

# 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

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Contributes to eligible NR District

\_\_\_\_\_ Noncontributing to eligible NR District

## I. IDENTIFICATION

- |    |                         |  |                         |
|----|-------------------------|--|-------------------------|
| 1. | Resource number:        | <b>5ST.130.174</b>   | Parcel number(s):       |
| 2. | Temporary resource no.: | <b>N/A</b>   | <b>2211-3134-22-006</b> |
| 3. | County:                 | <b>Summit</b>  |                         |
| 4. | City:                   | <b>Breckenridge</b>  |                         |
| 5. | Historic building name: | <b>Ruffe House</b>   |                         |
| 6. | Current building name:  | <b>Snowlover Properties House</b>  |                         |
| 7. | Building address:       | <b>208 S. Harris Street</b>  |                         |
| 8. | Owner name and address: | <b>Snowlover Properties, LLLP</b><br><b>13834 W. 68th Drive</b><br><b>Arvada, CO 80004</b> |                         |



Individual National Register field eligibility:	<b>Not Eligible</b>
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Local Landmark Eligibility Assessment: **Eligible/Contributes 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**; **410428** mE **4370415** mN
11. USGS quad name: **Breckenridge**  
Year: **1987** Map scale: **7.5'**
12. Lot(s): **4** Block: **6**  
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): **L-Shaped Plan**
15. Dimensions in feet: **2558 square feet**
16. Number of stories: **1, with a 2-story rear addition**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:  

**The original portion of this residence features a gabled-L shaped plan with an intersecting rear gable to the east elevation. The house is supported by a low stone or concrete foundation, and its exterior walls are clad with painted white horizontal wood siding with painted blue 1" by 4" corner boards. The cross-gabled roof is steeply-pitched, with corrugated metal roofing material and with painted blue and white boxed eaves. The home's windows are primarily 1/1 double-hung sash, with painted white wood frames and painted blue wood surrounds. A white metal-paneled door enters the asymmetrical façade from an open front porch near the south end of the west elevation (façade). This porch features a wood plank floor, painted white chamfered wood posts, and a low-pitched hipped roof. A small, older, shed-roofed extension at the east end of the south elevation forms an enclosed rear porch. A painted white and blue wood-paneled door, covered by a white synthetic storm door, enters the enclosed rear porch at the south end of the east elevation. A large, two-story, gabled rear addition is joined to the original dwelling's east elevation by a lower gabled connecting element. The addition is supported by a low concrete foundation, and its exterior walls are clad with painted white horizontal wood siding with painted blue 1" by 4" corner boards. The addition is covered by a moderately-pitched side-gabled roof, with grey asphalt composition shingles, and with painted white and blue boxed eaves. The addition's windows are primarily 1/1 double-hung sash. A painted white and blue wood-paneled door enters an enclosed gabled porch which is centered on the addition's east elevation, facing the alley.**

22. Architectural style/building type: **Late Victorian**
23. Landscaping or special setting features:  
**This house is located on the east side of S. Harris Street, the fourth property south of Washington Avenue.**
24. Associated buildings, features, or objects:  
**Shed**  
**A historic wood frame shed is located near the rear northeast corner of the property. This building measures approximately 16' N-S by 12' E-W. It is supported by a low unpainted concrete foundation, and its exterior walls are clad with unpainted horizontal wood planks with 1" by 4" corner boards. Vertical wood planks appear in the upper gable ends. The shed's side-gabled roof is steeply-pitched, and is covered with corrugated metal roofing material laid over 1x wood decking. A vertical wood plank door, side-hinged with metal strap hinges, enters the shed at the north end of the west elevation. A small single-light window penetrates the west elevation. A 2-light window, with a painted blue wood frame and painted white wood surround, faces the alley on the east elevation. A vertical wood plank covered opening is located in the south elevation's upper gable end.**

#### **IV. ARCHITECTURAL HISTORY**

23. Date of Construction: Estimate:                      Actual: **1892**  
Source of information:                      **Summit County Clerk and Recorder, Warranty Deed Record Book 55, Page 461.**
26. Architect:                      **Eli W. Ruffe**  
Source of information:                      **Summit County Clerk and Recorder, Warranty Deed Record Book 55, Page 461.**
27. Builder/Contractor:                      **Eli W. Ruffe**  
Source of information:                      **Summit County Clerk and Recorder, Warranty Deed Record Book 55, Page 461.**
28. Original owner:                      **Eli W. and Jessie P. Ruffe**  
Source of information:                      **Summit County Clerk and Recorder, Warranty Deed Record Book 55, Page 461.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**This wood frame cottage was constructed in 1892 as a residence for Eli W. and Jessie P. Ruffe.**
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:

**This cottage was built in 1892 as the home of Eli W. and Jessie P. Ruffe. A carpenter by trade, Eli constructed this home himself along with other homes in the neighborhood. In 1896, the Ruffes sold their Victorian-era cottage to W. W. Boyd, a talented artist and local blacksmith. Boyd sold the house to Joseph and Bell Marz in 1909. Joseph worked for the Breckenridge streets department and played on the Breckenridge Baseball team. More recent owners of the home include Kathleen and George W. George and Harry B. and Doris Jones, and the Cozens family.**

