

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5ST130.27**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Clark Building**
- 6. Current building name: **A Racer's Edge Bike Shop**
- 7. Building address: **114 North Main 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**  
**NE<sup>1</sup>/<sub>4</sub>** of **SE<sup>1</sup>/<sub>4</sub>** of **NW<sup>1</sup>/<sub>4</sub>** of **SW<sup>1</sup>/<sub>4</sub>** of section **31**
- 10. UTM reference  
 Zone **13**  
 Easting: **410110**  
 Northing: **4370710**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987)7.5'**
- 12. Lot(s): **53** Block: **n/a**  
 Addition: **Bartlett and Shock** Year of Addition **pre-1900**
- 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 / Front Gabled  
 Wood Frame Building**

**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):  
**Rectangular Plan**
- 15. Dimensions in feet: **608 square feet**
- 16. Number of stories: **two**
- 17. Primary external wall material  
**Wood / Horizontal Siding**
- 18. Roof configuration (enter one):  
**Gabled Roof**
- 19. Primary external roof material (enter one):  
**Tin Roof**
- 20. Special features (enter all that apply):  
**Fence**

**21. General Architectural Description**

Located on the east side of Main Street in downtown Breckenridge, this building was recently connected by a small addition to 116 N. Main Street next door to the north. Both buildings now house "A Racer's Edge Rentals Bike Shop." Traditionally used as a residence, this structure measures 16' N-S by 36' E-W, plus an 8' by 4' enclosed, one-story, shed-roofed, rear entry porch on the east elevation. The building is set back about 22' from Main Street, and about 12' from the wide front sidewalk. A low white picket fence encloses the small front yards of both buildings. This is a two-story, wood-frame structure, with painted cream white horizontal wood siding, with painted grey 1" by 4" corner boards. The roof is a moderately-pitched front gable with rusted corrugated tin roofing material and closed eaves. There are no chimneys. Windows on the facade (west elevation) include one set of paired 2/2 double-hung sash first story windows, and two single 2/2 double-hung sash second story windows. Windows on the south elevation include one 4/2 double-hung sash first story window, and two 4/4 double-hung sash second story windows. On the east elevation there is one 1/2 double-hung sash first story window, and two 4/4 double-hung sash second story windows. Windows on all elevations feature painted purple wood frames, painted grey wood surrounds, and gabled wood pediments. The front entry, located at the north end of the facade, is a painted white and purple wood-paneled door, with two slender upper sash lights with rounded tops, and with a transom light topped by a gabled pediment. A painted white wood-paneled door enters the enclosed rear porch on the east elevation.

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

Owned originally by attorney William M. Clark, this building was constructed in 1880. At some point - probably during the early 1900s - an 8' by 4' one-story, shed-roofed, rear entry porch was added to the east elevation. In more recent years, this building was connected by a small addition to 116 N. Main Street next door to the north. Both buildings now house "A Racer's Edge Rentals Bike Shop."

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

This property is located on the east side of Main Street, near the north end of downtown Breckenridge.

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

**116 N. Main Street next door to the north.**

**IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual **1880**

Source of information:

**Breckenridge Daily Journal, Vol. 1, 1880.****26. Architect:****n/a**

Source of information:

**n/a****27. Builder/ Contractor:****unknown**

Source of information:

**n/a****28. Original owner:****William M. Clark**

Source of information:

**Breckenridge Daily Journal, Vol. 1, 1880.****30. Original location: yes**Moved **no**Date of move(s) **n/a**

Resource Number: **5ST130.27**

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**

32. Intermediate use(s): **Domestic / Single Dwelling**

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

34. Site type(s): **Bicycle Rental Shop**

**35. Historical Background**

**36. Sources of Information**

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. Warranty Deed Record, book 101, pp. 15-16, 114.

Summit County Clerk and Recorder. Warranty Deed Record, book 115, pp. 187-188.

Summit County Treasurer. Tax Deed Record, 1947.

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**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;

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; Commerce; Community Planning and Development**

40. Period of Significance: **1880-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This property is historically significant under National Register of Historic Places Criterion A for its association with downtown Breckenridge's socioeconomic development from the 1880s through the middle of the twentieth century. The property is also important for its association with William M. Clark, an attorney who played a prominent role in shaping pioneer settlements and mining properties throughout Summit County. Additional research will be needed, however, to determine if the property qualifies for National Register listing under Criterion B for its association with William M. Clark. The building is also architecturally significant, relative to National Register Criterion C for its representative vernacular front gabled wood frame construction. Accordingly, this building is eligible for inclusion in the National Register under both Criteria A and C. Due to some loss of integrity the building is probably not individually eligible for listing in the National Register, however, it should be regarded as contributing resource within the Breckenridge Historic District.

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

The Clark Building's historical integrity was affected to a small degree when it was connected by a small addition to the building next door to the north. Overall, though, the building has retained much of its historical integrity dating from the period of significance.

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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:

Roll: **BREC-3**

Frame(s): **1-3**

Negatives filed at: **Town of Breckenridge  
150 Ski Hill Road  
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **October 7, 2000**

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**