

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.130.177 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 2211-3134-20-005 |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic building name: | Jackson House | |
| 6. Current building name: | Kaufman House | |
| 7. Building address: | 211 S. Harris Street | |
| 8. Owner name and address: | Richard D. and Edith E. Kaufman | |
| | 2055 Simms Street | |
| | Lakewood, CO 80215 | |



Individual National Register field eligibility:

Not Eligible

Local Landmark Eligibility Assessment:

Eligible/Contributes to National Register district

II. GEOGRAPHIC INFORMATION

9. P.M. **6** Township **6S** Range **77**
SE ¼ of NW ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (NAD27)
Zone **13N**; **410384** mE **4370381** mN
11. USGS quad name: **Breckenridge**
Year: **1987** Map scale: **7.5'**
12. Lot(s): **6** 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): **Irregular Plan**
15. Dimensions in feet: **1893 square feet**
16. Number of stories: **1, with a 1½-story addition**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:

This residence consists of an original gabled-L plan dwelling, with an upper half-story rear extension, and with a cross-gabled rear addition. A small shed-roofed extension at the east end of the cross-gabled addition's west elevation may have historically been a detached shed. The house is supported by a low stone or concrete foundation, and its exterior walls are clad with painted red horizontal weatherboard siding with 1" by 4" corner boards. The roof is covered with corrugated metal roofing material, and the eaves are boxed with painted white wood trim. A painted white solid wood front door, with a painted red wood screen door, enters the east elevation (façade) from a nearly full-width front porch. The front door is flanked on either side by a 12-light fixed-pane window with painted white wood frames and surrounds. Windows elsewhere on the historic portion are primarily 4/4 double-hung sash with painted white wood frames and surrounds. The front porch features a wood plank floor, a painted red and white open wood railing, painted white 4" by 4" wood posts, and a low-pitched hipped roof. The rear cross-gabled addition is supported by a low concrete foundation, and its exterior walls are clad with painted red horizontal wood siding with painted white 1" by 4" corner boards. Its cross-gabled roof is covered with corrugated metal, and the eaves are boxed. A white metal-paneled door, with a fanlight, enters the addition's south elevation.
22. Architectural style/building type: **No Defined Style**

23. Landscaping or special setting features:

This property is located on the west side of S. Harris Street in the block between Washington and Adams Avenues.

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

IV. ARCHITECTURAL HISTORY

23. Date of Construction: Estimate: Actual: **1915 (original); 1958 (remodeled with additions)**

Source of information: **Summit County Clerk and Recorder, Miscellaneous Deed Record Book 153, Page 314; Summit County Assessor, Residential Property Appraisal file.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder/Contractor: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Summit County Clerk and Recorder files and County Assessor files indicate that the original portion of this dwelling was constructed in 1915. It was extensively remodeled, with additions, in 1958.

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's records indicate that this house was built in 1915. It is described as a cabin on the property, along with the Klack Placer Cabin to the [north]west. In 1958, Louis D. and Dorothy L. Jackson put \$6,674.75 worth of improvements into the structure, which basically transformed the cabin-like structure into its current configuration. The Jacksons sold the property the next year to Basil F. Veley. Veley, in turn, sold it to Otis W. and Dorothy L. Hurst on September 27, 1961. More recent owners include Robert and Roberta Hartman, John C. Cary, Orlando Nanci, Richard Hoyt, Richard S. and Lorriane A. Hajek, Barry R. Hajek, and Michael Ratzan.

36. Sources of information:

Summit County Assessor. Residential Property Appraisal Records.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 153, page 314.

Summit County Clerk and Recorder. Plat book.

Town of Breckenridge. Department of Community Development Files.

