COLORADO CULTURAL RESOURCE SURVEY

# 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: **5RT.2654** Parcel number(s): **115201213**
2. Temporary resource number: **N/A**
3. County: **Routt**
4. City: **Steamboat Springs**
5. Historic Building Name: **Richmond House**
6. Current Building Name: **Luchini House**
7. Building Address: **30 Park Avenue**
8. Owner Name: **John E. & Shelley D. Luchini**

   Owner Organization:

   Owner Address: **P O Box 774806**

   **Steamboat Springs, Co 80477-4806**

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

# Architectural Inventory Form



## 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** **345355 mE** **4483920 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
    Year: **1969** Map scale: **7.5'**
12. Lot(s): **Tract 60 Ft X 80.1 Ft in SW Corner Of Lot 13 Resub. of Lots 6, 7, 8, Block 1**
    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): **Rectangular Plan**
15. Dimensions in feet: **Length: 47 feet x Width: 20 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Shingle**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
    **Chimney**
    **Fence**

21. General architectural description:
    **This 1½story wood frame dwelling features a basic rectangular shape which measures 47' N-S (deep) by 20' E-W (across). Included in these dimension are the main 1.5-story front gabled section, and a lower, single-story, hipped-roof extension to the north (rear) elevation. The house is supported by a low painted green concrete foundation, and its exterior walls are clad with painted green square-cut wood shingle siding. The front gabled roof is moderately-pitched, with metal roofing material, and with painted green rafter ends exposed beneath the eaves. A short red brick chimney is located on the ridge. The house features a symmetrical façade which faces toward Park Avenue on the south elevation. An enclosed, 6' by 8' gabled porch is centered on the façade. A narrow, painted salmon color, wood-paneled door, with flanking single-light windows enters into the enclosed porch from a small concrete stoop. A painted black wood-paneled door, covered by a silver aluminum storm door, enters the house's interior from within the enclosed porch. The home's windows are primarily 3/1 (ribbon style) double-hung sash with decorative wood shutters. A single-light fixed-pane window, and a 3-light fixed-pane window, are located in the façade's upper gable end, however. A back door enters the hipped-roof extension from a concrete stoop at the north end of the east elevation. The extension's north and west walls are penetrated by paired 4-light hopper windows.**

22. Architectural style:
    Building type: **Late 19th and Early 20th Century American Movements**

23. Landscape or special setting features: **This property is located on the north side of Park Avenue in the block west of North Park Road. Planted grass front and back yards, as well as a wide side yard east of the house, are enclosed by an older 5' high wood privacy fence.**

24. Associated buildings, features or objects:

**Garage**

**A wood frame garage, which measures 12' N-S by 26' E-W, is located northeast of the house. This building is supported by a concrete slab foundation, and its exterior walls are clad with painted green square-cut wood shingles. The garage is covered by a steeply-pitched front gable roof, with metal roofing material and with painted green rafter ends exposed beneath the eaves. A painted green vertical wood plank overhead garage door is located on the east elevation. This door opens onto a long gravel driveway which extends to Broad Street to the west. A narrow painted red wood-paneled door, and a 4-light window, are located on the south elevation. A shed-roofed extension to the garage's north elevation is used for exterior storage.**

## IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1938** Actual:
    Source of information: **Routt County Assessor, Residential Property Appraisal Record**
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:

**Routt County Assessor files indicate that this 1½story dwelling was built in 1938. This date seems plausible given the house's Bungalow style architectural characteristics, and its overall condition. A single-story hipped-roof extension to the north (rear) elevation is either part of the original house or an early addition. The Assessor records also indicate that the 6' by 8' enclosed front porch dates to 1964.**

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 house was built in 1938. Information about its earliest residents and owners has not been uncovered. Mountain States Telephone and Telegraph directories for Steamboat Springs reveal that this was the home of Dean Richmond, and later Farrell Richmond, from the mid-1950s to the early 1970s. The property's current owners are John E. and Shelley D. Luchini, having purchased it from the McKee family in October of 1980. Mr. and Mrs. Luchini apparently maintain this property as a rental, as their primary residence is at 906 The Boulevard.**

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. |
| ☑ | | 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. |
| ☑ | | 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. |

