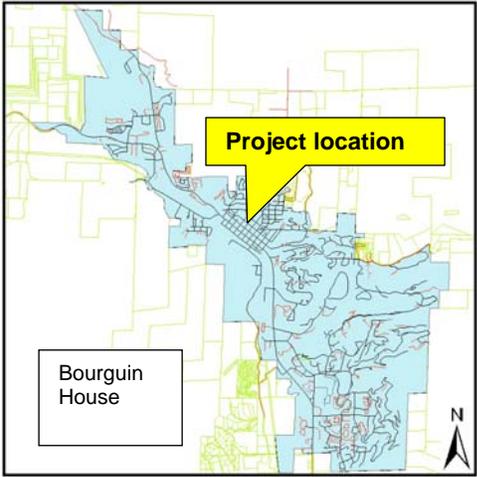


**DEPARTMENT OF PLANNING & COMMUNITY
 DEVELOPMENT STAFF REPORT**

| HISTORIC PRESERVATION COMMISSION ITEM 4C: | |
|--|---|
| Project Name: | Bourguin House, 634 Oak Street |
| Prepared By: | Lauren Schaffer, Historic Preservation Coordinator (Ext 278) |
| Through: | Tom Leeson, AICP Director of Community Development (Ext. 244) |
| HPC | July 2, 2009 |
| Planning Commission (PC): | N/A |
| City Council (CC): | N/A |
| Zoning: | Commercial Neighborhood (CN) |
| Applicant: | Jan Kaminski PO Box 770420 Steamboat Springs, CO 80477 |
| Request: | City of Steamboat Springs Historic Register Application |



The map displays the project location at Bourguin House, marked with a yellow callout box. A separate box labeled 'Bourguin House' points to the specific location on the map. A north arrow is visible in the bottom right corner of the map area.

| Staff Report - Table of Contents | | |
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| VII. | Staff Finding | 4C-3 |
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I. CITY OF STEAMBOAT SPRINGS HISTORIC REGISTER – STAFF ANALYSIS SUMMARY

Staff finds that the Bourguin House at 63Oak Street eligible to the City’s Historic Register as an Historic Resource. The Bourguin House is listed on the Routt County Register of Historic Places. Staff recommends that the Historic Preservation Commission approve listing of the Bourguin House as an Historic Resource.

Bourguin House



II. BACKGROUND

The City of Steamboat Springs Historic Register was created in 2009. The Historic Preservation Policy Review Committee reviewed historic preservation policies in 2007 and 2008 and recommended the creation of the City’s historic register. The Committee also recommended that all properties within the City of Steamboat Springs already listed on the Routt County Register of Historic Places be automatically listed on the newly created City Register. Additionally, the Committee recommended that the City of Steamboat Springs designate the City-owned historic properties on the City of Steamboat Springs Historic Register.

III. PRINCIPAL DISCUSSION ITEMS

Since the Bourguin House is already listed on the Routt County Register of Historic Places, the Bourguin House is eligible to the City of Steamboat Springs Historic Register.

IV. NOMINATION DESCRIPTION

See attached Steamboat Springs and Routt County historic register nominations for information regarding the nominated property.

V. HISTORIC PRESERVATION COMMISSION (HPC)

The Historic Preservation Commission will review the nomination for the Bourguin House to the City of Steamboat Springs Historic Register on July 2.

VI. PROJECT ANALYSIS

The following section provides staff analysis of the application as it relates to nomination criteria as outlined in Ordinance 2230. It is intended to highlight those areas that may be of interest or concern to HPC, staff, or the public. For a comprehensive list of designation criteria, standards and requirements applicable to this proposal please refer to Ordinance 2230 or contact the staff planner.

A) KEY ISSUES

Ordinance 2230, Sec. 26-84(f)

- 1) *Staff Analysis:* **Eligible;** the attached historic register nomination suggests that the Bourguin House qualifies for listing on the City of Steamboat Springs Historic Register as an Historic Resource.

VII. STAFF FINDING & RECOMMENDATIONS

Recommended Resolution

The City of Steamboat Springs's Historic Preservation Commission hereby resolves that the Bourguin House at 634 Oak Street, which is more particularly described as Lot A, 634 Oak Street Townhomes, Section 17, Township 6 North, Range 84 West, Steamboat Springs, CO, is eligible for listing on the Steamboat Springs Register of Historic Places as an Historic Resource under Criterion 1 in the area of History and Criterion 2 in the area of Architecture as set forth in the Routt County Register of Historic Places designation and approves inclusion of the Bourguin House in the Steamboat Springs Register of Historic Places.

VIII. ATTACHMENTS

Attachment 1 – City of Steamboat Springs Historic Resource Application
Attachment 2- Routt County Register of Historic Places nomination

STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
APPLICATION FOR HISTORIC RESOURCE DESIGNATION

Property Identification

1. **Address of Resource:** 634 Oak Street, Steamboat Springs, CO 80487
2. **Legal Description of Property:** Lot A, 634 Oak Street Townhomes, Section 17, Township 6 North, Range 84 West
3. **Historic Name:** Bourguin House
Current Name: Mountain Architecture House
4. **Historic Use:** Residential/ Single Dwelling
Current Use: Commercial/ Office Building

Historical Data Summary

5. **Year of Construction:** 1891
Source of Information: Routt County Assessor's Records
6. **Architect or Builder:** unknown
Source of Information:
7. **Original Owner:** Albert Bourguin (Bourquin)
Source of Information: Routt County Assessor's Records

Photographs

8. **Attach at least two (2) current 5x7 or larger photographs (black and white or color) showing the views of the property from the public right-of-way(s) and any important features or details. Polaroid photographs are not adequate. If available, attach copies of historic photographs of the structure.**
(See Attached)
9. **Provide a sketch map of the property that includes the boundary of the property, a basic footprint of the resource, and additional relevant features (such as outbuildings, significant landscape features, etc.)**
(See Attached)

Statement of Significance

10. Explain how the resource meets at least one criterion in one or more of the following categories. Please cite specific criteria in the summary.

The Mountain Architecture House is a significant building for the community of Steamboat Springs as well as for Routt County in general. This circa 1891 residential building is an architectural reflection of the early development of Steamboat Springs, and is eligible for designation to the Steamboat Springs Register of Historic Places due to its Historic (in the area of local heritage) and Architectural significance.

The Mountain Architecture House exemplifies the development of a Colorado frontier town and is a physical manifestation of the desires of the early residents in the community to produce a certain style of residence. What had begun as a pioneer homestead for the Crawford family in 1876 had turned into a western town where citizens sought to replicate architectural styles popular from their past home towns. The 1891 construction of the board and batten Gothic Revival building reflects the hopes and aspirations of an early pioneer family for a permanent residence with architectural details. Additionally, the Mountain Architecture House is a significant local example of the Gothic Revival style of architecture. The Gothic Revival style is very rare in Routt County and the Mountain Architecture House is the best of the very few known locally surviving examples. The steeply pitched roof with steep cross gable, asymmetrical massing, board and batten siding, oriel and bay windows, and decorative truss are all details that help define this particular architectural style. Although the building has undergone remodeling projects; it currently remains as the best example in Steamboat Springs of the Gothic Revival style and historic photographs and maps indicate that it looks basically the same today as it did in the early 1900s.¹

History and Background:

The property was constructed in 1891 and originally owned by Albert Bourquin (Bourquin). The property was sold to T.W. Parkinson (F.W. Parkinson) in 1901.² F.W. Parkinson came to Routt County in the early days, freighted from Wolcott to Steamboat. For a number of years took up a homestead in what is known as the Strawberry belt. He also purchased town lots on which he built small structures that rented readily and brought him handsome income. He became prominent in politics, was postmaster of Steamboat for a number of years, and also had a prosperous mercantile business at one time known as Bradford & Parkinson.³ At one point, he became first assistant sergeant of arms in the state senate.⁴ He was also appointed police magistrate for Steamboat Springs.

