

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

- | | | |
|----------------------------|-------------------------------|-------------------------|
| 1. Resource number: | 5ST.130.175 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 2211-3134-20-004 |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic building name: | N/A | |
| 6. Current building name: | Ratzan House | |
| 7. Building address: | 209 S. Harris Street | |
| 8. Owner name and address: | Michael Ratzan | |
| | P.O. Box 1298 | |
| | Breckenridge, CO 80424 | |



Individual National Register field eligibility:	Not Eligible
Local Landmark Eligibility Assessment:	Not Eligible/Noncontributing to National Register district

II. GEOGRAPHIC INFORMATION

9. P.M. **6** Township **6S** Range **77**
SW ¼ of NE ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (NAD27)
Zone **13N**; 410380 mE 4370401 mN
11. USGS quad name: **Breckenridge**
Year: **1987** Map scale: **7.5'**
12. Lot(s): **5** Block: **3**
Addition: **Yingling & Mickles Addition Sub** 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.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **2098 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch, Dormers**
21. General architectural description:
This 1½-story residence is supported by a low concrete foundation, and its exterior walls are clad with painted yellow horizontal wood siding with painted forest green 1" by 4" corner boards. A painted pale green 1x board separates the foundation and the horizontal siding. The house is covered by a moderately-pitched front gable roof, with brown asphalt composition shingles, and with painted white and forest green boxed eaves. Two gabled wall dormers, one with two 1/1 double-hung sash windows, and the other with a single 1/1 double-hung sash window, are located on the south elevation. A stained natural brown wood-paneled front door enters the east elevation (façade) from a nearly full-width open front porch. This porch is approached by two wooden steps, and features a wood plank floor, painted green and white turned columns, and a low-pitched hipped roof. A canted bay, with three 1/1 double-hung sash windows, overlooks the front porch to the south of the front door. Elsewhere, the home's windows are primarily 1/1 double-hung sash with painted white wood frames and surrounds. A stained natural brown wood-paneled door enters the west elevation from a nearly full-width rear porch on the west elevation. This porch also features a wood plank floor, painted green and white turned columns, and a low-pitched hipped roof.
22. Architectural style/building type: **Neo-Victorian**

23. Landscaping or special setting features:

This well-maintained property is located on the west side of S. Harris Street in the block between Washington and Adams Avenues. A small planted grass front yard is nicely-landscaped with small aspen and spruce trees. The Klack Placer Cabin (5ST.130.165) is located behind this property to the west.

24. Associated buildings, features, or objects:

Shed

A small wood frame shed is located just southwest of the house. It has a main front gabled section, which measures approximately 10' N-S by 16' E-W, and a lower gabled section to the west elevation, which measures approximately 8' N-S by 6' E-W. The shed is supported by a concrete foundation, and its exterior walls are clad with painted pale green horizontal wood siding, with painted forest green 1' by 4' corner boards. A stained natural brown wood-paneled door is centered on the east elevation. Another stained natural brown wood-paneled door enters the lower gabled section on the west elevation.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1995** Actual:
- Source of information: **Summit County Assessor records**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder/Contractor: **Unknown**
- Source of information: **N/A**
28. Original owner: **Michael Ratzan**
- Source of information: **Summit County Clerk and Recorder, Reception #378705, November 15, 1989.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Summit County Assessor records list 1995 as this building's year of construction. It appears unaltered from that time to the present (2010).
30. Original location: **yes** 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): **Single Family Residence**

35. Historical background:

Summit County Assessor records indicate that this house was built in 1995. Summit County Clerk and Recorder files provide the following information regarding the property's ownership history: In January of 1970, Robert A. and Roberta E. Hartman sold the property to Lorraine Hajek. It was then subsequently owned by Richard Hajek and Barry R. Hajek. Michael Ratzan, the current owner, acquired the property from Barry R. Hajek in November of 1989.

36. Sources of information:

Town of Breckenridge, Department of Community Development files.

Summit County Assessor files.

Summit County Clerk and Recorder files:

Book 198, Page 613, January 18, 1970.

Reception #368390, March 1, 1989.

Reception #378704, November 15, 1989.

