

**Architectural Inventory Form**

**Official Eligibility Determination  
(OAHF use only)**

OAHF1403

Rev. 9/98

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible – National Register
  - Determined Not Eligible – National Register
  - Determined Eligible – State Register
  - Determine Not Eligible – State Register
  - Need Data
  - Contributes to eligible National Register District
  - Noncontributing to eligible National Register District

**I. IDENTIFICATION**

1. Resource number: **5ST.130.126** Parcel number(s):
2. Temporary resource number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic Building Name: **Crispell House**
6. Current Building Name: **Marek House**
7. Building Address: **107½ S. French Street**
8. Owner Name: **R. Stanley Marek Jr.; Reinnette Marek**
- Owner Organization:
- Owner Address: **No. 3 Stagestop Circle  
Houston, TX 77024**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Not Eligible</b>

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**  
**NW ¼ of NW ¼ of SE ¼ of SW ¼ of Section 31**
10. UTM reference  
 Zone: **13** **410191 mE** **4370880 mN**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **9, Block 11**  
 Addition: **Abbett** 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.**

## III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **19' N-S by 32' E-W**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/ Weatherboard**
18. Roof configuration: **Gabled Roof/ Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/ Composition Roof**
20. Special features:  
**Porch**  
**Dormers**  
**Decorative Shingles**  
**Fence**
21. General architectural description:  
**This is a tall, 1½-story, rectangular-shaped dwelling which measures 19' N-S (across) by 32' E-W (deep). The house is supported by a low concrete foundation, and its exterior walls are clad with painted pale blue horizontal weatherboard siding with unpainted 1" by 4" corner boards. Stained natural brown fishscale shingles appear in the upper gable ends, along with gable ornaments, on the east and west elevations. The front gabled roof is steeply-pitched, and is covered with black asphalt composition shingles. The eaves are boxed with painted dark blue and stained brown wood trim. Three gabled wall dormers are located on the north elevation, and one gabled wall dormer is located on the south elevation. Each dormer features a single 1/1 double-hung sash window. A stained glass oculus window is located to the south of the front entry door on the east elevation (façade). Elsewhere, the home's windows are primarily single and paired 1/1 double-hung sash with wood frames and surrounds. A paneled front entry door, with nine upper sash lights, enters the façade from a 6-step wood porch which extends across the full length of the façade. The porch features an open wood railing, turned columns with decorative brackets, and a low-pitched hipped roof. A glass-in-wood-frame door, with flanking glass-in-wood-frame side lights, enters into the rear of the dwelling from a 5-step wood plank porch. This porch features an open wood railing and turned columns which support a flat porch roof. The roof also serves as a balcony where another glass-in-wood-frame door, with flanking side lights, opens onto the balcony from the upper half story.**

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22. Architectural style: **Modern Movements/ Neo-Victorian**  
 Building type: **N/A**
23. Landscape or special setting features: **This property is located on the west side of S. French Street, in the block between Lincoln and Washington Avenues, in the heart of the Breckenridge Historic District. The historic St. Mary's Church is located immediately to the south of this building. This house is set well back from French Street to the east.**
24. Associated buildings, features or objects: **N/A**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1982** Actual:  
 Source of information: **Summit County Assessor Residential Property Appraisal Record.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Crispell Construction, Inc.**  
 Source of information: **Town of Breckenridge, Department of Community Development files.**
28. Original owner: **Larry Crispell**  
 Source of information: **Town of Breckenridge, Department of Community Development files.**
29. Construction history:  
**The Summit County Assessor Residential Property Appraisal Record for this property, and Town of Breckenridge files, indicates it was constructed in 1981. Larry Crispell was the builder and original owner. It does not appear to have been added onto or substantially altered since that time.**
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): **Domestic/ Single Dwelling**
34. Site type(s): **Residence**
35. Historical background:  
**The Summit County Assessor Residential Property Appraisal Record, and Town of Breckenridge files, for this property indicate it was constructed in 1981. Larry Crispell was the building contractor and original owner. Presently (in 2006) it is owned by R. Stanley Marek and Reinnette Marek of Houston, Texas. Other known owners include Norman P. Morin.**

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36. Sources of information:

**Summit County Assessor Residential Property Appraisal Record.**

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

## VI. SIGNIFICANCE

37. Local landmark designation:    Yes            No     Date of designation:    **N/A**Designating authority: **N/A**

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern 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 possesses high artistic values, or represents a significant and distinguished 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:    **N/A**40. Period of significance:    **N/A**41. Level of significance:    National:                                  State:                                  Local: 

42. Statement of significance:

**Built in 1981, this building is of too recent construction to be considered eligible for listing in the National Register of Historic Places, or in the State Register of Historic Places. It also does not qualify for individual local landmark designation by the Town of Breckenridge, and it is a non-contributing resource located within the boundaries of the Breckenridge Historic District.**

43. Assessment of historic physical integrity related to significance:

**This property exhibits a high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association.**

44. National Register eligibility field assessment    **:Not Eligible**Local landmark eligibility field assessment    **Not Eligible:**45. Is there National Register district potential?    Yes                                  No                                  **N/A**

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**46. If the building is in existing National Register district, is it contributing    **No**

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## VII. RECORDING INFORMATION

47. Photograph number(s): **Breckenridge Phase IV Survey – CD-1; Images** Images filed at: **Town of Breckenridge  
150 Ski Hill Road  
Breckenridge, CO 80424**
48. Report title: **Town of Breckenridge Phase IV Cultural Resource Survey**
49. Date(s): **May 15, 2006**
50. Recorder(s): **Carl McWilliams** **Rebecca Waugh**
51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**
52. Address: **1607 Dogwood Court** **150 Ski Hill Road**  
**Fort Collins, CO 80525** **Breckenridge, CO 80424**
53. Phone number(s): **(970) 493-5270** **(303) 629-6966 ext. 142**

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## Sketch Map

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## Location Map