

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.2631** Parcel number(s): **144001024**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Fulton House**
- 6. Current Building Name: **Mikolaiczik House**
- 7. Building Address: **1051 The Boulevard**
- 8. Owner Name: **Terry P. Mikolaiczik**
- Owner Organization:
- Owner Address: **6713 Zerillo Dr  
Riverbank, Ca 95367**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Not Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**  
**NE ¼ of SE ¼ of NE ¼ of SW ¼ of Section 8**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344513 mE** **4483911 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lot 6, North 62 1/2 Ft of Lot E, Block 1**  
 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: **1644 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Chimney**
21. General architectural description:  
**This is a 1½-story, rectangular-shaped, front-gabled dwelling, with a gabled rear addition, and with two small shed-roofed extensions on its east (side) elevation. The main, original, portion of the 1.5-story front gabled dwelling measures 27' N-S (deep) by 18' E-W (across). The 1.5-story gabled rear addition to the south elevation measures 17' N-S by 18' E-W. The shed-roofed extension near the south end of the east elevation measures 8' N-S by 4' E-W. The shed-roofed extension at the front (north) end of the east elevation is an enclosed porch, and measures 7' N-S by 4' E-W. The house is supported by a low, unpainted, concrete foundation, and its exterior walls are clad with painted pale blue horizontal wood siding with painted pale purple 1" by 4" corner boards. The front gabled roof is steeply-pitched, and is covered with metal roofing material. The eaves are boxed with painted pale blue and purple wood trim. A brick chimney, which has been capped, is located on the roof ridge. The home's windows are primarily single and paired 1/1 double-hung sash, with painted white wood frames and painted pale purple wood surrounds. A black metal storm door leads into the enclosed shed-roofed front porch at the east end of the façade (north elevation). A large wooden deck extends across the south (rear) elevation and wraps around to cover the south end of the east elevation. The deck, on the east elevation, is covered by a second story porch with an open wood railing. The 1.5-story gabled rear addition features painted pale blue vertical wood siding.**
22. Architectural style: **No Style**  
 Building type:

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23. Landscape or special setting features: **This property is located on the south side of The Boulevard in the block west of Yahmonite Street. A spacious planted grass lawn surrounds the house, with mature landscaping features including cedar bushes, a large deciduous tree, and low plants along the perimeter of the house.**

24. Associated buildings, features or objects:

**Shed**

**A wood frame shed, which measures approximately 12' by 8', is located east of the house. This small utilitarian structure has painted pale blue board-and-batten exterior walls, (1" by 2" vertical strips fastened to plywood sheets), and a low-pitched front gable roof. The roof is covered with metal, while painted pale blue rafter ends are exposed beneath the eaves. A painted pale blue plywood door enters the shed's north elevation.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1911** 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 records list 1911 as this house's year of construction. The Assessor records also reveal that improvements to the original property were carried out in 1950, 1989-1990, and 1992. The front porch was enclosed in 1950; a 17' N-S by 18' E-W two-story gabled addition was built onto the original south (rear) elevation in 1989-1990; a large rear deck was added onto the south elevation of the addition in 1992. The Assessor records also reveal that the small utility shed east of the house was erected in 1950.**

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 reveal that this house has been owned by Terry P. Mikolaiczic for the past twenty-one years (1987-2007). Mr. Mikolaiczic, presently of Riverbank, California, purchased the property from Larry and Karen Parsel in June of 1987. Previous residents, as listed in the Assessor records and/or in Mountain States Telephone and Telegraph directories, include C.F. Fulton (late 1950s), Dale Werner (early 1960s through mid-to-late-1970s), and the Gallagher and Parsel families in the early 1980s. The 1965 telephone directory lists both Dale Werner and Frank J. Gartland at this address. Information about the home's earliest owners and residents, prior to the 1950s, has not been uncovered.**

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.                                    |

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- 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 1911. The house is also architecturally significant for its representative rectangular-shaped hip-roofed plan. The property's combined level of significance and integrity is probably not to the extent that it would qualify for inclusion in the National Register of Historic Places or in the State Register of Historic Properties. Due to a substantial loss of integrity, the property should also be considered ineligible for local landmark designation.**

43. Assessment of historic physical integrity related to significance:

**This property displays a somewhat less than optimal 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. The original house's physical integrity has been diminished by the construction of a two-story addition to the south elevation in 1989-1990.**

