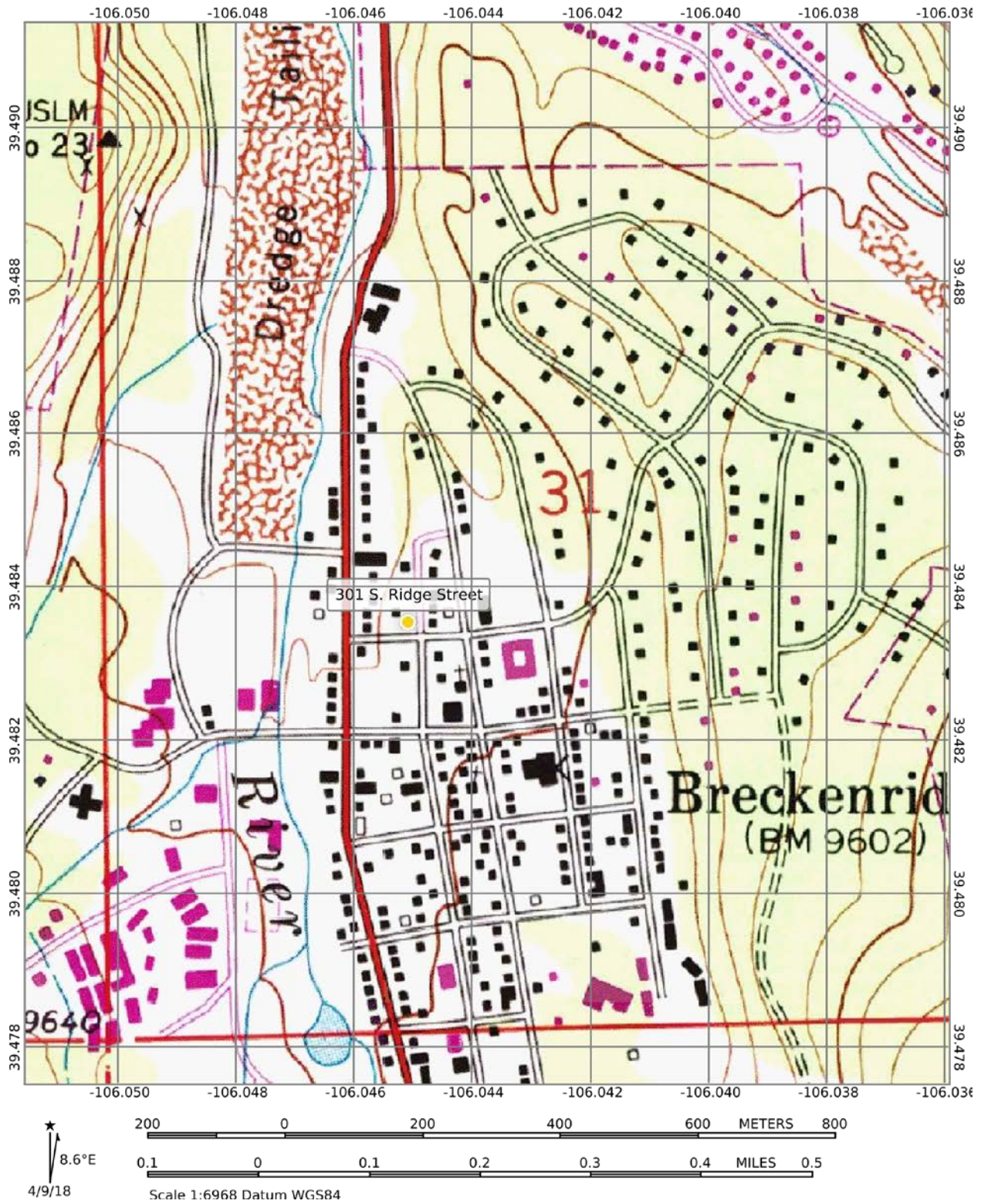
51. Organization: **Cultural Resource Historians**

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

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

Sketch Map

Location Map





CD 1, Image 52, View to West, of east-facing wall (façade).



CD 1, Image 53, View to Southwest, of east-facing and north-facing walls.



CD 1, Image 54, View to Northeast, of west-facing wall, and west end of south-facing wall.



CD 1, Image 55, View to East, of west-facing wall.



CD 1, Image 56, View to Northeast, of the west-facing and south-facing walls.