

**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:           | <b>5ST.130.149</b>               | Parcel number(s): |
| 2. Temporary resource number: | <b>N/A</b>                       |                   |
| 3. County:                    | <b>Summit</b>                    |                   |
| 4. City:                      | <b>Breckenridge</b>              |                   |
| 5. Historic Building Name:    | <b>Groll Apartments</b>          |                   |
| 6. Current Building Name:     | <b>Groll Apartments</b>          |                   |
| 7. Building Address:          | <b>315 S. French Street</b>      |                   |
| 8. Owner Name:                | <b>John W. Montepare et. al.</b> |                   |
| Owner Organization:           | <b>c/o John W. Montepare</b>     |                   |
| Owner Address:                | <b>P.O. Box 1796</b>             |                   |
|                               | <b>Breckenridge, CO 80424</b>    |                   |



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**  
**NE ¼ SW of ¼ of SE ¼ of SW ¼ of Section 31**
10. UTM reference  
 Zone: **13** **410263 mE** **4370420 mN**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **Unit 1 Groll Condo/ AB9 14-16**  
 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.**  
 Metes and bounds?: Describe:

## III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **'N-S by ' E-W**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco; Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof/ Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **N/A**
21. General architectural description:  
**Built in 1966, the Groll Apartment Building is a two-story L-shaped edifice at the northwest corner of S. French Street and Jefferson Avenue. Supported by a concrete foundation, the building features troweled, stuccoed or concrete first story walls, and stained beige color board-and-batten second story walls. The cross-gabled roof is low-pitched, and is covered with asphalt composition shingles. The widely-overhanging roof eaves are boxed. Windows are primarily 1/1 double-hung sash and 1x1 horizontal sliders, set in metal frames. The primary entry doors lead into the building from a courtyard which fills in the leg of the "L", fronting toward Jefferson Avenue on the south elevation.**
22. Architectural style: **Modern Movements**  
 Building type: **N/A**
23. Landscape or special setting features:  
**This property is located at the northwest corner of S. French Street and Jefferson Avenue, near the south end of the Breckenridge Historic District.**

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24. Associated buildings, features or objects: **N/A**

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      **1966**  
 Source of information:    **Town of Breckenridge, Department of Community Development files.**
26. Architect:                      **Jim Nicholls**  
 Source of information:    **Town of Breckenridge, Department of Community Development files.**
27. Builder:                        **Gunther Hofeditz**  
 Source of information    **Town of Breckenridge, Department of Community Development files.**
28. Original owner:              **Dave and Nellie Groll**  
 Source of information:    **Town of Breckenridge, Department of Community Development files.**
29. Construction history:  
**Town of Breckenridge Department of Community Development files indicate that the Groll Apartment building was constructed in 1966. Jim Nicholls was the projects designer, while Gunther Hofeditz served as the general contractor.**
30.      Original location:      **Yes**      Moved: **No**      Date of move(s) **N/A**:

### V. HISTORICAL ASSOCIATIONS

31. Original use(s):                **Domestic/ Multiple Dwelling**
32. Intermediate use(s):         **Domestic/ Multiple Dwelling**
33. Current use(s):                **Domestic/ Multiple Dwelling**
34. Site type(s):                    **Apartment Building**
35. Historical background:  
**Gunther Hofeditz and Jim Nicholls first discussed building this apartment house on the former Hallen property in August of 1965. At the time, the property was owned by Dave and Nellie Groll of Pennsylvania.**

**The apartment building was constructed in 1966, with Nicholls serving as the designer, and Hofeditz as the general contractor. It was constructed as a 12-unit "true apartment-type" building. To accommodate its construction, the historic Hallen house was moved to the front Ridge Street. The new Groll Apartment building was placed on the back (French Street) section of the property.**

**Known owners of this complex include Frank Wilson, Chas and Levy Rennert, John Montepare, and Deborah J. Crook.**

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36. Sources of information:

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

**Summit County Journal, August 20, 1965.**

**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 1966, the Groll Apartment building is of too recent construction to be considered for listing in the National Register of Historic Places, or in the State Register of Historic Properties. In time, though, it may become architecturally significant for its Modern Movements architectural characteristics. Presently, though, the building 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 building 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. It appears minimally altered from its original construction.**

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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**

### VII. RECORDING INFORMATION

47. Photograph number(s):    **Breckenridge Phase IV Survey – CD-1; Images 144-147**                      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):                              **June 10, 2006**
50. Recorder(s):                      **Carl McWilliams**                              **Rebecca Waugh**
51. Organizations:                      **Cultural Resource Historians**                      **Town of Breckenridge**
52. Address:                              **1607 Dogwood Court  
Fort Collins, CO 80525**                              **150 Ski Hill Road  
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