¹ Schaffer, Laureen, Mountain Architecture House, Routt County Register Nomination, 2003.

² Routt County Assessor's Office. Steamboat Springs, CO.

³ "Old Pioneer Crosses over the Great Divide," Apr. 21, 1911. *Routt County Sentinel*, Steamboat Springs, CO. <http://www.coloradohistoricnewspapers.org>

⁴ "Sixteen Years Ago," Jan. 24, 1919, *Routt County Sentinel*, Steamboat Springs, CO. <http://www.coloradohistoricnewspapers.org>

F.W. Parkinson added on to the residence in 1901.⁵ F.W. Parkinson sold the residence in 1905 to James and Irene Furlong for \$1,300.⁶

James Furlong moved to Steamboat to help his brother with the Furlong hardware store. They changed the name of the hardware store to Furlong Brothers. The hardware store was in the Furlong building (next to the Routt National Bank Building). His brother E.O. Furlong bought him out in 1908 and James Furlong and his family left Steamboat Springs. They sold the house in 1908 to A.H. Poppen.

A.H. Poppen was connected with the First National Bank (he was President for a time), was a member of the town board of trustees, and was one of the substantial citizens of Steamboat.⁷ A.H. Poppen ran for the board of County Commissioners and for Mayor of Steamboat. He lost the mayoral election by 29 votes.⁸ A.H. Poppen was president of First National Bank when they decided to expand the First National Bank building (also known as the Rehder Building).⁹ The Poppen Building was on Lincoln Avenue between 6th and 7th Street. Poppen was elected to the committee to extend the railroad to Craig. He was nominated to be a judge for the East Steamboat Precinct on the Democrat ticket. He was also involved in the Commercial Club and the Congregational Church. A.H. Poppen sold the residence to Sam Stevens in 1929. A.H. Poppen did reside in the house with his family and mother.¹⁰

Sam Stevens was a juvenile officer for the County Court and the deputy game warden for Routt and Moffat County.¹¹ Sam Stevens sold the property to Thomas and Rosay Barnes, who in turn sold it to Harry and Elaine Rehder.

Harry Rehder was a rancher who owned a sheep ranch in Pleasant Valley. His family homesteaded Rehder Ranch around 1900. His son Henry Rehder and his wife Helen bequeathed Rehder Ranch Nature Preserve to Yampa Valley Land Trust and the Nature Conservancy. For a short period of time, Harry Rehder and his wife lived at the Mountain Architecture house.

Through the different owners, there have been remodels, but the house remains basically the same today as it did in the early 1900s. The Mountain Architecture remains an excellent local example of the Gothic Revival style. The Gothic Revival began in

⁵ "Sixteen Years Ago," Apr. 27, 1917, *Routt County Sentinel*, Steamboat Springs, CO. <http://www.coloradohistoricnewspapers.org>

⁶ "Sixteen Years Ago," Apr. 29, 1921, *Routt County Sentinel*, Steamboat Springs, CO. <http://www.coloradohistoricnewspapers.org>

⁷ "Early Morning Wedding," Jun. 6, 1913, *Routt County Sentinel*, Steamboat Springs, CO. <http://www.coloradohistoricnewspapers.org>

⁸ "Town Election Warm Affair," Apr. 10, 1914, *Routt County Sentinel*, Steamboat Springs, CO. <http://www.coloradohistoricnewspapers.org>

⁹ First National Bank Advertisement, Jan. 19, 1910, *Steamboat Pilot*, Steamboat Springs, CO. <http://www.coloradohistoricnewspapers.org>

¹⁰ Apr. 23, 1920, *Routt County Sentinel*, Steamboat Springs, CO. <http://www.coloradohistoricnewspapers.org>

¹¹ "Sam Stevens Appointed Deputy Game Warden," Feb. 21, 1919, *Routt County Sentinel*, Steamboat Springs, CO. <http://www.coloradohistoricnewspapers.org>

England in the 18th Century and appeared in the United States from about 1840 to 1880. This style was not as popular in the West as the contemporaneous Italianate and Greek Revival styles. Most surviving Gothic Revival styles are located in the northeast United States where American architects originally popularized the style. Additionally, the style was considered appropriate for rural properties and natural settings.¹² As common with most architectural styles in Steamboat Springs, the style appeared later locally than in more accessible areas of the state.

The steeply pitched roof with steep cross gable, asymmetrical massing, board and batten siding, oriel and bay windows, and decorative truss are features of the Gothic Revival style and are all characteristics of the Mountain Architecture House. The building is a restrained version of the often elaborate style; consistent with Routt County's values and modest homes. An early Steamboat Springs photo from the 1900s reveals that the house originally did not have the oriel window and therefore probably did not feature the decorative shingle patterning. The newer oriel window and alterations are not unsympathetic to the original Gothic Revival style except for the decorative shingles which are not original and are visually and stylistically confusing. The Mountain Architecture House is still the best surviving local example of the Gothic Revival style as it appeared in Steamboat Springs and maintains the ability to depict a sense of the community's architectural history. The building maintains its original location, setting, materials, design, feeling, workmanship, and association.¹³

¹² McAlester, Virginia and Lee. Pg. 200, A Fieldguide to American Houses. New York: Alfred A. Knopf, 1997.

¹³ Schaffer, Laureen, *ibid*.

Architectural Description

11. Concisely describe the resource and its surrounds.

This resource typifies the typical modest residential construction along the north side of Oak Street. The resource is located in the original town of Steamboat Springs. The resource is currently on the Routt County Historic Register and is across the street from the Christian Science Church which is also on the register. The resources along the north side of Oak Street are examples of local, vernacular styled residential architecture that have expanded to accommodate multiple residences or businesses. The buildings along Oak Street are representative of early 20th century styles and local tastes. Overall, this resource adds to the eclecticism of residential resources along Oak Street.¹⁴ Based on the research on this resource, the majority of the residences on Oak Street were owned by people involved in the economic growth that shaped and expanded Steamboat Springs.

The resource has an irregular shaped plan. It is 37' x 32'. The building is 1 ½ stories and rests on a stone foundation clad in river cobble that encloses a partial crawl space. The resource is clad in vertical board and batten siding and has decorative fish scale shingles at the gable ends. The building has a cross gabled metal roof. The south (front) elevation has a sheltered porch, formed by a gable entry hood extending beyond the wall and bearing onto timber posts which bear onto a river cobble base. The door is centered on this elevation; two bay windows are located at either side of the main entry door. The west bay extends to the upper floor and provides another bay window in the upper gable end (oriel). The west elevation shapes the private drive that extends back to a duplex behind the resource. (The duplex is not being included in the nomination.) One divided light double hung window is located at the northwest end. The north (rear) side includes an addition with a shed roof, a between level window lights the stair well and is a divided light double hung. Another double hung is further east where a rear entrance is centrally located forming a shotgun composition from the main entry. Two divided light double hung windows are located at the northeast corner. The east elevation is obscured from view and contains only one divided light casement window.¹⁵

The resource has undergone a few alterations to its massing and some changes in detailing. An early Steamboat Springs photo from the 1900s reveals that the house originally did not have the oriel window and therefore probably did not feature the decorative shingle patterning. The newer oriel window and alterations are not unsympathetic to the original Gothic Revival style except for the decorative shingles which are not original and are visually and stylistically confusing. The new window assemblies and the addition in the rear were done in 1960 and alter the appearance of those elevations. These changes, however, do not undermine the original character of the house.¹⁶

¹⁴ Colorado Cultural Resource Survey, Architectural Inventory Form. Resource number 5RT-1855, 634A Oak Street, 2002.

