

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
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.2657** Parcel number(s): **115204009**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Cox House**
- 6. Current Building Name: **Duncan House**
- 7. Building Address: **37 Park Avenue**
- 8. Owner Name: **Thomas R. & Sylvia F. Duncan**
- Owner Organization:
- Owner Address: **P O Box 772876**
Steamboat Springs, Co 80477-2876



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**
NE ¼ of SE ¼ of NE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345316 mE** **4483874 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 9, 10, 11, Block 4**
 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: **1944 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Garage/Attached Garage
21. General architectural description:
The residence at 37 Park Avenue consists of the following elements: an original (circa 1946) front gabled dwelling; a (circa 1966) two-stall garage addition; a gabled addition to the east end of the house's south elevation; a 10' by 10' gabled connecting element which joins the house to the garage. The original dwelling features a nearly square plan, measuring 29' N-S (deep) by 28' E-W (across). The garage overall measures 32' N-S by 33' E-W, and included in these dimensions are a main 32' by 24' gabled section, and a 32' by 9' shed-roofed extension to the east elevation. The gabled addition to the east end of the house's south elevation measures 10' N-S by 22' E-W. The house is supported by a painted pale grey concrete foundation, and the foundation walls above grade are penetrated by 2-light hopper basement windows. The home's exterior walls are clad with cream white color undulated asbestos shingle siding, and its low-pitched front gable roof is covered with metal roofing material. The eaves are boxed with painted cream white wood trim, and with a painted blue scalloped fascia board. The home's windows are primarily 1/1 double-hung sash with painted cream white wood frames and painted blue wood surrounds. The house features a symmetrical façade which faces toward Park Avenue on the north elevation. A stained natural brown wood-paneled front door, with four small upper sash lights, and covered by a stained natural brown wood screen door, enters the center of the façade from a 4-step concrete porch. The porch measures 4' by 7', and is covered by a gable roof supported by two painted white 4" by 4" wood posts. The front porch is flanked on either side by a hipped-roof oriel window. A glass-in-wood-frame door enters the east elevation of the 10' by 10' gabled connecting element. The attached garage is supported by low concrete foundation perimeter walls, with a concrete slab floor. Its exterior walls are clad with cream white color undulated asbestos shingle siding, and its gable and shed roofs are covered with metal roofing material. The

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garage eaves are boxed with painted cream white wood trim, and with a painted blue scalloped fascia board. The 32' by 9' shed-roofed extension to the garage's east elevation is of plywood construction. Two cream white color metal-paneled roll-away garage doors are located on the garage's south elevation. These doors open onto a gravel driveway which extends to the asphalt-paved alley. Two 2-light windows, with painted blue wood surrounds, penetrate the garage's west elevation.

22. Architectural style: **No Style**
 Building type:
23. Landscape or special setting features: **This property is located on the south side of Park Avenue, in the block west of North Park Road. A planted grass lawn surrounds the house. Two small deciduous trees are located in the front yard.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1946** Actual:
 Source of information: **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: **Unknown**
 Source of information: **N/A**
29. Construction history:
Routt County Assessor records indicate that the original portion of this residence was built in 1946. The original single-story, front-gabled home, measuring 29' N-S by 28' E-W, stood as originally built until 1966. At that time, according to the Assessor files, a 10' by 22' enclosed rear porch, a 10' by 10' gabled connecting element, and an attached, 32' by 24', garage were built onto the original south (rear) elevation. Some years later, reportedly in 1987, a 20' by 14' concrete porch/patio was added to the west elevation of the enclosed porch and connecting element, between the house and garage. Perhaps even more recently, a 32' by 9' shed-roofed extension has been built onto the garage's east elevation.
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**

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35. Historical background:

Routt County Assessor records indicate that this house was built circa 1946, and it has served as a single family residence from that time to the present. Stanley M. Cox is the home's earliest known resident. Mountain States Telephone and Telegraph directories list Mr. Cox at this address from the 1956 through the mid-to-late 1960s. Mrs. Florence Cox is then listed at this address in the 1970 telephone directory. The names Stanley and Florence Cox were not located in the on-line Routt County Burial Index. Later telephone directories show John Butts as this home's occupant in the early 1980s, followed by John and Irene Meyers in the late 1980s and early 1990s. The County Assessor records reveal that Allen R. and Shirley Fox owned this property in the years prior to 1987. They sold the property in June of that year to Mr. and Mrs. Meyers, who then owned and lived here for about the next ten years. Thomas and Sylvia Duncan, the current owners, acquired it from Irene Meyers in November of 1997.

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 Burial Index." <http://yampavalley.info/history>

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.

