

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.54**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **N/A**
- 6. Current building name: **Taylor Retail Building**
- 7. Building address: **124 South Main Street**
- 8. Owner name: **Richard E. and Norma Jean Taylor**
- Owner address: **P.O. Box 327**  
**Breckenridge, CO 80424**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of section 31**
- 10. UTM reference  
Zone **13**  
Easting: **410107**  
Northing: **4370532**
- 11. USGS quad name: **Breckenridge, Colorado**  
Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **W<sup>1</sup>/<sub>2</sub> 11** Block: **n/a**  
Addition: **Bartlett and Shock 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:

**Modern Movements**

**Official Eligibility Determination**

(OAHF 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: **6820 square feet**
- 16. Number of stories: **Two**
- 17. Primary external wall material  
**Brick**
- 18. Roof configuration (enter one):  
**Flat Roof**
- 19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
- 20. Special features (enter all that apply):

**21. General Architectural Description**

Built in 1983, this 6,820 square foot retail complex is located on the east side of Main Street in downtown Breckenridge. Featuring an offset, L-shaped plan, the building has red brick veneer walls on the facade (west), with horizontal wood siding on the secondary elevations to the north and east (rear), and concrete block walls on the south. The roof is flat. Four sets of paired glass-in-wood-frame entry doors lead into four businesses on the facade. Two of the entry doors are on the lower level, and open onto a sunken courtyard, while the other two entry doors are on the upper level, and are reached by a set of brick and metal stairs. Highlighting the entry doors are extensive expanses of vertically-oriented, fixed-pane, store front display windows. The tops of the upper story windows are finished in chevron motif. Two painted cream yellow solid wood service entry doors are located on the east (rear) elevation.

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

This large commercial building was constructed in 1983, and has housed a variety of retail tenants from that time to the present. There have been no additions, and no notable exterior alterations to the building following its original construction.

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

This property is located on west side of Main Street in the heart of downtown Breckenridge.

**24. Associated buildings, features, or objects**

**n/a**

**IV. ARCHITECTURAL HISTORY**

**25. Date of Construction:**

Estimate

Actual **1983**

Source of information:

**Town of Breckenridge. Department of Community Development files.**

**26. Architect:**

**Jon Gunson**

Source of information:

**Town of Breckenridge. Department of Community Development files.**

**27. Builder/ Contractor:**

**C.R. Upton Construction**

Source of information:

**Town of Breckenridge. Department of Community Development files.**

**28. Original owner:**

**Richard E. and Norma Taylor.**

Source of information:

**Town of Breckenridge. Department of Community Development files.**

**30. Original location: **yes****

Moved **no**

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

**V. HISTORICAL ASSOCIATIONS**

- 31. Original use(s): **n/a**
- 32. Intermediate use(s): **Commerce and Trade / Specialty Store**
- 33. Current use(s): **Commerce and Trade / Specialty Store**
- 34. Site type(s): **Commercial Building**

**35. Historical Background**

Built in 1983, the 6,820 square-foot Taylor Rental Building originally consisted of four shop spaces in an "L" shape. This configuration allowed the shops on the south side to be set back from the sidewalk, so that they would not compete in size or architecture with the historic building next door. Across the front of the forty-nine-foot-wide site, there was a change in grade of 2'8", which was accommodated by stepping the shops to fit the existing grades around the courtyard. This building replaced an 8' x 14' "A-frame" structure which previously existed here.

Upon it opening in 1983, the retail spaces boasted the following businesses: Breckenridge Gallery, For Your Eyes Only, Crabtree & Evelyn, and Shirt Off my Back. Candles by Cathy soon occupied a space here as well. Colorado Scenics moved into the building in 1993, and Martys 4 Kids began leasing a unit in the structure in 1997.

The original developers, Richard E. and Norma Jean Taylor, continue to own the retail building today, in 2002.

**36. Sources of Information**

Summit County Assessor. Commercial Property Appraisal Record.

Town of Breckenridge. Department of Community Development Files.

**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **XX**

Date of Designation: **n/a**

38. Applicable National Register Criteria

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;

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).

**XX** Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

**Architecture; Commerce and Trade; Community Planning and Development**

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

Built in 1983, this commercial structure is presently just nineteen years of age. As such, it should be considered ineligible for individual listing in the National Register of Historic Places, and ineligible for local landmark designation by the Town of Breckenridge. The building should also be considered as a non-contributing property within the Breckenridge Historic District.

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

The exterior appearance of this building has not been appreciably altered subsequent to its original construction in 1983. The property is presently being well maintained.

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**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:

Noncontributing: **XX**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **BREC-15**

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**