¹⁵ Colorado Cultural Resource Survey, *ibid.*

¹⁶ Schaffer, Laureen, *ibid.*

12. Bibliography

Apr. 23, 1920, *Routt County Sentinel*, Steamboat Springs, CO.
<http://www.coloradohistoricnewspapers.org>

Colorado Cultural Resource Survey, Architectural Inventory Form. Resource number 5RT-1855, 634A Oak Street, 2002.

“Early Morning Wedding,” Jun. 6, 1913, *Routt County Sentinel*, Steamboat Springs, CO.
<http://www.coloradohistoricnewspapers.org>

First National Bank Advertisement, Jan. 19, 1910, *Steamboat Pilot*, Steamboat Springs, CO. <http://www.coloradohistoricnewspapers.org>

“The Man for the Job,” Jul. 29, 1922, *Oak Creek Times*, Oak Creek, CO.
<http://www.coloradohistoricnewspapers.org>

McAlester, Virginia and Lee. A Fieldguide to American Houses. New York: Alfred A. Knopf, 1997.

“Old Pioneer Crosses over the Great Divide,” Apr. 21, 1911. *Routt County Sentinel*, Steamboat Springs, CO. <http://www.coloradohistoricnewspapers.org>

Pearce, Sarah J. A Guide to Colorado Architecture. Denver: Colorado Historical Society, 1983.

Routt County Assessor’s Office. Steamboat Springs, CO.

Sanborn Maps, 1920 and 1911.

“Sam Stevens Appointed Deputy Game Warden,” Feb. 21, 1919, *Routt County Sentinel*, Steamboat Springs, CO. <http://www.coloradohistoricnewspapers.org>

Schaffer, Laureen, Mountain Architecture House, Routt County Register nomination, 2003.

“Sixteen Years Ago,” Apr, 27, 1917, Jan. 24, 1919, Apr. 29, 1921, *Routt County Sentinel*, Steamboat Springs, CO. <http://www.coloradohistoricnewspapers.org>

“Solved the Mystery,” Aug. 23, 1899. *Steamboat Pilot*, Steamboat Springs, CO.
<http://www.coloradohistoricnewspapers.org>

“Town Election Warm Affair,” Apr. 10, 1914, *Routt County Sentinel*, Steamboat Springs, CO. <http://www.coloradohistoricnewspapers.org>

Tread of Pioneers Museum, biographic and photo files. Steamboat Springs, CO.

Application Information

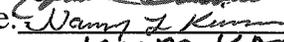
13. Owner: Jan Kaminski (ETAL) (JT)

Mailing Address: P.O. Box 770420, Steamboat Springs, CO 80477

Telephone: (970)879-5764

14. Owner Consent to Designation:

I/We, the undersigned, acting as owner(s) of, the property described in this application for Historic Resource designation do, hereby, give my consent to the designation of this structure as a Historic Resource.

Signature: 


Printed Name: JAN M. KAMINSKI
EDWARD L. BELKER
NANCY L. KAMINSKI

Date: 06/24/09

15. Applicant/Preparer Name: Jan Kaminski

Affiliation/ Interest in Property: Owner

Address: P.O. Box 770420, Steamboat Springs, CO 80477

Telephone: (970)879-5764

ADDENDUMS

OWNERS OF CURRENT KAMINSKI PARCEL (ROUTT COUNTY ASSESSOR'S RECORDS)

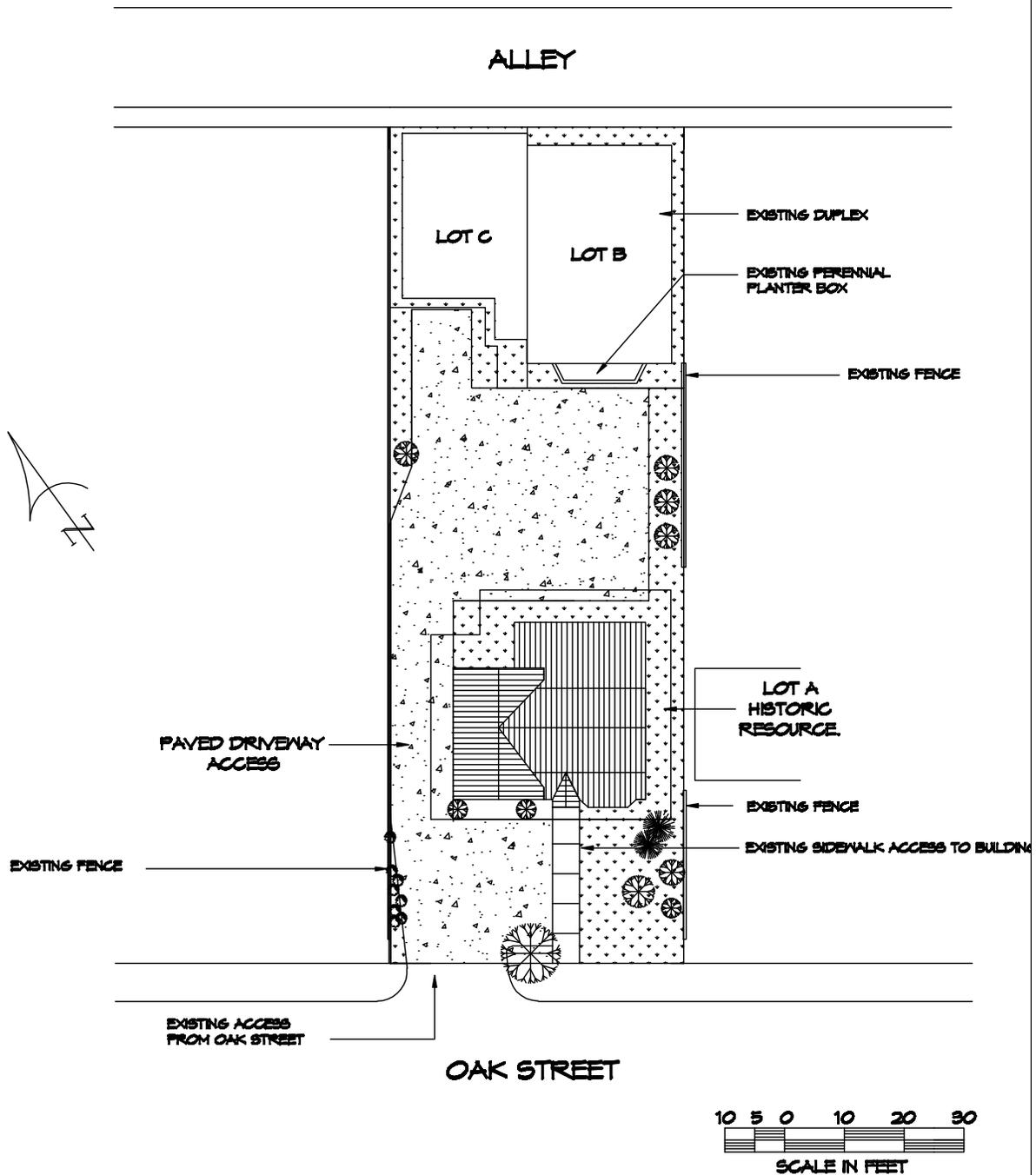
Block 6, Lot 8, Lot A, 634 Oak St. Townhomes