## 36. Sources of information:

**Oral History Interview with Eli and Jessie Ruffe family members by Rebecca Waugh, Superior, Colorado. 2006**

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

**Summit County Clerk and Recorder. Warranty Deed Record book 55, page 461**

**Summit County Clerk and Recorder. Deed of Trust book 78, page 12**

**Summit County Clerk and Recorder. Warranty Deed book 87, page 507**

**Summit County Clerk and Recorder. Miscellaneous Trust Deed, Etc. book 112, page 242**

**Summit County Clerk and Recorder. Plat book**

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

**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 property is historically significant for its association with Breckenridge's residential development dating from the time of its construction in the early 1890s. It is also architecturally significant for its gabled-L plan and Late Victorian era architectural characteristics. Despite a rear addition, this building likely 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 a less than ideal 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 historic dwelling's integrity is diminished by a large rear addition. The addition's materials are compatible with the original house; however, its height and overall size are not. As a result, the addition is out of character, compared with historic residences within the historic district. The historic shed enhances the integrity of setting.**

#### **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? **Contributing**

#### **VIII. RECORDING INFORMATION**

47. Photograph numbers: **CD #1, Images 118-125**

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**

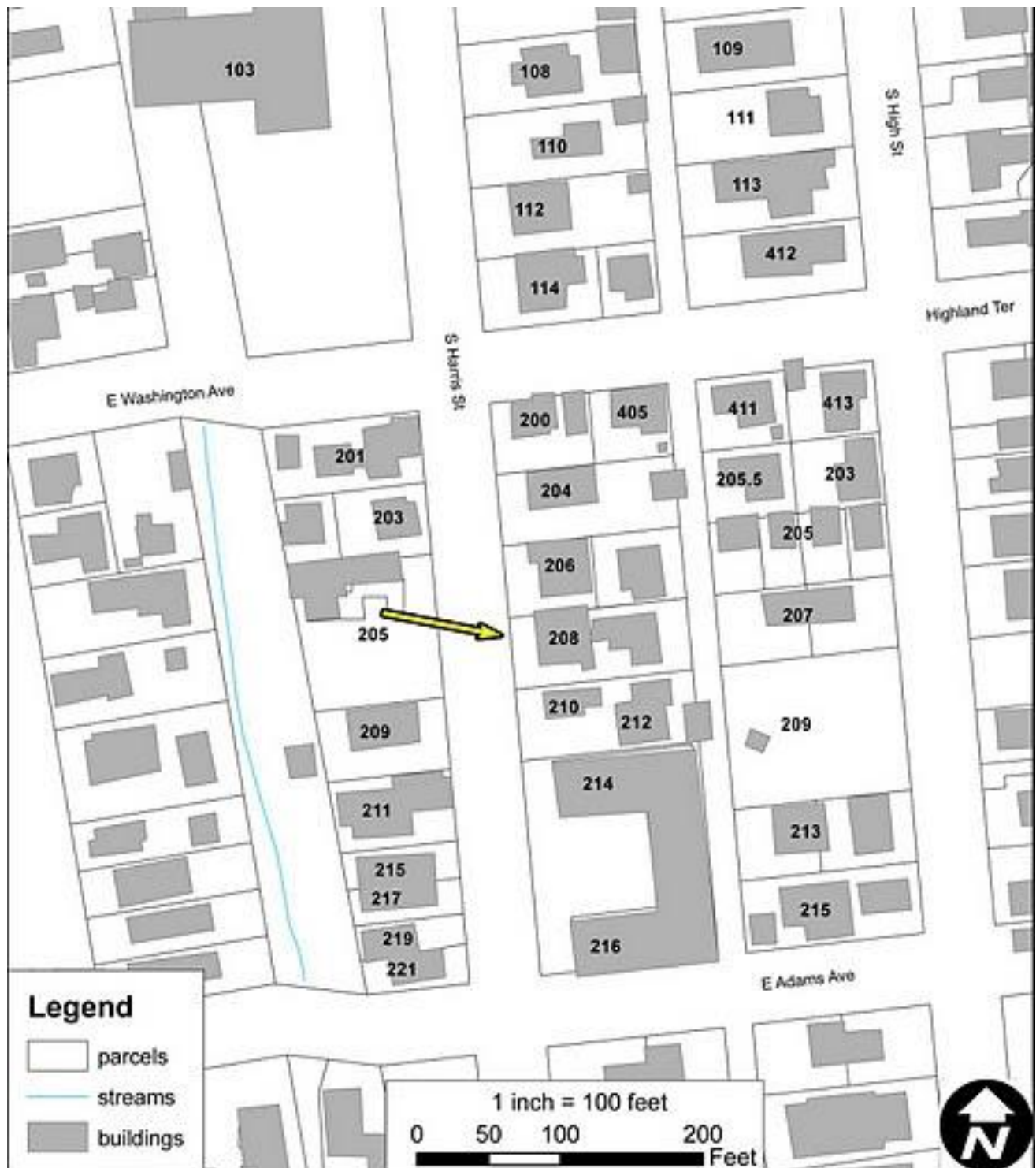
49. Date(s): **June 30, 2010**

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