### 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:

**Architectural Inventory Form**

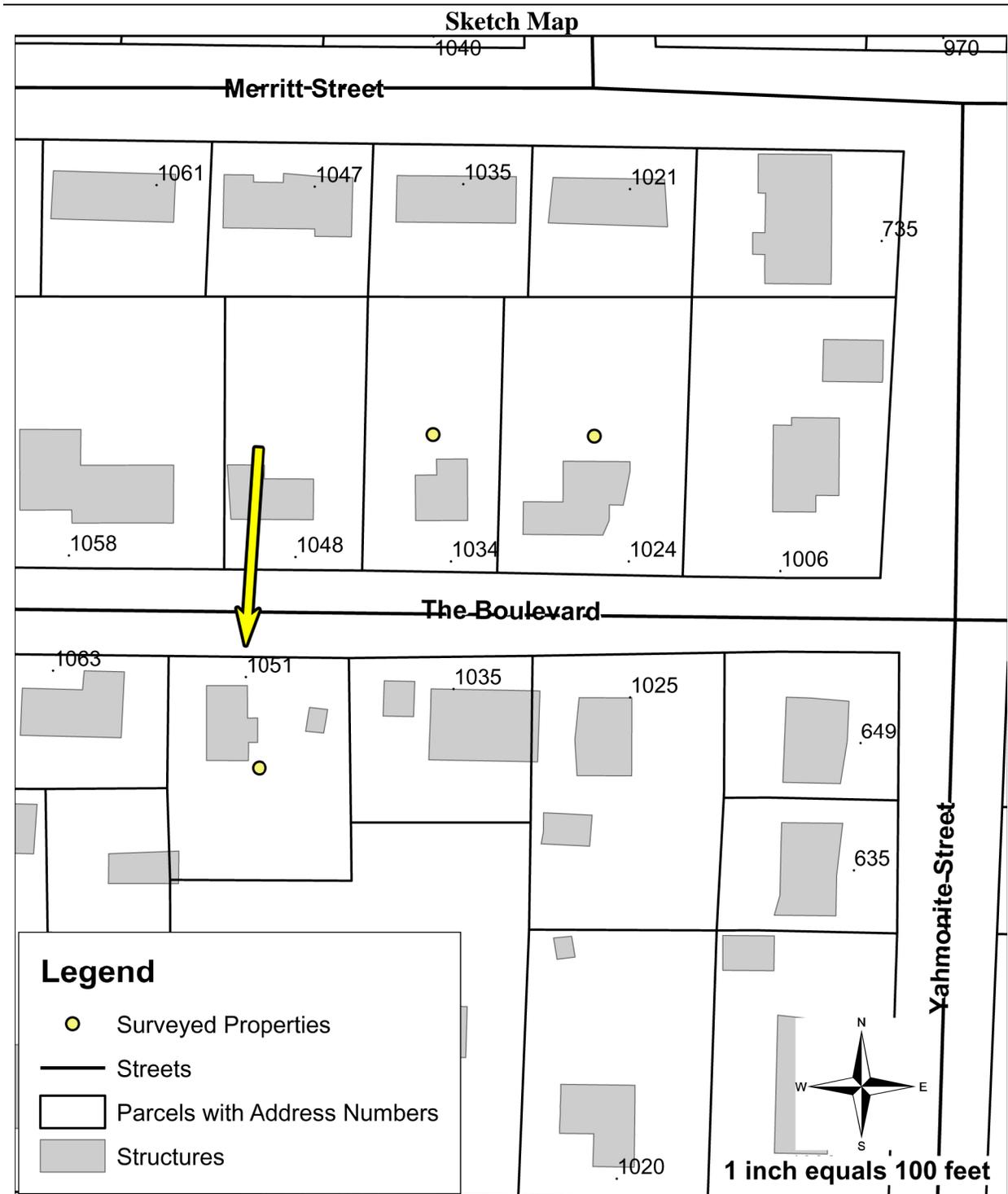
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**VIII. RECORDING INFORMATION**

47. Photograph number(s):	<b>CD #1, Images 65-69</b>	CDs filed at:	<b>City of Steamboat Springs</b>
	<b>CD #3, Images 17-19</b>		
48. Report title:	<b>Old Town Steamboat Springs Residential Survey</b>		<b>137 10th Street</b>
	<b>Phase VII</b>		
49. Date(s):	<b>04/14/2009</b>		<b>Steamboat Springs, CO</b>
			<b>80477</b>
50. Recorder(s):	<b>Carl McWilliams</b>		
	<b>Timothy Wilder</b>		
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>1607 Dogwood Court</b>		
	<b>Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

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## Location Map