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

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

41. Level of significance: National: State: Local: ☑

42. Statement of significance:

**This property is historically significant for its associations with Steamboat Springs' residential development dating from the time of its construction, circa 1938. The house is also architecturally significant for its modest local expression of the Bungalow style, including such features as its exposed rafter ends and ribbon-style double hung windows. The property's historical and architectural significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The property, though, may be considered eligible for designation as a local landmark in the Routt County Register of Historic Places.**

43. Assessment of historic physical integrity related to significance:

**This property displays an overall high 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. Apart from a reasonably compatible enclosed front porch, reportedly erected in 1964, the house is minimally altered from its historic appearance.**

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## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

    Local landmark eligibility field assessment: **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: ☑

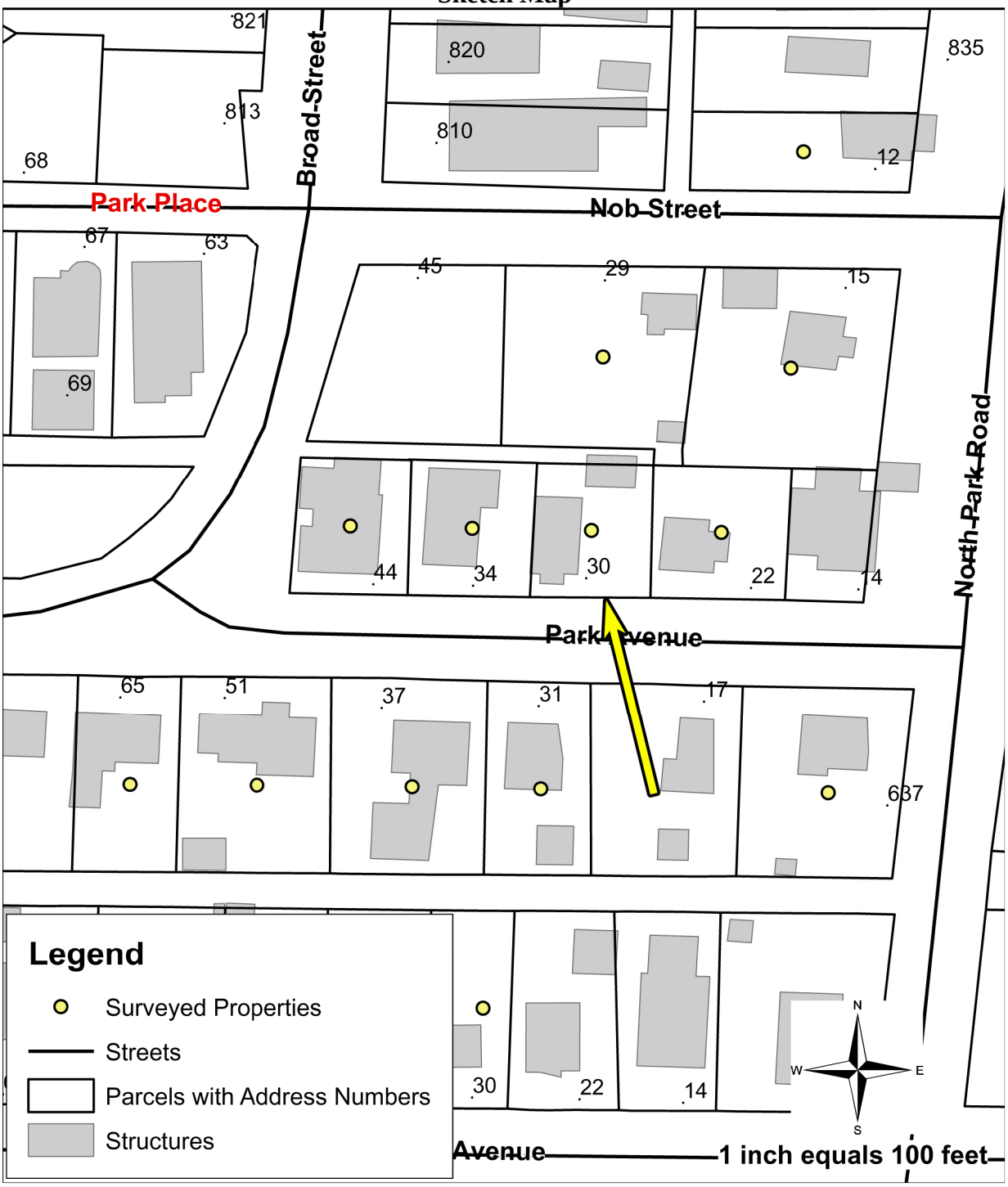
## VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #2, Images 326-330** CDs filed at: **City of Steamboat Springs**
48. Report title: **Old Town Steamboat Springs Residential Survey Phase VII** **137 10th Street**
49. Date(s): **11/08/2008** **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**