| <u>GRANTOR</u> | <u>GRANTEE</u> | <u>DATE</u> |
|---|---|-------------|
| Wanda Brehmer | Jan Kaminski (etal)(JT) | 11/29/2001 |
| Joseph Burton Glenn III | Wanda Brehmer | 07/10/2000 |
| Beverly Burns Glenn Joseph L. Burton Glenn | Joseph Burton Glenn III | 11/30/1998 |
| Gerald L. Denofsky | Beverly Burns Glenn Joseph L. Burton Glenn | 05/25/1990 |
| Les A. Liman | Gerald L. Denofsky | 08/12/1981 |
| E.G. Hibbert | Les A. Liman | 10/10/1975 |
| Harry E. Rehder | E.G. Hibbert | 05/31/1973 |
| Elaine V. Rehder | Harry E. Rehder | 07/02/1973 |
| Thomas E. and Rosay Barnes | Elaine V. and Harry E. Rehder (JT) | 05/08/1970 |
| Mary E. Stevens | Thomas E. and Rosay Barnes | 09/16/1945 |
| Sam T. Stevens | Mary E. Stevens | 09/06/1939 |
| A.H. Poppen | Sam T. Stevens | 06/19/1929 |
| Guerten Poppen | A.H. Poppen | 03/26/1914 |
| A.H. Poppen | Guerten Poppen | 12/14/1910 |
| Irene M. Furlong | A.H. Poppen | 05/22/1908 |
| T.W. Parkinson | Irene M. Furlong | 04/29/1905 |
| Albert Bourguin | T.W. Parkinson | 05/10/1901 |
| Steamboat Springs Company | Albert Bourguin | 02/24/1890 |





**634 OAK STREET TOWNHOMES
 PLAT OF LOT 8, BLOCK 6, PLAT OF STEAMBOAT SPRINGS
 LOCATED IN NE 1/4 OF SECTION 17, T6N,R84W, 6TH P.M., ROUTT
 COUNTY, COLORADO**



**ROUTT COUNTY HISTORIC PRESERVATION BOARD
APPLICATION FORM FOR LOCAL HISTORIC DESIGNATION**

Name of Site or Property to be used for Designation: Mountain Architecture House

Other Names Site or Property may have been called: _____

Property is being nominated as a: Site _____ Building X District _____
Structure _____ (Check one. See Helpful Hints for definitions.)

Physical Address: 634 Oak Street, Steamboat Springs, CO

Name of Owner: Jan Kaminski (ETAL) (JT)

Mailing Address: P O Box 770420, Steamboat Springs, CO 80477

Contact Name: Jan Kaminski Phone: 879-5764

Contact Address (If different from Owner): _____

Preparer (If different from Contact): Historic Routt County Phone: 870-7533

Following are 8 parts to this application process. Each part must be completed in full and submitted with eight (8) copies, for the application to be reviewed by the Historic Preservation Board. Completed applications should be submitted for consideration to the Routt County Historic Preservation Board (RCHPB), P.O. Box 773598, Steamboat Springs, CO 80477, or hand deliver to the Board of County Commissioners' Office, Courthouse Annex, 136 Sixth Street, one month before the meeting of the Board. RCHPB meets quarterly (typically the second Wednesday of March, June, September, and December at 5 p.m. in the Courthouse Annex). Verify time and place with the RCHPB Assistant (879-0108).

Part 1: Legal Description

A copy of your most recent tax assessment notice from the Routt County Assessor's Office will suffice.

Larger properties, such as ranches, may require a more detailed description. It is important that only the portion of the property being nominated is included in the legal description. Your application should state clearly whether the property is to be nominated as a site, building, district, or structure. Please consult an RCHPB Member or staff if you need help with this determination.

Part 2: Statement of Significance

Choose all that apply; only one is necessary for designation.

- 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.
- B. Its location as a site of a significant historic event.
- 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.
- 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.
- G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County.
- H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation.
- I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.
- J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County.

The Statement of Significance must explain how your property meets the criterion or criteria you have marked. How do the specific facts about your property relate to themes or patterns of historical development that make up the history (or prehistory) of Routt County? (see "Historic Context of Routt County" for useful information – available at Tread of the Pioneers Museum). For Criterion C, explain what or how the person contributed to the culture or development of Routt County. Appropriate footnotes or APA style citations are required. Include a bibliography describing references, including interviews. Please do not exceed 3 pages in length. If you have discovered additional information about the property that doesn't necessarily apply to the above criteria, please include it in the addendum. You will be helping us build the written history of Routt County.

Part 3: Architectural Description

Submit an architectural description of the structure. If more than one building is included in the property, describe all structures and indicate whether they are contributing (50 years or older) or non-contributing (less than 50 years old or with significant alterations which may have affected the historic integrity of the structure).

Part 4: Maps

Location map: Include a City or County map with an arrow to show where the building is located. Site map: if more than one building is being nominated (ranch, camp, church

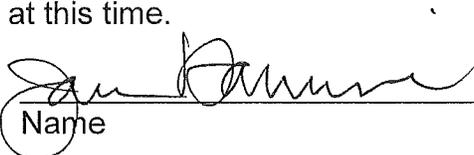
grounds, etc.), include a site map with a legend indicating everything that is being nominated. Maps should be 8 1/2" x 11".

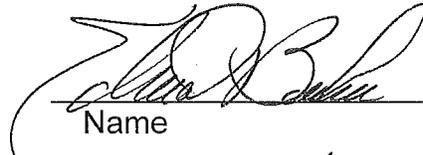
Part 5: Photographs

Submit at least one historic and one current photo of each structure being nominated. Multiple views of the structure(s) are encouraged.

Part 6: Statement of Owner Support

I JAN KAMINSKI and _____
am/are 100 percent owner of the 634 A OAK ST. - MOUNTAIN ARCHITECTURE HOUSE
property and am requesting that this property be designated as historic in Routt County
at this time.

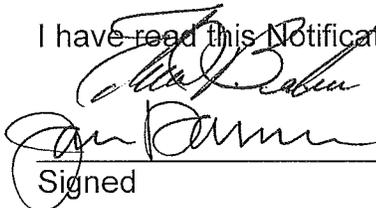

Name _____
5/21/03
Date _____


Name _____
5/21/03
Date _____

Part 7: Notification

After my property has been designated, I agree to notify RCHPB of any intention to alter, demolish, move or remove the designated property. I understand that I must notify RCHPB of such intention at least fifteen (15) days prior to undertaking any such work. I understand that I am responsible for notifying any subsequent purchaser of the property of this notification requirement. The Board may revoke the designation of the site hereunder unless the subsequent purchaser agrees in writing to the provisions of this Section 7. (Routt County Resolution No. 93-006, Section 7: Notification.)

I have read this Notification clause and understand its content.


Signed _____

5/21/03
Date _____

Part 8: Addendum(s)

All nominations become part of a permanent, written history of Routt County. Your work on this application becomes a valuable part of that resource. Include any other information you have discovered in the course of your research. Thank you for your assistance in this important work of compiling an historic record of Routt County.

CITY OF STEAMBOAT SPRINGS SALES TAX REBATE: If your designated property is within Routt County and you purchase materials in the City of Steamboat Springs, you may be eligible for a sales tax rebate for materials used in restoring or rehabilitating your designated property. Contact the Steamboat Springs Historic Preservation Specialist for more information (871-8278) BEFORE making any expenditures on the project.

PART 1: Legal Description

The Mountain Architecture House is located on Lot A of the 634 Oak Street Townhomes filing, Steamboat Springs, Section 17, Township 6 North, Range 84 West. Also known as 634 Oak Street.

PART 2: Statement of Significance

The Mountain Architecture House is a significant building for the community of Steamboat Springs as well as for Routt County in general. This circa 1891 residential building is an architectural reflection of the early development of Steamboat Springs, and is eligible for designation to the Routt County Register of Historic Places under Criterion D in the area of local heritage and Criterion F in the area of architecture.

