

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

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**
SW3 of **NW3** of **SE3** of **SW3** 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: **Abbett 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)

____Determined Not Eligible - National Register

(Page 1 of 8) ____Determined Eligible - State Register

____Determined Not Eligible - State Register

____Needs Data

____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: **1.5**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
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 12 stories tall, and is supported by a new (2004) concrete 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 which had been covered with undulated asphalt shingle siding, was clad with horizontal wood siding in 2004, returning it to its historic appearance. The roof forms are covered with new black asphalt shingles, laid over 1x wood decking and 2x wood rafters. The eaves on the entire building are now uniformly boxed. 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; two 4-light windows; and a single-light window in the upper gable end. There is one 4/4 double-hung sash window, and one 1/1 double-hung sash window on the west elevation. The windows all feature painted white wood frames and surrounds, with pediments. (Several windows which had been covered with particle board, following a fire which partially damaged the structure, have been replaced to match their historic appearance.) A stained natural brown wood-paneled front entry door, with one upper sash light, is located near the north end of the east elevation. (This is new replacement door, which matches the door which existed here historically.) Another, stained natural brown wood-paneled door (built to match the original), with two rounded upper sash lights, enters into the saltbox extension on the west elevation. One other 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. It was then moved to its current location within the site in 2004. At the time of survey in May 2004, it had just been moved to its new site, and was still undergoing renovation. This 1.5-story wood-frame building features a rectangular plan, which measures 12' by 22'. The structure's exterior walls had been clad with white undulated asphalt shingle siding, with painted white 1" by 4" corner boards, until the spring of 2004. At the time of survey in May 2004, the siding had been removed exposing wood plank walls. 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 are located on the east elevation. A single (formerly 2-light) storefront display window 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.

21. General Architectural Description (continued)**"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. It was then moved within this site in the spring of 2004. The entire building is one story tall, is supported by a new concrete foundation, At the time of survey, the white asphalt shingle exterior siding had recently been removed, exposing horizontal wood plank walls. 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 are presently undergoing renovation, however, they previously featured painted white wood frames, and blue or white wood surrounds. A painted blue wood-paneled door previously opened onto a concrete stoop on the west elevation. Another door is located on the north elevation.

22. Architectural style / building type: **Other Style / Vernacular Wood Frame, Gabled Dwelling**

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.**

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. Following a fire which nearly destroyed the house, the property's owner (Theobald Family Limited Partnership) undertook to restore the house to its historic appearance, and to convert the property into appropriate business use. Spearheaded by Robin Theobald, this exemplary effort was nearing completion at the time of survey in May 2004.

30. Original location: **yes**

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Work in Progress**
34. Site type(s): **former 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 prehistory or history;

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: **1880-1946**

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. Recent efforts to restore the house have enhanced its integrity. 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.

Resource Number: **5ST130.79**

Temporary Resource Number: **N/A**

Architectural Inventory Form

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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:

Rolls: **BREC-13; BREC 22**

Frame(s): **1-12; 16-21**

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; Updated June 9, 2004**

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**