

# COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

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### I. IDENTIFICATION

1. Resource number: **5RT2208**
2. Temporary number: **N/A**
3. County: **Routt County**
4. City: **Steamboat Springs**
5. Historic building name: **Kennedy House; Robinson House**
6. Current building name: **Fragola House**
7. Building address: **340 4th Street**
8. Owner name: **Michael J. Fragola**  
Owner address: **42360 County Road 46  
Steamboat Springs, CO 80487**

### II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6N** Range **84W**  
**SE** of **NW** of **NE** of **NE** of section **17**
10. UTM reference (NAD83)  
Zone **13**  
Easting: **345076**  
Northing: **4483276**
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **1969 (Map Scale: 1 : 25,000) 7.5'**
12. Lot(s): **36, 37** Block: **11**  
Addition: **1st Addition to Steamboat Springs** Year of Addition **1910**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land associated with this building since the time of construction.**

### Official Eligibility Determination

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_ Determined Eligible - National Register  
\_\_\_ Determined Not Eligible - National Register  
\_\_\_ Determined Eligible - State Register  
\_\_\_ Determined Not Eligible - State Register  
\_\_\_ Needs Data  
\_\_\_ Contributes to eligible National Register District  
\_\_\_ Noncontributing to eligible National Register District

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):  
**L-Shaped Plan**
15. Dimensions in feet: **3386 square feet**
16. Number of stories: **2**
17. Primary external wall material  
**Wood / Horizontal Siding**  
**Stucco**
18. Roof configuration (enter one):  
**Gabled Roof / Cross Gabled Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Porch**  
**Balcony**  
**Attached Garage**

22. Architectural style / building type:

**No Style**



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**21. General Architectural Description**

The residence at 340 4th Street in Steamboat Springs is a modern-appearing, L-shaped, building which overall measures 42' NE-SW (across) by 42' NW-SE (deep). The facade, located on the northwest elevation, is set back approximately 40' from the curb on 4th Street, and there is a large backyard, as the lot is 160' deep. This house is located between other residence at 326 4th Street (located 24' to the southwest), and 350 4th Street (located 27' to the northeast). The two-story home is supported by a concrete foundation, with a full basement beneath the main first story level. Basement windows are casements and 1x1 horizontal sliders. The exterior walls are clad with stained dark brown horizontal wood siding; however, the upper facade wall and the wall on an enclosed entryway on the facade are stuccoed. The roof features intersecting gables, with a flat roof (which also serves as a balcony) over an attached garage. Located at the northeast end of the facade, the garage is incorporated into the home's overall design, and measures 18' by 20'. The roof is covered with brown asphalt shingles, and the eaves are boxed with stained brown wood trim. The home's windows are primarily single-light casements, with painted white wood frames and surrounds. Two sets of paired single-light casement windows in the upper facade wall are topped by rounded arch lights. A stained brown wood-paneled door, with one upper sash light and with flanking sidelights, leads into a 2.5' by 13' enclosed gabled entryway on the facade. There are two other entry doors: a painted white glass-in-wood-frame storm door is located on the northeast (side) elevation, while a horizontal sliding glass bypass door leads into the home from a wood deck on the southeast (rear) elevation.

22. Architectural style / building type: No Style

23. Landscape or setting special features:

This well-maintained property is located on the southeast side of 4th Avenue, near the southeast end of Steamboat Springs' traditional historic Old Town neighborhoods. The front of the property is defined by a concrete driveway which accesses the attached garage from 4th Street, and by a planted grass lawn, with mature landscaping, including a large coniferous tree. The large backyard also features a planted grass lawn.

24. Associated buildings, features, or objects

**Storage Shed**

A storage shed, located near the rear of the lot, measures 12' NW-SE by 14' SW-NE. This utilitarian structure has unpainted plywood walls, 2x wood framing, and a steeply-pitched roof with corrugated metal laid over plywood decking and 2x wood rafters. A plywood door, side hinged with metal strap hinges, is located on the shed's southwest elevation.

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**IV. ARCHITECTURAL HISTORY**

25. Date of Construction:

Estimate

Actual 1950

Source of information: **Routt County Assessor/ Treasurer Parcel Detail Information; Ross L. Kelly**26. Architect: **Arthur Gumprecht**Source of information: **Ross L. Kelly**27. Builder/ Contractor: **Arthur Gumprecht**Source of information: **Ross L. Kelly**28. Original owner: **unknown**Source of information: **n/a**29. **Construction History** (include description and dates of major additions, alterations, or demolitions):

This house, along with six others along this side of 4th Street (at 326, 350, 360, 370, 380, and 392 4th Street), were all originally constructed, between 1948 and 1952, by Arthur "Art" Gumprecht, a local builder. Born in Germany circa 1882, Gumprecht, was one of Routt County's most notable and prolific builders between the 1910s and the early 1950s. For the houses on this block Gumprecht utilized three or four basic plans. Most of these had a hipped roof, with an intersecting gable, while others were built with an A-frame plan, while others had a flat roof. Among other features, his houses were reportedly known for their oak flooring, knotty pine paneling and custom cabinets, and ceilings made of aspen wood. These houses on 4th Street also all featured an attached garage which was incorporated into the homes' overall design.