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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. |

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 1946. The house is also architecturally significant for its representative rectangular-shaped front gabled plan. 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. Due to a fairly substantial loss of integrity, the property may also be considered ineligible for local designation in the Routt County Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property displays a less than optimal standard of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. Numerous additions and alterations to the original dwelling have significantly reduced its physical integrity. These include the installation of two oriel windows on the façade elevation, and multiple additions to the rear elevation including a large two-stall garage. A sense of time and place, relative to how this property appeared in the 1940s and 1950s remains only minimally intact.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

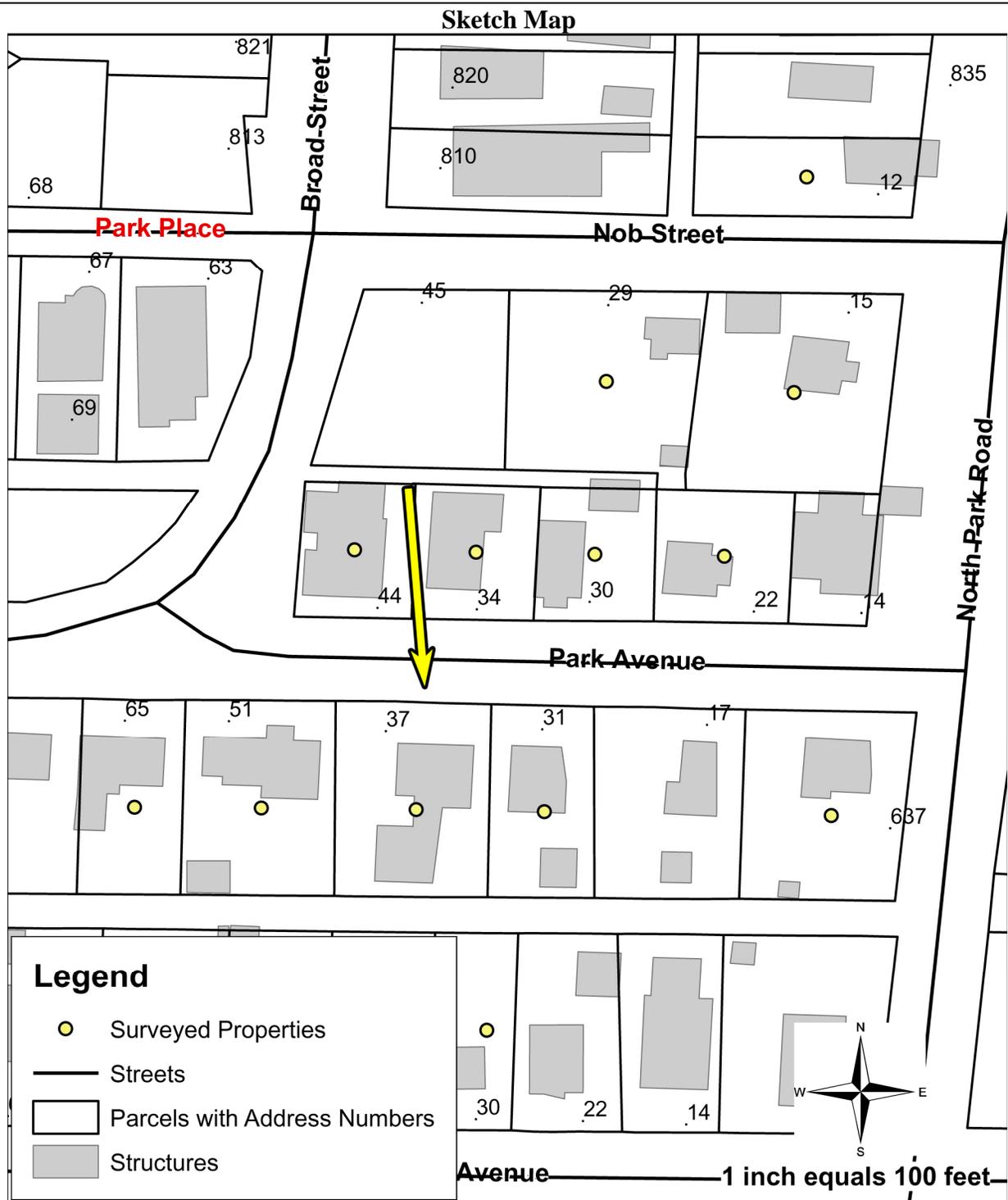
44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? Yes No
- Discuss: **Historic buildings within the survey area do not collectively possess sufficient historical or architectural 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 213-218 | 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