The Mountain Architecture House exemplifies the development of a Colorado frontier town and is a physical manifestation of the desires of the early residents in the community to produce a certain style of residence. What had begun as a pioneer homestead for the Crawford family in 1876 had turned into a western town where citizens sought to replicate architectural styles popular from their past home towns. The 1891 construction of the board and batten Gothic Revival building reflects the hopes and aspirations of an early pioneer family for a permanent residence with architectural details. Additionally, the Mountain Architecture House is a significant local example of the Gothic Revival style of architecture. The Gothic Revival style is very rare in Routt County and the Mountain Architecture House is the best of the very few known locally surviving examples. The steeply pitched roof with steep cross gable, asymmetrical massing, board and batten siding, oriel and bay windows, and decorative truss are all details that help define this particular architectural style. Although the building has undergone remodeling projects, it currently remains as the best example in Steamboat Springs of the Gothic Revival style and historic photographs and maps indicate that it looks basically the same today as it did in the early 1900s.

History and Background:

The Gothic Revival began in England in the 18th century and appeared in the United States from about 1840 to 1880. The style was not as popular in the West as the contemporaneous Italianate and Greek Revival styles. Most surviving Gothic Revival styles are located in the northeast U.S. where American architects originally popularized the style. Additionally, the style was considered appropriate for rural properties and natural settings. (McAlester, page 200) As is common with most architectural styles in Steamboat Springs, the style appeared later locally than in more accessible areas of the state.

Constructed in 1891 and originally owned by Albert Bourguin, the Mountain Architecture House is an excellent local example of the Gothic Revival style. The characteristic steeply pitched roof with steep cross gable, asymmetrical massing, board and batten siding, oriel and bay windows, and decorative truss incorporate the features of the style. The building is a restrained version of the often elaborate style, consistent with Routt County's values and modest homes. An early Steamboat Springs photo from the 1900s reveals that the house originally did not have the oriel window and therefore probably did not feature the decorative shingle patterning, yet the building remains one of the best local examples of a rare style in the area.

The building currently serves in a commercial capacity, but was the residence of many in its past (please see attachments for ownership history). The Poppens owned the residence from 1908 to 1929. Albert H. Poppen was born in 1867 and was considered a leading citizen of Steamboat Springs. Previously an educator in Kansas, Poppen was president and vice-president of the First National Bank, served several terms on the town board, was elected to three terms as County Commissioner, and served three terms as a state representative. (Tread of Pioneers Museum, family files)

The 1911 and 1920 Sanborn Insurance maps reveal that the lot that the house originally occupied had one small outbuilding on the lot. The lot has since been divided and the outbuilding is no longer extant. However, examination of the map illustrates that the house itself has not undergone significant change, as the shape and dimensions remain basically the same, the only addition being the small rear porch.

Bibliography

Colorado Cultural Resource Survey, Architectural Inventory Form. Resource number 5RT-1855, 634A Oak Street, 2002.

McAlester, Virginia and Lee. A Fieldguide to American Houses. New York: Alfred A. Knopf, 1997.

Pearce, Sarah J. A Guide to Colorado Architecture. Denver: Colorado Historical Society, 1983.

Routt County Assessor's Office. Steamboat Springs, CO.

Sanborn Maps, 1920 and 1911.

Tread of Pioneers Museum, biographic and photo files. Steamboat Springs, CO

PART 3: Architectural Description

Located in downtown Steamboat Springs near the corner of 7th Street and Oak Street, the Mountain Architecture House is a prominent visual element within the downtown transitional commercial/residential district. Constructed in circa 1891, the building has a 1960 one-story rear addition. Overall, the building with its addition measures approximately 37 x 32 feet. The building is in close proximity to the locally registered, and National Register eligible, Christian Science Church and the locally significant Giamboni House. Site features include a lawn on the south of the property, front yard with a mature cottonwood, and three small lodge pole pines. Native shrubs exist on the east and west sides of the lot. A duplex is located at the north end of the original lot that has been subdivided and therefore is not included in the nomination. The building is a rare local example of the Gothic Revival style and maintains a level of integrity in terms of location, design, setting, materials, workmanship, feeling, and association.

Constructed in 1891, the Mountain Architecture House is a one and one-half story, cross-gabled Gothic Revival residential type building with a steeply-pitched metal roof. The building's footprint is mostly rectangular. A river rock foundation supports a frame construction with board and batten siding. The front, south, elevation is divided into three vertical bays, including the main entrance. Featured prominently on the front-gabled, one and one-half story portion of the south elevation is a full-length oriel window that extends the height of the building. Each oriel has a divided light fixed window located in the center with divided light casement windows on each side. Decorative shingles in an alternating diamond and fishscale pattern appear between the first and upper story window. A standing seam metal roof caps the oriel. Two steps lead to the centrally positioned main entrance, with a gabled hood entry located above. Slightly curved brackets support the covering, which displays the address numerals 634 and decorative shingles in the same alternating diamond and fishscale pattern as the gabled portion. To the east of the entrance is a bay window. It has a central divided light fixed portion with divided light casements on each side. All three non-original front elevation windows feature wood mullions. The overhanging roof encloses the rafters and purlins. A small, curved decorative truss features at the apex of the gable, a key element of the Gothic Revival style.

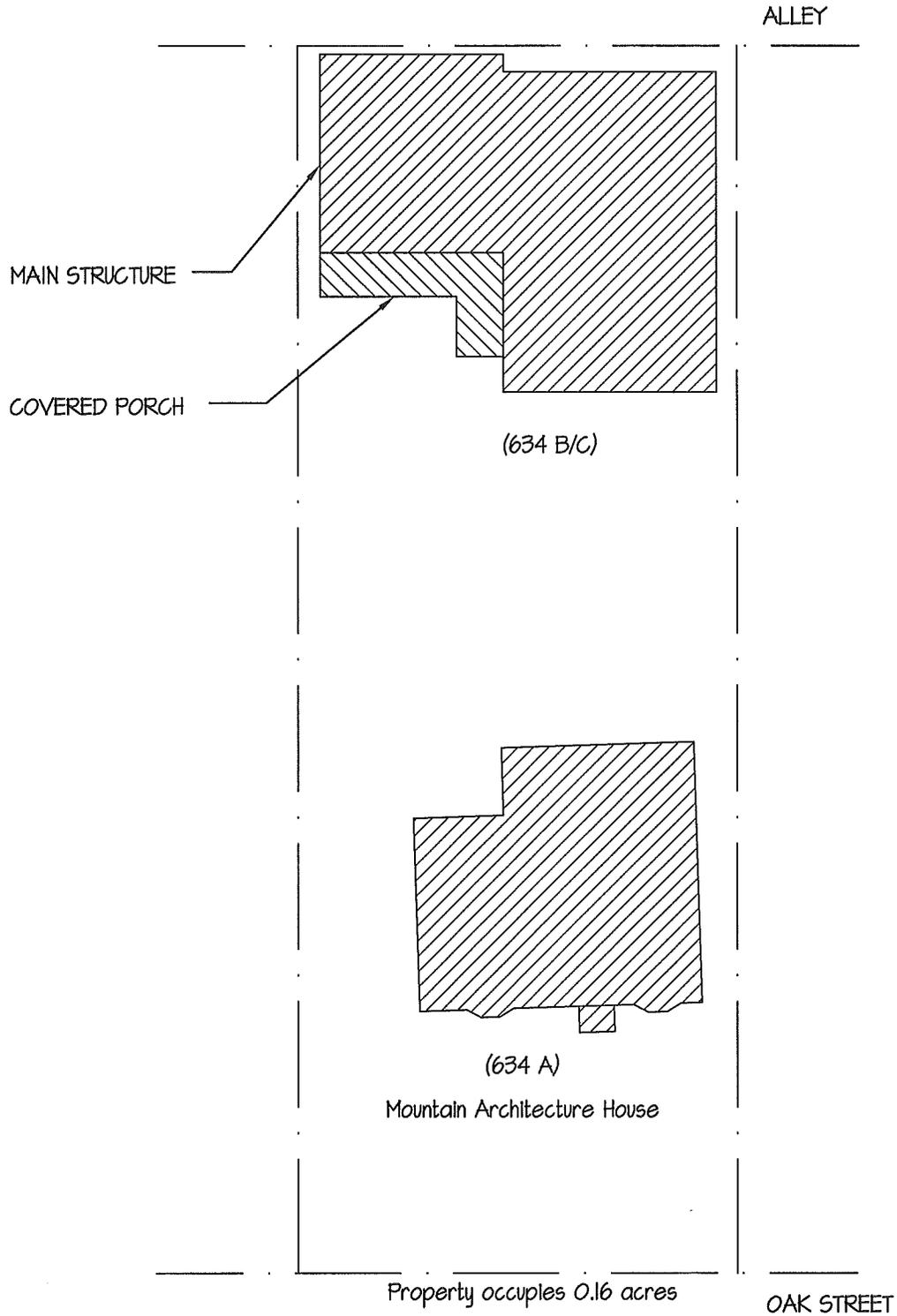
The west, side, elevation features one divided light double-hung window at the northwest end. The north, rear, elevation includes an addition with a shed roof and a window located between the first and upper stories that illuminates the stairwell. Another double-hung window is located further east. A centrally positioned rear entrance appears and two divided light double-hung windows are located at the northeast corner. A casement window features to the west of the entrance. The east elevation is obscured from view and has two casement windows, one on the lower level and one directly above it.

