

Architectural Inventory Form

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

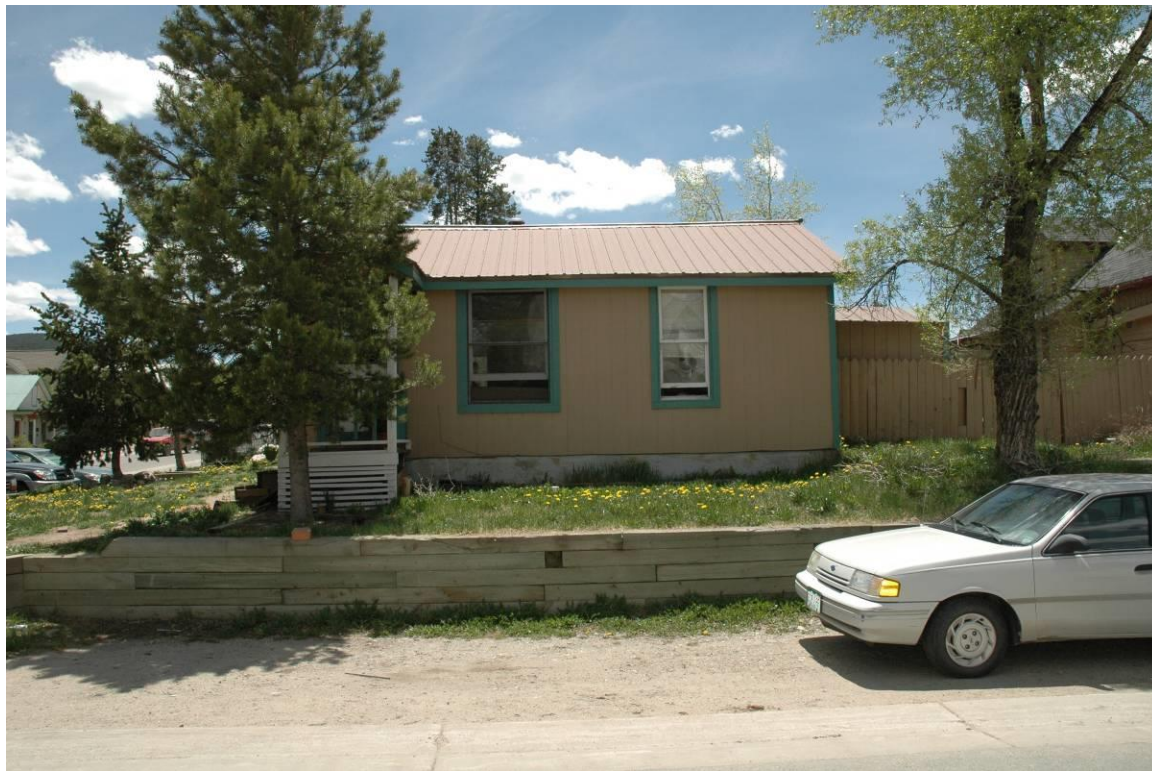
OAHP1403

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.130.147 | Parcel number(s): |
| 2. Temporary resource number: | N/A | |
| 3. County: | Summit | |
| 4. City: | Breckenridge | |
| 5. Historic Building Name: | House | |
| 6. Current Building Name: | Rittinger House | |
| 7. Building Address: | 213 E. Washington Avenue | |
| 8. Owner Name: | Bette Rittinger | |
| Owner Organization: | | |
| Owner Address: | 78 Aspen Grove Court
Nederland, CO 80466 | |



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**
SW ¼ of NW ¼ of SE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410227 mE** **4370650 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **1, 2, Block 10**
 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: **28' N-S by 24' E-W**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/ Vertical Siding**
18. Roof configuration: **Other Roof**
19. Primary external roof material: **Metal Roof**
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:
This small dwelling, located at the southwest corner of E. Washington Avenue and S. French Street. Measures 28' N-S by 24' E-W. Built of wood frame construction, its exterior walls are clad with, beige color, vertical manufactured composition board siding. The house is covered by a low-pitched saltbox roof, covered with metal roofing material, and with boxed eaves. The home's windows are a combination of 1/1 double-hung sash, single-light fixed-panes, and casements, with painted green wood surrounds. The front entry door leads into the house from a 4½' by 4½' shed-roofed porch located at the east end of the north elevation (façade). Another entry door leads into the house from a 2-step concrete porch at the south end of the east elevation.
22. Architectural style: **No Style**
 Building type: **N/A**
23. Landscape or special setting features: **This small house is located at the southwest corner of E. Washington Avenue and South French Street, in the Breckenridge Historic District. The house is surrounded by a poorly-cared-for painted grass lawn, with minimal landscaping features.**
24. Associated buildings, features or objects: **N/A**

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IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1928**
 Source of information: **Town of Breckenridge, Department of Community Development files.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information **N/A**
28. Original owner: **Unknown**
 Source of information: **N/A**
29. Construction history:
Town of Breckenridge files indicate that this house was built in 1928 at Old Dillon, and that it was moved to this location in 1961. According to Summit Clerk and Recorder files, it was subsequently modified in some manner in 1984.
30. Original location: **No** Moved: **Yes** Date of move(s) **1961:**

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:
Built in 1928, this house was moved from Old Dillon in 1961, and placed on this site. According to Summit County Clerk and Recorder Records it was modified in 1942 and 1984.

Recent owners of the property include Guaranty Bank and Trust Company, Edward and Margaret Ericson, and Bette Rittinger.
36. Sources of information:
Summit County Assessor Residential Property Appraisal Files.
Town of Breckenridge, Department of Community Development files.

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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:
- At this location since 1961, this small house has not existed here long enough to have developed any historical significance as it relates to the Town of Breckenridge. It should be considered ineligible for individual listing in the National Register of Historic Places, and in the State Register of Historic Properties. 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. It does not meet the requirements for Criteria Consideration B, for moved properties.**
43. Assessment of historic physical integrity related to significance:
- This building probably exhibits a below-average 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-2; Images 126-128** 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 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