VI. SIGNIFICANCE37. 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 property is historically significant for its association with Breckenridge's residential development dating from the time of its original construction in 1915. It is also architecturally significant for its generally unstylized early twentieth century architectural form and characteristics. Despite a rear addition, this building retains sufficient integrity to rate as a contributing 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 original house's integrity is somewhat diminished by an addition to the east elevation. The addition is well-executed, however. It is to the rear of the original building, and its materials, size, and massing are compatible with the original. The addition, moreover, dates to 1958 and is itself more than fifty years of age.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. 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? **!!!**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1, Images 143-147**

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**

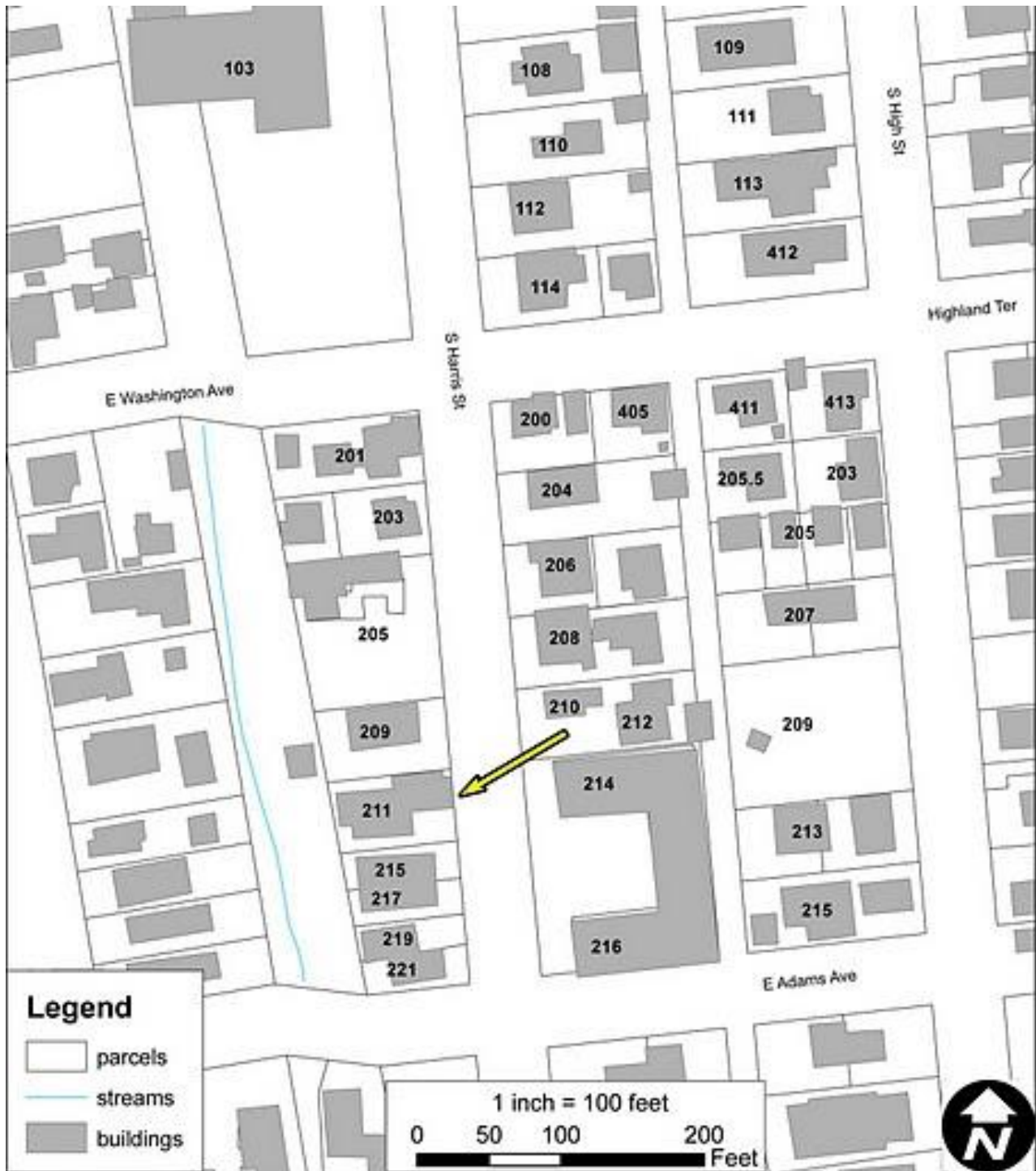
50. Recorder(s): **Carl McWilliams, Rebecca Waugh, Timothy Wilder**