# Architectural Inventory Form



## Sketch Map



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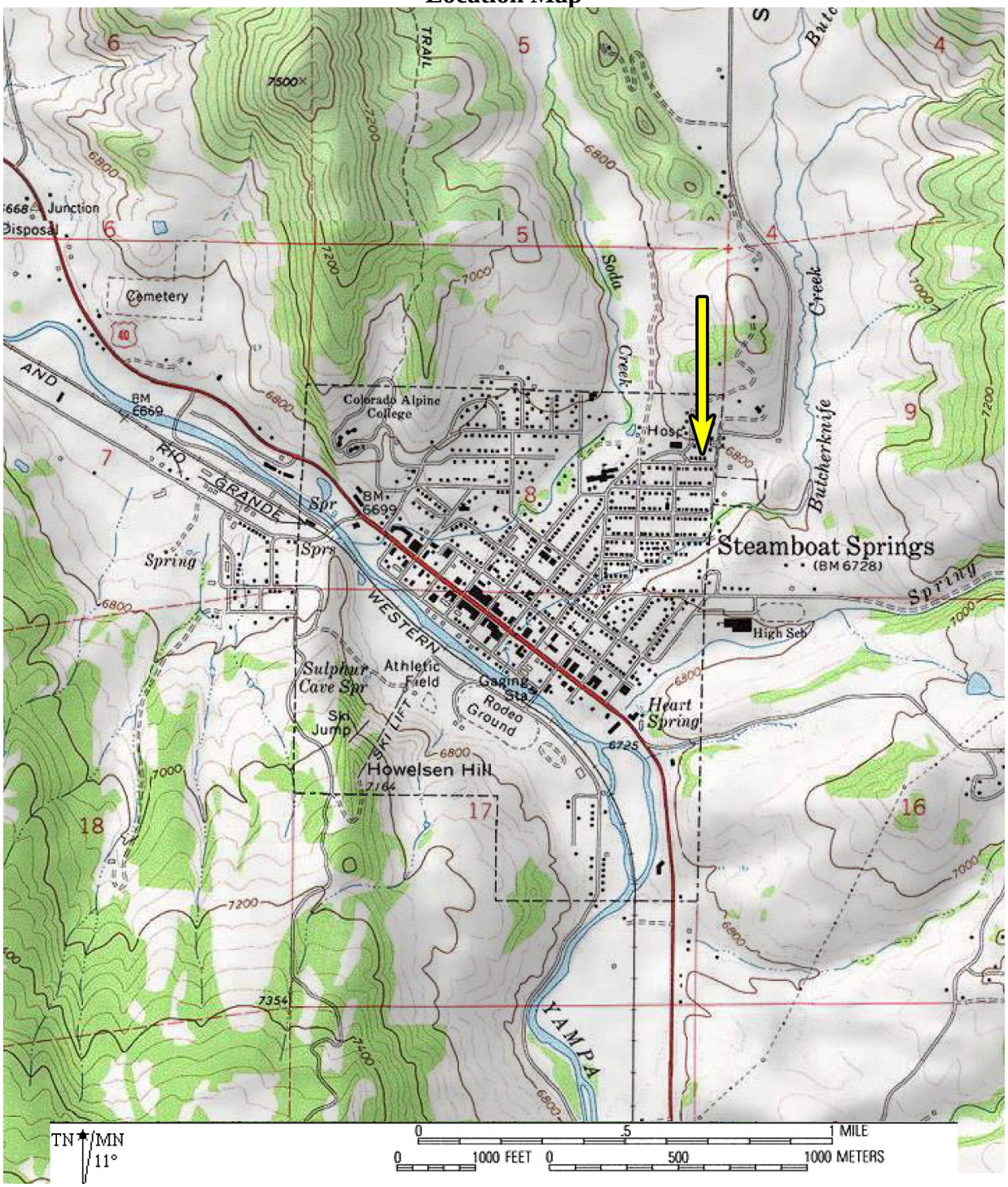
## Location Map