

COLORADO CULTURAL RESOURCE SURVEY

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: **5RT.2653** Parcel number(s): **115201313**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Rudisill House**
- 6. Current Building Name: **Lozman/Harris House**
- 7. Building Address: **22 Park Avenue**
- 8. Owner Name: **Ann Lozman and Jay Harris**
- Owner Organization:
- Owner Address: **1 Gracie Square
New York, NY 10028-8001**



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: **6N** Range: **84W**
SE ¼ of NE ¼ of NE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345374 mE** **4483919 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Tract in Lot 13 Resub. of Lots 6,7,8, Block 1 & 60' X 6' Vacated Alley**
 Addition: **Crawford Addition** Year of addition: **1901**
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): **Irregular Plan**
15. Dimensions in feet: **1016 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Shingle**
18. Roof configuration: **Shed Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:
Porch
Fence
Garage/Attached Garage
21. General architectural description:
This modern-appearing dwelling is supported by a low concrete foundation, and its exterior walls are primarily clad with stained light brown square-cut wood shingles. Some exterior wall surfaces are covered with board-and-batten, however. The house is covered by low-pitched saltbox and shed roof forms, with asphalt composition shingles and with widely-overhanging boxed eaves. Heavy stained brown purlins appear in the upper gable ends. A stained light brown wood-paneled front door, with a leaded glass upper sash light, and with a transom light, enters the south elevation (façade) from a small 3-step front porch. This porch measures approximately 6' by 5', and features a wood plank floor, and an open wood railing. The porch is covered by the overhang of the saltbox roof. A stained light brown wood-paneled and bead board roll-away garage door, with four small 4-light windows, is located at the east end of the north elevation. This garage door opens onto a concrete brick paved driveway which extends to Park Avenue. The front (south) end of the garage is covered by a flat roof, is enclosed by an open wood railing and serves as a porch for the home's upper half story. A painted red glass-in-wood-frame door opens from the upper half story onto this garage roof porch. A glass-in-wood-frame atrium door opens onto a wood deck at the west end of the north elevation. The home's windows are primarily single-light casements with painted red wood frames and stained brown wood surrounds.
22. Architectural style: **Modern Movements**
 Building type:

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23. Landscape or special setting features: **This house is located on the north side of Park Avenue, the second property west of North Park Road. The front yard features little or no planted grass, but is professionally landscaped with small pine, cedar and aspen trees.**

24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1952 (original)** Actual:
 Source of information: **Routt County Assessor, Residential Property Appraisal Record; Routt County Assessor/Treasurer Parcel Detail Information.**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **Pearl Rudisill (probably)**
 Source of information: **Mountain States Telephone and Telegraph directories.**

29. Construction history:
Routt County Assessor records indicate that this property was developed with the construction of a residence in 1952. The extant house appears to be of more modern construction, however. The only modification noted in the Assessor records involves the construction of a wood deck in 1965.

30. Original location: Moved: Date of move(s):

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:
Routt County Assessor records indicate that this property was first developed in 1952. Pearl Rudisill is listed as the resident at this address in Mountain States Telephone and Telegraph directories from 1965 until the early 1970s. (Telephone directories prior to 1956 are unavailable.) The property's ownership history during the 1980s and much of the 1990s remains obscure. The Assessor records indicate that in September of 1999, Patrick Dennis Smallwood sold the property to William G. Oar and Christopher J. Oar. The property then remained in the oar family until October of 2004 when it was sold to Ann Lozman and Jay Harris of New York, New York. The house currently appears to serve as a vacation home.

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36. Sources of information:

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Residential Property Appraisal Record.

Routt County Assessor/Treasurer Parcel Detail Information.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

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.

Steamboat Springs Standards for Designation:

- | | |
|----------------|--|
| Not Applicable | A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States. |
| Not Applicable | B. Its location as a site of a significant historic event. |
| Not Applicable | C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County. |
| Not Applicable | D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County. |
| Not Applicable | E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. |
| Not Applicable | F. Its embodiment of distinguishing characteristics of an architectural type or specimen. |
| Not Applicable | G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County. |
| Not Applicable | H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation. |
| Not Applicable | I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif. |
| Not Applicable | J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County. |

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39. Area(s) of significance: **Not Applicable**
40. Period of significance: **Not Applicable**
41. Level of significance: National: State: Local:

42. Statement of significance:

The extant house at this location appears to be of too recent construction to qualify for listing in the National or State Registers, or to qualify for local designation in the Routt County Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property displays a marginal standard of physical 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. Although the house's construction history remains generally unclear, the modern appearing house is probably substantially altered from the original dwelling which was built here in the early 1950s.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