Integrity:

The Mountain Architecture House as an entire unit maintains several of the seven aspects of integrity. Although the house has experienced a small rear addition in 1960

and newer windows have been installed, the alterations are not unsympathetic to the original Gothic Revival style. The decorative shingles are not original, are visually and stylistically confusing, yet the Mountain Architecture House is the best surviving local example of the Gothic Revival style as it appeared in Steamboat Springs and maintains the ability to depict a sense of the community's architectural history. The building maintains location, setting, materials, design, feeling, workmanship, and association.

PART 4: Maps



| | | | | | |
|---|--|--|-----------|--|--|
| <p>LEGEND</p> <p> CHIMNEY</p> <p> UN-ENCLOSED SPACE (DECK)</p> | <p> ENCLOSED SPACE</p> <p> SEMI-ENCLOSED SPACE (PORCH)</p> | <p> PHOTO # AND ORIENTATION</p> <p> LOT LINE</p> | <p> N</p> | <p>COLORADO CULTURAL RESOURCE SURVEY ARCHITECTURAL INVENTORY FORM</p> <p>634 Oak Street Steamboat Springs, Routt County</p> <p>SCALE = 1: 250</p> <p>MAPPER: MARK HASKIN</p> | <p> MOUNTAIN ARCHITECTURE</p> <p>4C-26</p> <p>P.C.</p> |
|---|--|--|-----------|--|--|

PART 5: Photographs



Call Number: X-13654

Perform a [call number search](#) for the photo above to see full record.

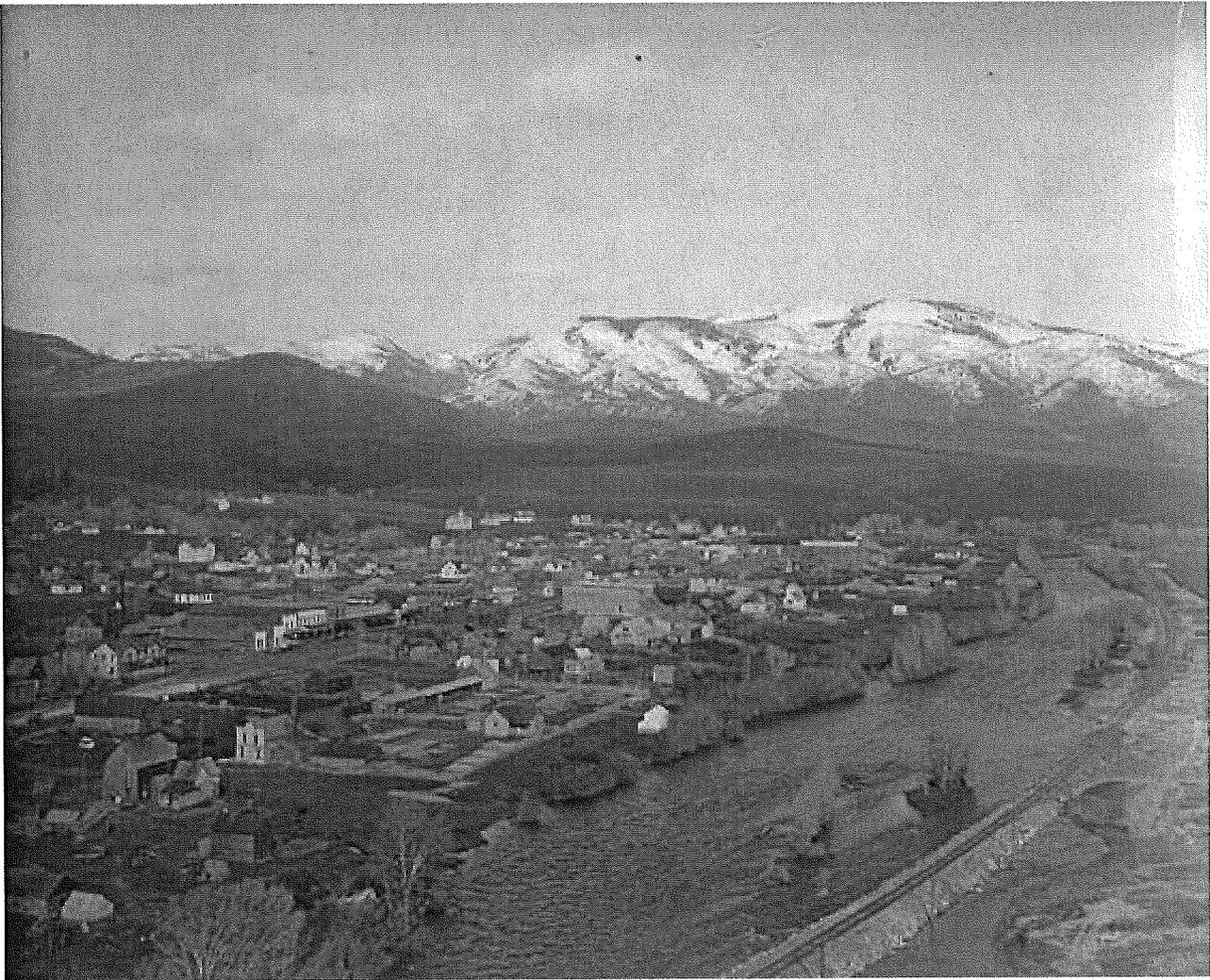
[If already searching, use "Back" to return to results list and click on the title]

[Click Here](#) for our website and database of over 95,000 images.

For information about purchasing photoprints, [Click Here](#). Please note call number.

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*Steamboat Springs
circa 1900*



Call Number: X-13657

Perform a call number search for the photo above to see full record.

[If already searching, use "Back" to return to results list and click on the title]

[Click Here](#) for our website and database of over 95,000 images.

For information about purchasing photoprints, [Click Here](#). Please note call number.

