

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.2630** Parcel number(s): **144003002**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Bristol House**
- 6. Current Building Name: **Wojciechowski House**
- 7. Building Address: **1034 The Boulevard**
- 8. Owner Name: **Susan & Mark J. Wojciechowski**
- Owner Organization:
- Owner Address: **5073 Laurel Ave
Boulder, Co 80303-2718**



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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
SE ¼ of NE ¼ of NE ¼ of SW ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344540 mE** **4483976 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lot 2, Less Easterly 10 Feet of Block 3**
 Addition: **North Highlands Addition** Year of addition: **1905**
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: **1824 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Roof Treatment/Dormer
21. General architectural description:
This 1½-story dwelling is supported by a concrete block foundation. Its exterior walls are clad with beige color stucco, over concrete block walls, and it is covered by a moderately-pitched front gable roof with green metal roofing material. The roof eaves are boxed with stained brown wood trim. A shed-roofed dormer with a horizontal sliding window is on the south-facing roof slope. A large non-historic 1x1 horizontal sliding window, and a single-light fixed-pane window, penetrate the east elevation. Windows elsewhere are primarily 1/1 double-hung sash with painted green wood surrounds. The house's façade faces toward The Boulevard on the south elevation. A stained brown wood-paneled front door, with a fanlight, enters the east end of the façade from an open shed-roofed front porch. This porch is approached by four wooden steps, and features a wood plank floor, two stained brown 4" by 4" wood post supports, and the shed roof. A stained brown wood-paneled door enters a 10' by 14' enclosed gabled rear porch addition from a concrete stoop on the north elevation.
22. Architectural style: **No Style**
 Building type:
23. Landscape or special setting features: **This property is located on the north side of The Boulevard in the block west of Yahmonite Street. A planted grass lawn with mature landscaping features surrounds the house. Two large deciduous trees are located in the front yard.**
24. Associated buildings, features or objects: **Not Applicable**

Architectural Inventory Form

Page 3 of 8

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1940**
 Source of information: **Routt County Assessor/Treasurer, Parcel Detail Information; Benita Bristol**
26. Architect: **Clyde Bristol**
 Source of information: **Benita Bristol**
27. Builder: **Clyde Bristol**
 Source of information: **Benita Bristol**
28. Original owner: **Clyde and Ima Bristol**
 Source of information: **Benita Bristol**
29. Construction history:
Routt County Assessor records indicate that this house was constructed in 1940. Benita Bristol, of 865 Pahwintah, relates that the house was designed and built by Clyde Bristol, her father-in-law, in 1940. As originally built, the 1½-story front gabled dwelling measured 28' N-S by 24' E-W. A 10' N-S by 14' E-W gabled addition to the north (rear) elevation predates 1989. A non-original shed-roofed dormer on the east-facing roof slope also predates 1989.
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:
This house was built by Clyde Bristol in 1940, and served as the Bristol family home until it was sold circa 1950. Clyde, his wife, Ima, and son, Everett, lived in the house for a number of years, but by the late 1940s Clyde and Ima had separated. Everett C. "Ev" Bristol was married to Benita Ralston in 1947, and for the next three years, this home was occupied by Everett and Benita Bristol, and Everett's mother, Ima. In 1950, Everett and Benita began construction of their new home at 865 Pahwintah Street, where Benita Bristol still resides (in 2009). (For further information regarding the Bristol family at that location please refer to inventory form 5RT.2652.) Clyde Bristol had brought his family to Steamboat Springs in 1935. He served as a police officer with the Steamboat Police Department, and in time he became the city's Police Chief. In 1948, Clyde Bristol built the hotel at 917 Lincoln Avenue, which still bears the Bristol family name.
- Mountain States Telephone and Telegraph directories for Steamboat Springs indicate that this property was occupied by Walter L. Smith in the mid-1950s. Information regarding the home's owners and residents in the 1960s and 1970s remains relatively obscure, although, the directories indicate that by 1965, Mr. Smith was no longer living here. In 1989, the property was purchased by friends Kristy Nielsen and Diane Muzzy. Ms. Nielsen was married to Tom Corl in 1992, and by that time, Ms. Muzzy had sold them her share in the home. Tom and Kristy (Nielsen) Corl owned and lived here until June of 2002 when they sold the property to its current owners, Susan & Mark J. Wojciechowski. Residents of Boulder, Mr. and Mrs. Wojciechowski currently maintain the property as a rental.**

Architectural Inventory Form

Page 4 of 8

36. Sources of information:

Bristol, Benita. Interview with Carl McWilliams, September 2008.

Bristol, Benita. Telephone interview with Carl McWilliams, April 2009

Corl, Kristy. Telephone interview with Carl McWilliams, April 2009.

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.

