

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5ST130.39**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Marvel House**
- 6. Current building name: **Fireplace and Pineway Antiques**
- 7. Building address: **318 North Main Street**
- 8. Owner name: **Kathleen M. Sieben**
 Owner address: **P.O. Box 7760**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NE¼ of NE¼ of NW¼ of SW¼ of section 31
- 10. UTM reference
 Zone **13**
 Easting: **410110**
 Northing: **4370990**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **16** Block: **n/a**
 Addition: **Snider's 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:

Other Style / Wood Frame Gabled-T Dwelling

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):
Irregular Plan
- 15. Dimensions in feet: **~1450 square feet**
- 16. Number of stories: **1½**
- 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):
Asphalt Roof
- 20. Special features (enter all that apply):
Porch
Chimney
Fence

21. General Architectural Description

Used historically as a residence, this building is located on the east side of Main Street, at the north end of downtown Breckenridge. Presently a restaurant, the building is set back about 50' from Main Street, with the front yard and an outdoor dining area enclosed by a picket fence. The building is 1½-stories tall, and is supported by a low concrete foundation. The exterior walls are painted salmon color horizontal wood siding, with painted white 1" by 4' corner boards. The roof over the main house features steeply-pitched intersecting gables; an addition to the north elevation has a shed roof, and an addition to the south elevation is covered by hipped and shed roofs; there is also a shed roof over a one-story walk-in refrigerator addition on the east (rear) elevation. All of the roofs feature grey asphalt shingles and boxed eaves. A brick chimney, covered with asphalt shingles, penetrates the roof of the shed-roofed addition on the north elevation.

Bulls-eye, or roundel windows are located in the upper gable end on the west elevation (facade), and overlooking the porch on the south elevation. Windows elsewhere on the building are primarily single and paired 1/1 double-hung sash, with painted teal color wood frames and painted cream color wood surrounds, and with distinctive wood pediments. A stained brown wood-paneled door, with one upper sash light, and with decorative carved panels and rails, opens onto a wood plank porch on the south elevation. The porch is covered by a shed and hipped roof held up by six turned columns. A non-historic glass-in-steel-frame door also opens onto the porch at the east end of the south elevation. A distinctive stained brown wood-paneled door, with one upper sash light, opens onto a large wood plank deck and outdoor dining area on the west elevation. A gabled hood over the entry here, is supported by chamfered squared posts. A painted cream white and teal color wood-paneled door, with nine upper sash lights, and with a wood screen door, is located at the far north end of the west elevation. This door enters into the shed-roofed addition from a 3-step wood stoop, covered by a gable hood, with chamfered squared post supports.

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

This handsome residence was built in 1899 as the new home for the Danford P. Marvel family. As it then existed, the house consisted of a front parlor, a sitting room, a dining room, an upper half-story bedchamber, and two porches. In 1901, a new kitchen and bathroom were added to the original structure. A small addition to the northeast corner dates to the 1980s.

23. Landscape or setting special features:

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

24. Associated buildings, features, or objects**n/a****IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual **1899**

Source of information:

Summit County Journal, May 20, 1899.**26. Architect:****n/a**

Source of information:

n/a**27. Builder/ Contractor:****I.G. Mitchell**

Source of information:

Summit County Journal, May 20, 1899.**28. Original owner:****Danford P. Marvel**

Source of information:

Summit County Journal, May 20, 1899.**30. Original location: yes**Moved **no**Date of move(s) **n/a**

Resource Number: **5ST130.39**

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V. HISTORICAL ASSOCIATIONS

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

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

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

34. Site type(s): **Restaurant**

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 55, p. 497.

Summit County Clerk and Recorder. Warranty Deed Record, book 87, p. 443.

Summit County Clerk and Recorder. Warranty Deed Record, book 115, p. 6.

Summit County Journal, May 20, 1899, June 8, 1901, January 7, 1911.

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; Community Planning and Development

40. Period of Significance: **1899-1951**

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 Breckenridge's socioeconomic development from 1899 through the middle of the twentieth century. Historically a residence, the Marvel House has been part of the downtown Breckenridge landscape for well over a century. The building is also architecturally significant, relative to National Register Criterion C for its distinctive vernacular wood frame design. Accordingly, this building is eligible for inclusion in the National Register under both Criteria A and C. Due to some loss of integrity, though, 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:

This former residence displays a relatively high degree of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and Colorado Historical Society. Subsequent to the period of significance, the building's integrity of setting has been moderately compromised by the erection of an outdoor dining area, and by a small addition to the northeast corner and a walk-in refrigerator addition on the east (rear) elevation.

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-4**

Frame(s): **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: **October 7, 2000**

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**