VI. SIGNIFICANCE

37. Local Landmark Designation: **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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

xx Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: **Local**

42. Statement of significance:

This building is less than fifty years old, and as such, it may be regarded as a noncontributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays an overall high level of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, location, setting, design, materials, workmanship, feeling and association. The residence is of too recent construction to qualify for inclusion in the National Register or to a contributing resource within the Breckenridge Historic District.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **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.**

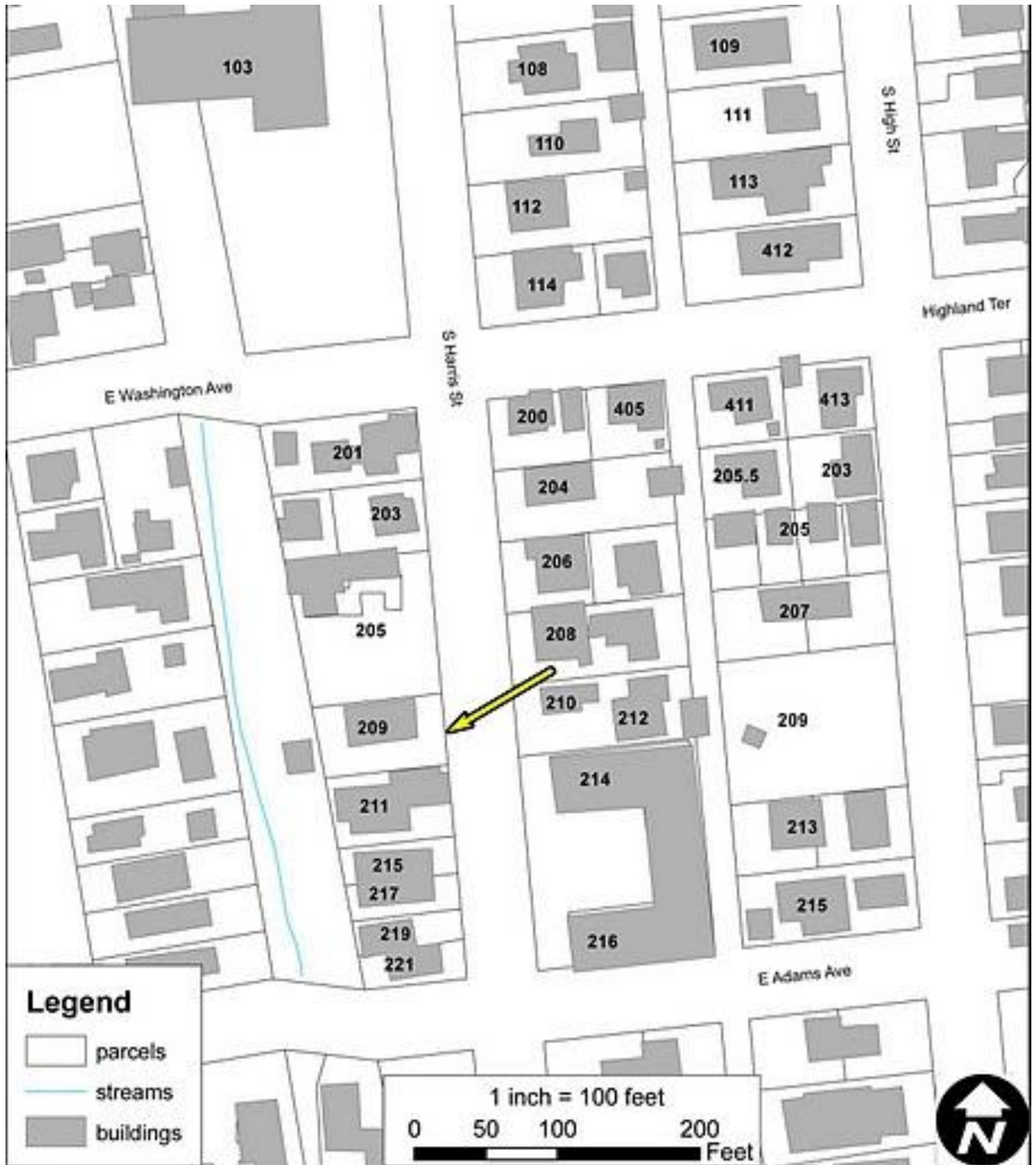
If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **Noncontributing****VIII. RECORDING INFORMATION**47. Photograph numbers: **CD #1, Images**

CDs/Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424**

48. Report title: **Town of Breckenridge Phase V Cultural Resource Survey**49. Date(s): **June 30, 2010**50. Recorder(s): **Carl McWilliams, Rebecca Waugh, Timothy Wilder**51. Organization: **Cultural Resource Historians**52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map

