

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

(Page 1 of 5)

**I. IDENTIFICATION**

- 1. Resource number: **5ST130.29**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Torkington House**
- 6. Current building name: **A Racer's Edge Bike Shop**
- 7. Building address: **116 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: **4370720**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987)7.5'**
- 12. Lot(s): **54** 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 / Cross 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: **972 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material  
**Wood / Horizontal Siding**
- 18. Roof configuration (enter one):  
**Gabled Roof / Cross Gabled Roof**
- 19. Primary external roof material (enter one):  
**Tin Roof**
- 20. Special features (enter all that apply):  
**Porch**  
**Fence**

**21. General Architectural Description**

Located at the southeast corner of Main Street and Wellington Road in downtown Breckenridge, this building was recently connected by a small addition to 114 N. Main Street next door to the south. Both buildings now house "A Racer's Edge Rentals Bike Shop." Traditionally used as a residence, this structure overall measures 24' N-S by 42' E-W. These measurements include an 18' by 7' enclosed, one-story shed-roofed, rear entry porch on the east elevation, and a 6' by 21' shed-roofed extension on the south elevation. On its west elevation (facade) the building is set back about 22' from Main Street, and about 12' from the wide front sidewalk. The building's north elevation is set back just 7' from Wellington Road. A low white picket fence encloses the small front yards of both buildings. This is a one-story, wood-frame structure, with painted purple horizontal wood siding, with painted grey 1" by 4" corner boards. The main roof is moderately-pitched, with intersecting gables, covered with rusted corrugated tin roofing material and boxed eaves. There are no chimneys. The building's facade is symmetrically arranged, with two sets of paired 4/4 double-hung sash windows, flanking a wood-paneled front entry door. The door is painted purple and white, with one upper sash light, and opens onto a small concrete porch and a flagstone patio. The porch is covered by a gabled hood, with turned column supports. Windows on the building's north elevation include two 4/4 double-hung sash windows, and one 4-light fixed-pane window. All windows have painted white wood frames and painted grey wood surrounds. A secondary entrance is located on the east (rear) elevation where a painted grey wood-paneled door opens onto a wood stoop. **(Please see continuation sheet.)**

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

Sanborn Fire Insurance maps provide evidence that this building was constructed sometime prior to 1886. Built originally with a gabled-L plan, the structure has been enlarged by an 18' by 7' enclosed, one-story shed-roofed, rear entry porch on the east elevation, and a 6' by 21' shed-roofed extension on the south elevation. More recently, the building has been connected by a small addition to 114 N. Main Street next door to the south. Both buildings now house "A Racer's Edge Rentals Bike Shop."

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

This property is located at the southwest corner of Main Street and Wellington Road, near the north end of downtown Breckenridge.

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

**114 N. Main Street next door to the south.**

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

Estimate **ca. 1886**

Actual

Source of information:

**Sanborn Insurance maps, 1886.**

**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:

**Summit County Clerk and Recorder.  
Warranty Deed Record, book 101, p. 15.**

**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): **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 87, pp. 220, 467.

Summit County Clerk and Recorder. Warranty Deed Record, book 101, pp. 15-16.

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

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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: **ca. 1886-1951**

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 ownership by 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 gabled-L wood frame construction. Due to some loss of integrity, the building's significance in these regards is probably not to the extent that it would qualify for individual listing in the National Register. The property, however, does qualify for National Register listing as contributing resource within the Breckenridge Historic District.

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

The Torkington House displays above average historical integrity. The building's original construction has been modified by shed-roofed additions to the east (rear) and south (side) elevations. Both of these additions, though are probably more than fifty years old. The building's integrity was also affected to a small degree when it was connected by a small addition to the building next door to the north. The three sheds, located to the east of the house, all date from the period of significance, and all display good integrity. As a result, these structures should also be regarded as contributing resources within the Breckenridge Historic District.

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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): **4-7**

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**

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**21. General Architectural Description (continued)**

There are three joined sheds, located behind the main building to the east. The first **shed** (Photos: Roll Brec-3, Frames 8-9), measures 12' N-S by 16' E-W. This is a 1½-story wood frame structure, oriented to the south. Presently used for storage, the building has a wood timbers on grade foundation, and rusted corrugated tin exterior walls over horizontal wood planks. The roof is a moderately-pitched side gable, with rusted corrugated tin roofing material over 1x wood decking and exposed 2x wood rafters. There are no chimneys. There is one 4-light window in the upper gable end on the west elevation, and two fiberglass covered window openings on the north elevation. A single plywood door is located on the south elevation. There have been no notable exterior alterations or additions to this building. It is in fair condition.

The second, or center, **shed** measures 12' N-S by 18' E-W, (Photos: Roll Brec-3, Frames 8-10). This is a one-story wood frame structure, oriented to the south. Presently used for storage, the building has a wood timbers on grade foundation, and unpainted board-and-batten exterior walls. It is covered by a shed roof, with rusted corrugated tin roofing material over 1x wood decking. There are no chimneys. There are two window openings located on the north elevation, both shuttered with vertical wood plank shutters, side hinged with metal strap hinges. One vertical wood plank door is located on the south elevation. There have been no notable exterior alterations or additions to this building. It is in fair condition.

The third **shed** (farthest to the east) measures 20' N-S by 19' E-W, (Photos: Roll Brec-3, Frames 8-10). This is a one-story wood frame structure, oriented to the north and west. Presently used for storage, the building has a wood timbers on grade foundation, and unpainted vertical wood plank exterior walls. It is covered by a low-pitched side gable roof, with rusted corrugated tin roofing material over 1x wood decking. There are no chimneys. There are two plywood-covered window openings, both located on the south elevation. One vertical wood plank door is located at the south end of the west elevation. Two sets of paired vertical wood plank garage doors, side hinged with metal strap hinges, are located on the north elevation (these doors have not been used in many years.) There have been no notable exterior alterations or additions to this building. It is in fair condition.