51. Organization: **Cultural Resource Historians**

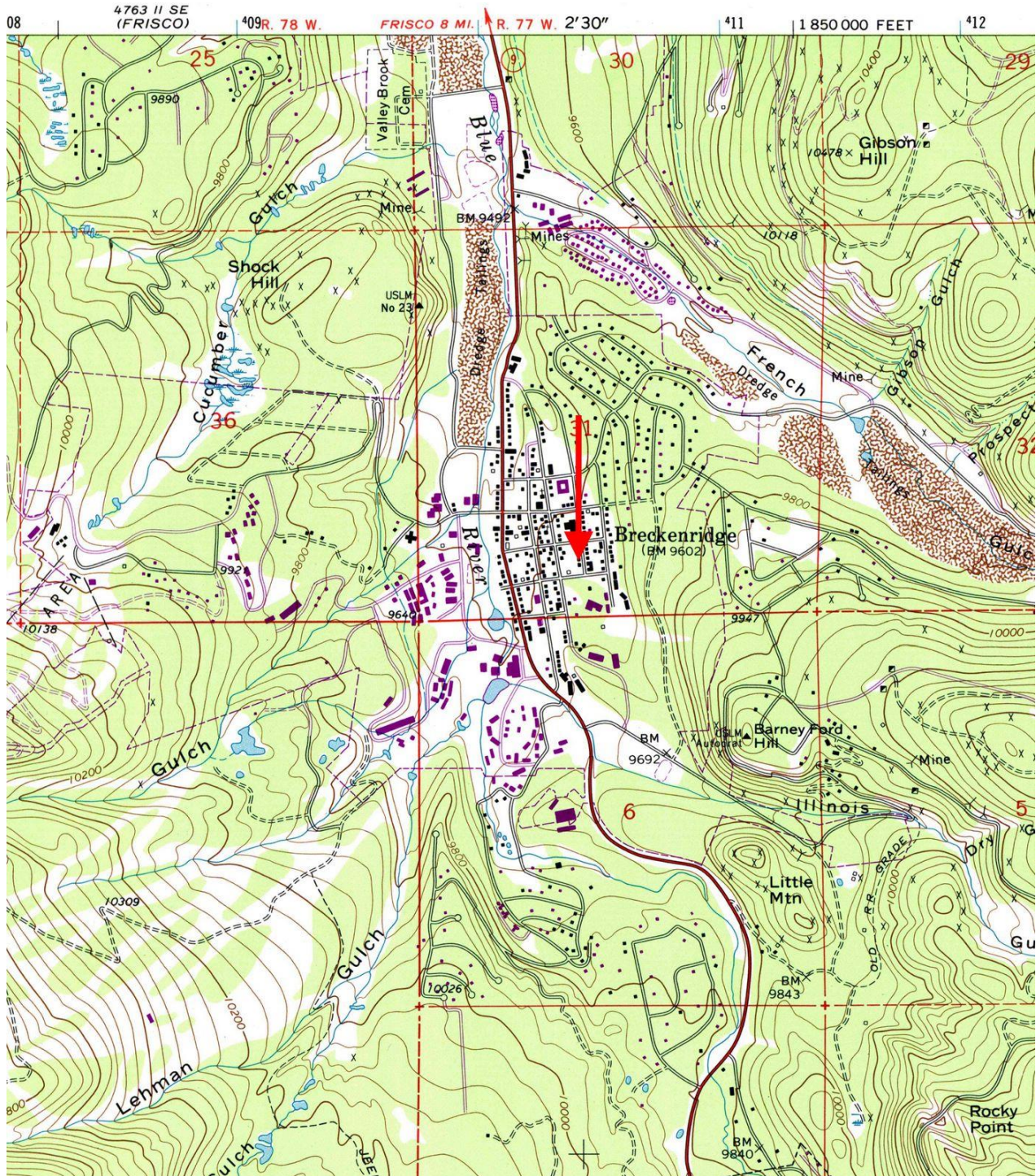
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map



5ST.130.177

211 S. Harris Street

Breckenridge, CO