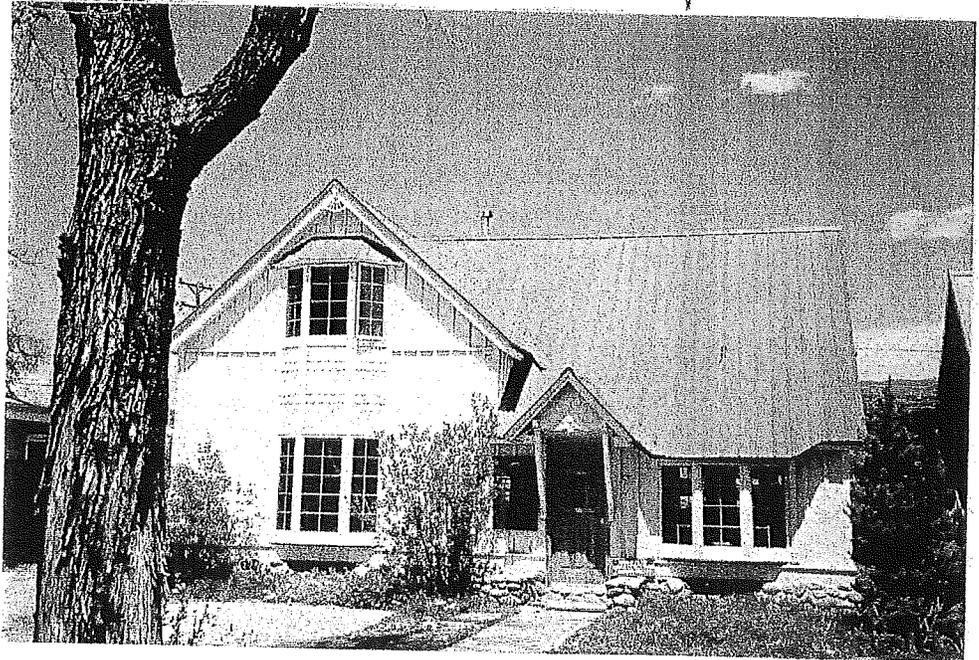
Copyright © 1995-2003 Denver Public Library, Colorado Historical Society, and Denver Art Museum

*Steamboat Springs
circa 1910*

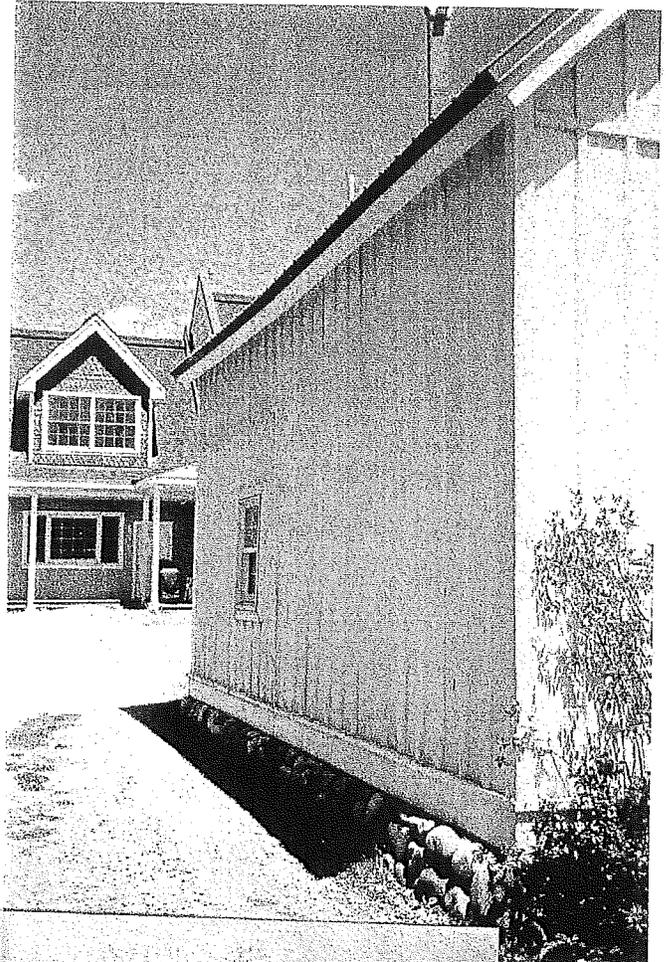
Mountain Architecture House
South elevation from Christian Science Church
May 20, 2003



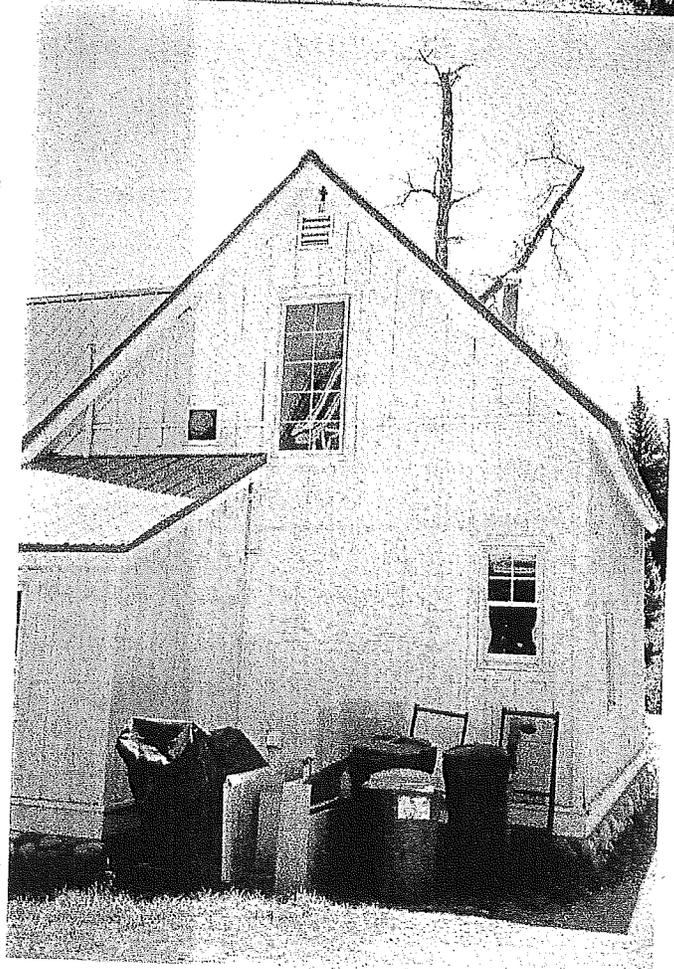
Mountain Architecture House
South elevation
May 20, 2003



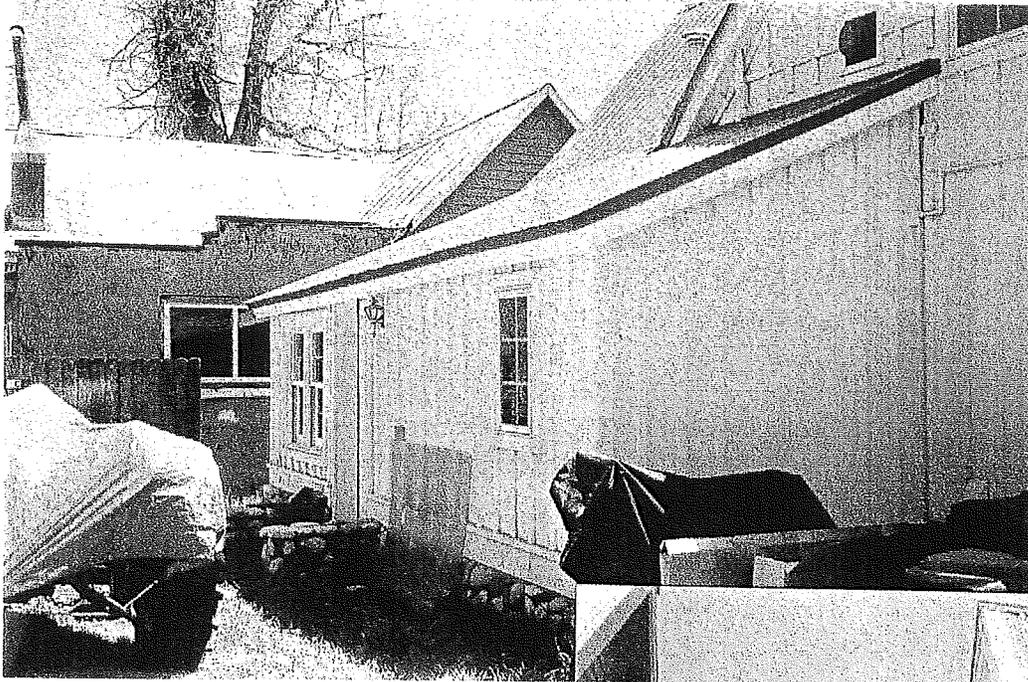
Mountain Architecture House
West elevation
May 20, 2003