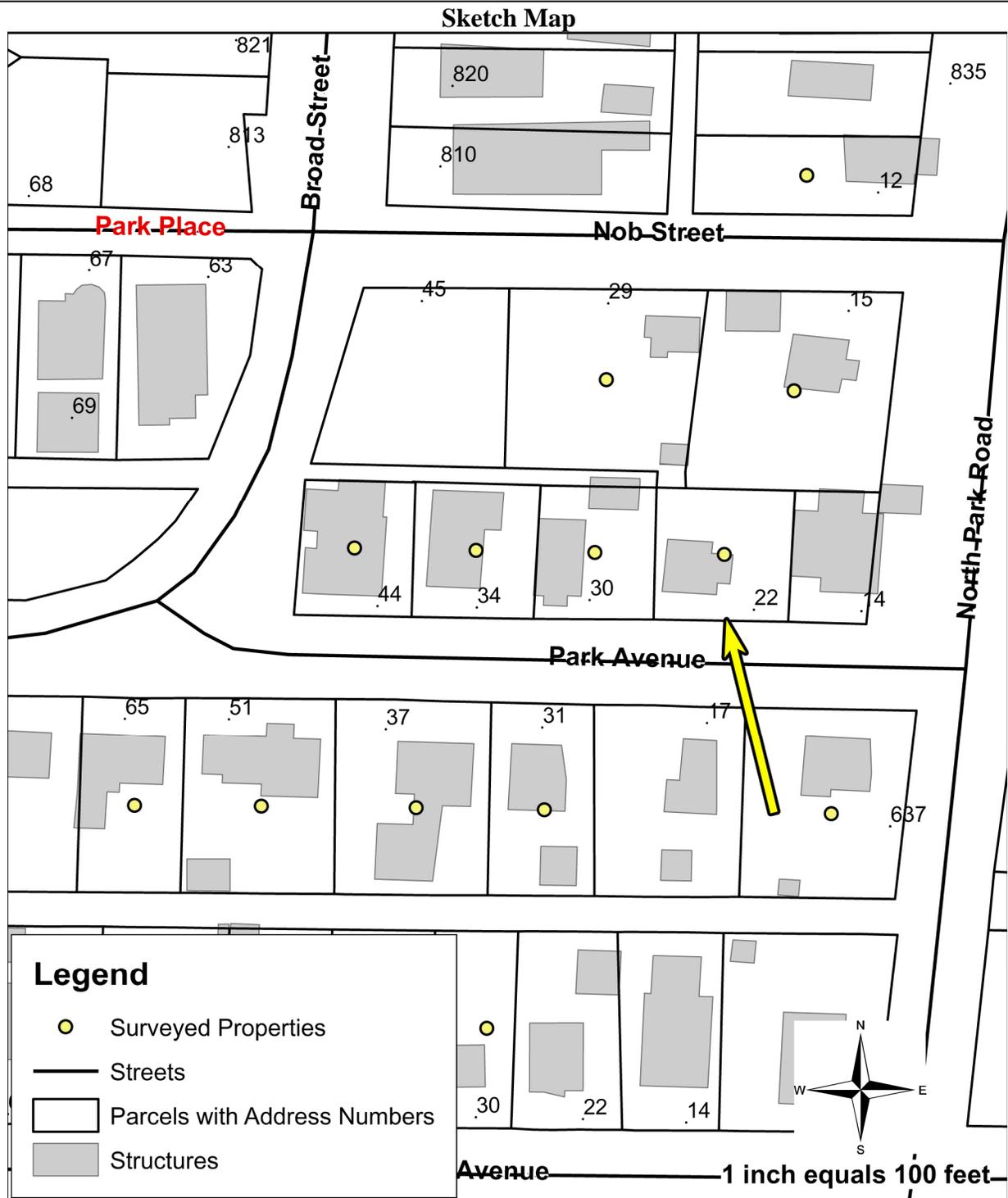
44. National Register eligibility field assessment: **Not Eligible**
Local landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? Yes No
Discuss: **Historic buildings within the survey area do not collectively possess sufficient historical or architectural significance, and/or display sufficient physical integrity, to comprise a State or National Register historic district.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #2, Images 210-212** CDs filed at: **City of Steamboat Springs**
48. Report title: **Old Town Steamboat Springs Residential Survey Phase VII** **137 10th Street**
49. Date(s): **08/26/2008** **Steamboat Springs, CO**
80477
50. Recorder(s): **Carl McWilliams**
Timothy Wilder
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**
Fort Collins, CO 80525
53. Phone number(s): **(970) 493-5270**

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Location Map