Architectural Inventory Form

Page 5 of 8

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. |
| <input checked="" type="checkbox"/> | C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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 in 1940, and particularly for its initial association with the family of Clyde and Ima Bristol. The house is also architecturally significant because it was built by Clyde Bristol, and for its representative rectangular-shaped front-gabled plan. The property's historical and architectural significance is probably 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. Despite some loss of integrity, however, the property may be considered eligible for designation in the Routt County Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property displays a somewhat less than optimal level 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. A gabled rear addition and a shed-roofed dormer diminish the historic home's physical integrity.

Architectural Inventory Form

Page 6 of 8

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

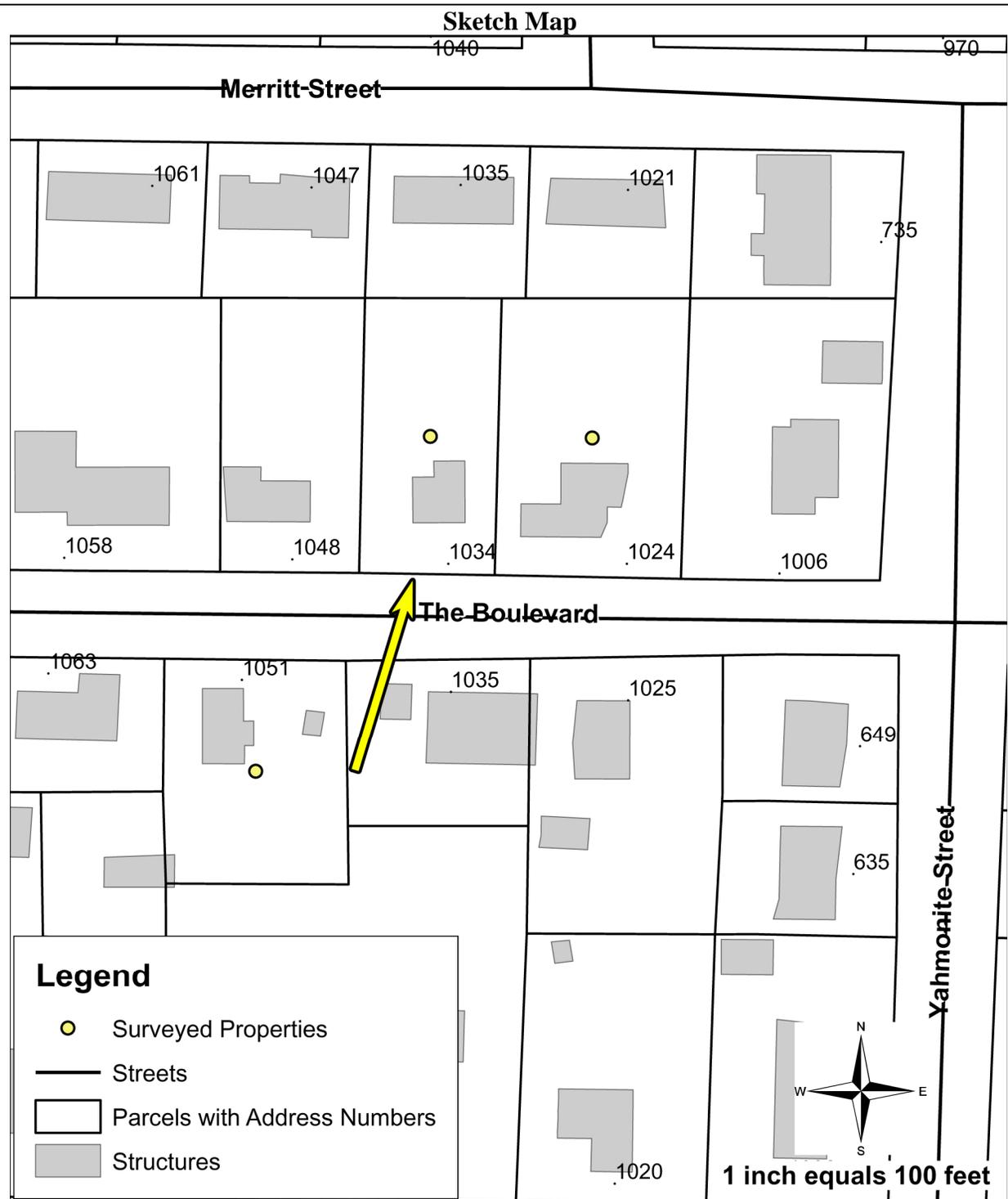
44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes No
- Discuss: **Historic buildings within the survey area do not collectively possess sufficient historical or architectural 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 #1, Images 60-64 | CDs filed at: | City of Steamboat Springs |
| 48. Report title: | Old Town Steamboat Springs Residential Survey Phase VII | | 137 10th Street |
| 49. Date(s): | 04/6/2009 | | 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

Page 7 of 8



Architectural Inventory Form

Location Map