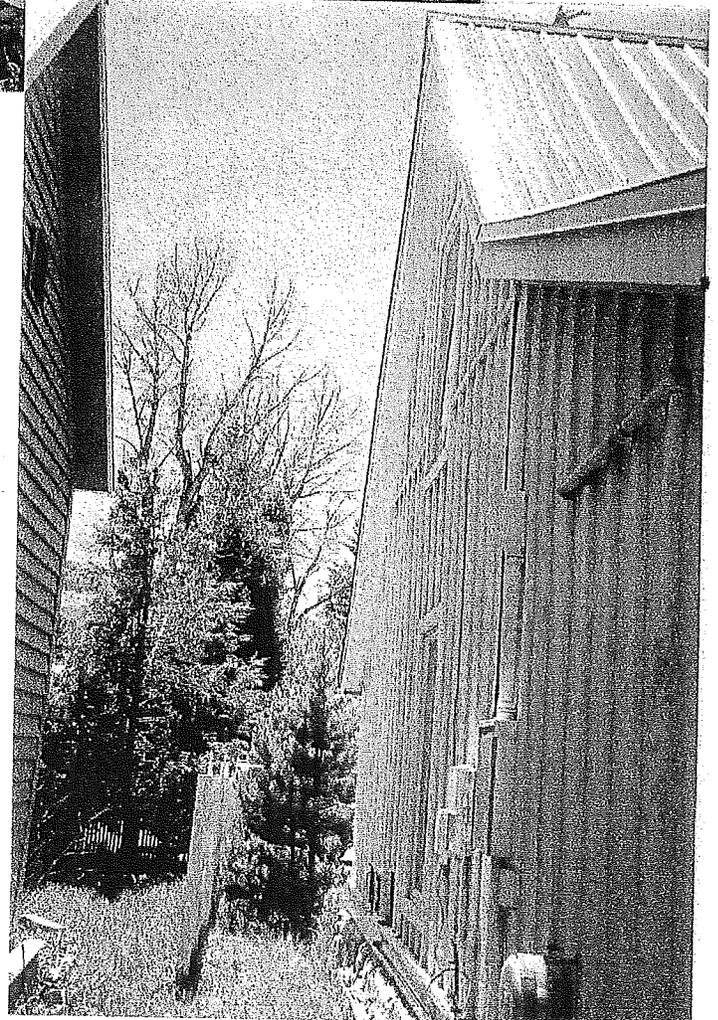
Mountain Architecture House
North elevation
May 20, 2003



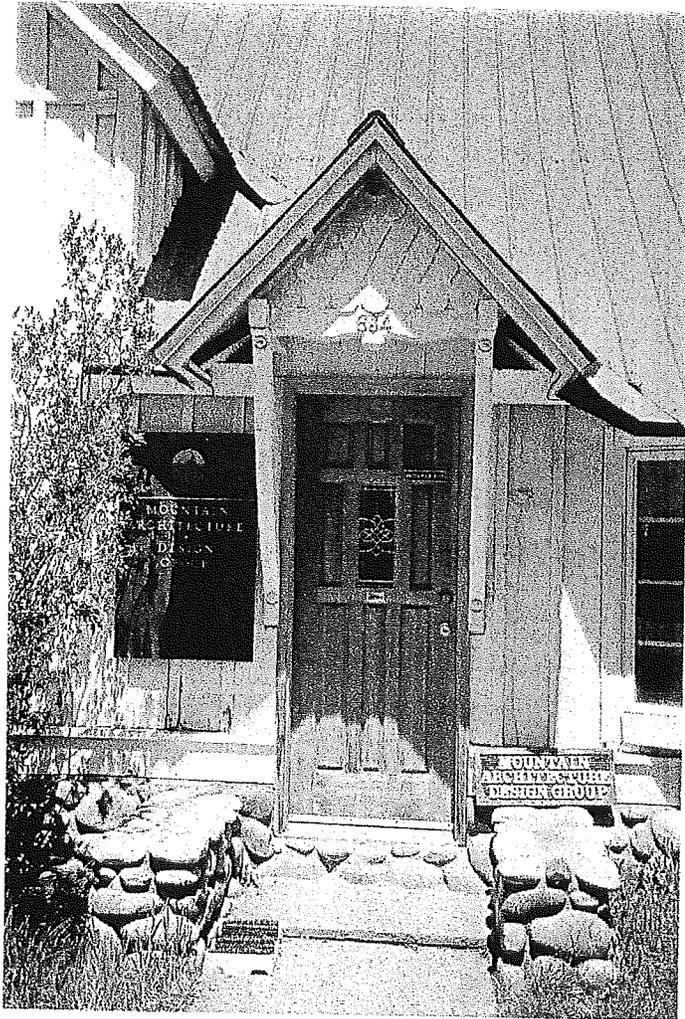
Mountain Architecture House
North elevation
May 20, 2003



Mountain Architecture House
East elevation
May 20, 2003



Mountain Architecture House
Main entrance
South elevation
May 20, 2003



PART 8: Addendums

Please refer to the attached ownership history

PART 8: ADDENDUMS

OWNERS OF CURRENT KAMINSKI PARCEL (ROUTT COUNTY ASSESSOR'S RECORDS)

Block 6, Lot 8, Lot A, Oak St. Townhomes

| <u>GRANTOR</u> | <u>GRANTEE</u> | <u>DATE</u> |
|---|--|-------------|
| Wanda Brehmer | Jan Kaminski (etal)(JT) | 11/29/2001 |
| Joseph Burton Glenn III | Wanda Brehmer | 7/10/2000 |
| Beverly Burns Glenn Joseph L. Burton Glenn | Joseph Burton Glenn III | 11/30/98 |
| Gerald L. Denofsky | Beverly Burns Glenn Joseph Burton III Glenn(JT) | 5/25/90 |
| Les A. Liman | Gerald L. Denofsky | 8/12/81 |
| E.G. Hibbert | Les A. Liman | 10/10/75 |
| Harry E. Rehder | E.G. Hibbert | 5/31/73 |
| Elaine V. Rehder | Harry E. Rehder | 7/2/73 |
| Thomas E. and Rosay Barnes | Elaine V. and Harry E. Rehder (JT) | 5/8/70 |
| Mary E. Stevens | Thomas E. and Rosay Barnes | 9/16/45 |
| Sam T. Stevens | Mary E. Stevens | 9/6/39 |
| A.H. Poppen | Sam T. Stevens | 6/19/29 |
| Guerten Poppen | A.H. Poppen | 3/26/14 |
| A.H. Poppen | Guerten Poppen | 12/14/10 |
| Irene M. Furlong | A.H. Poppen | 5/22/08 |
| T.W. Parkinson | Irene M. Furlong | 4/29/05 |
| Albert Bourguin | T.W. Parkinson | 5/10/01 |
| Steamboat Springs Company | Albert Bourguin | 2/24/1890 |