This house was substantially remodeled and enlarged in 1980.

30. Original location: **yes**Moved **no**Date of move(s) **n/a**

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## 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): **Residence**

### 35. Historical Background

This house, along with six others along this side of 4th Street (at 326, 350, 360, 370, 380, and 392 4th Street), were all originally built, between 1948 and 1952, by Art Gumprecht, a local builder. Gumprecht, who was among the region's most notable and prolific builders, was a first generation American of German descent. Utilizing three or four basic house plans, Gumprecht constructed several residences throughout Old Town Steamboat Springs during the post-war years. Gumprecht had a reputation as a quality builder, and his home's were known for their custom interior wood finishes, including oak floors, knotty pine paneling and cabinetry, and aspen wood ceilings. Most of his homes, including this one, also featured an attached garage which was incorporated into the overall design.

Owners and residents of this house over the years have included the Kennedy, Robinson, Semple, and Fragola families.

### 36. Sources of Information

*A Guide to Colorado's Historic Architecture and Engineering*, Denver: the State Historical Society of Colorado, 2003 (second edition).

Kelly, Ross L. Telephone interview with Carl McWilliams, January 16, 2005.

Redmond, Wanda. Telephone interview with Carl McWilliams, April 20, 2005.

Routt County Assessor/ Treasurer Parcel Detail Information.

Routt County Clerk and Recorder file: Warranty Deed, Book 417, page 114.

United States Census, 1910. (Reference Arthur Gumprecht)

Winter and Company. "Historic Context of Routt County." Prepared for the Tread of Pioneers Museum, January 1994.

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## VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: n/a

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns 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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in prehistory or history;

Qualifies under Criteria Considerations A through G (see Manual).

**xx** Does not meet any of the above National Register criteria.

39. Area(s) of Significance: n/a

40. Period of Significance: n/a

41. Level of Significance:

National:

State:

Local: **xx**

### 42. Statement of Significance

Built originally in 1950, and substantially remodeled in 1980, this house was at one time architecturally notable as an example of the variety of wood frame dwellings which were being built in Steamboat Springs in the decade following the end of World War II. It was also significant as one of a number of houses which were built by Art Gumprecht, a local builder and carpenter of German descent. However, due to a severe loss of integrity following the 1980 remodel, the building is no longer able to convey a sense of its historic significance. As a result it is ineligible for individual listing in the National or State Registers of Historic Places.

### 43. Assessment of historic physical integrity related to significance:

The house at 340 4th Street exhibits a below average level of integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. The house was substantially remodeled and enlarged in 1980, so that there is now almost no evidence of the more modest dwelling which previously existed here.

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## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: xx

Need Data:

45. Is there National Register district potential?

Yes:

No: xx

Discuss: Historic residences in this area of Steamboat Springs do not collectively appear to display sufficient integrity, and are too dispersed, to qualify as a National or State Register Historic District.

If there is National Register district potential, is this building:

Contributing: n/a

Noncontributing: n/a

46. If the building is in an existing National Register district, is it:

Contributing: n/a

Noncontributing: n/a

## VIII. LOCAL LANDMARK ELIGIBILITY ASSESSMENT

44a. Local Register eligibility field assessment:

Eligible:

Not Eligible: xx

Need Data:

45a. Discuss: The historic dwelling at this location was substantially remodeled and enlarged in 1980. As a result, there is almost no evidence left of the original more modest dwelling which existed here between 1950 and 1980. Due to this loss of integrity, this house is no longer able to convey a sense of its historic significance. As such, it should be considered ineligible for inclusion in the Routt County Register of Historic Properties.

46a. Architectural Style / Building Type (from Local Style Lexicon):

Steamboat Springs Modified

Resource Number: **5RT2208**

Temporary Resource Number: **N/A**

## **Architectural Inventory Form**

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### **IX. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **STEAM-4; STEAM-5**

Frame(s): **16-17; 25-26**

Negatives filed at: **City of Steamboat Springs**

**137 10th Street**

**Steamboat Springs, Colorado 80477**

48. Report title: **Old Town Steamboat Springs Residential Survey IV: Architectural Survey Report**

49. Date: **October 26, 2004**

50. Recorder: **Carl McWilliams**

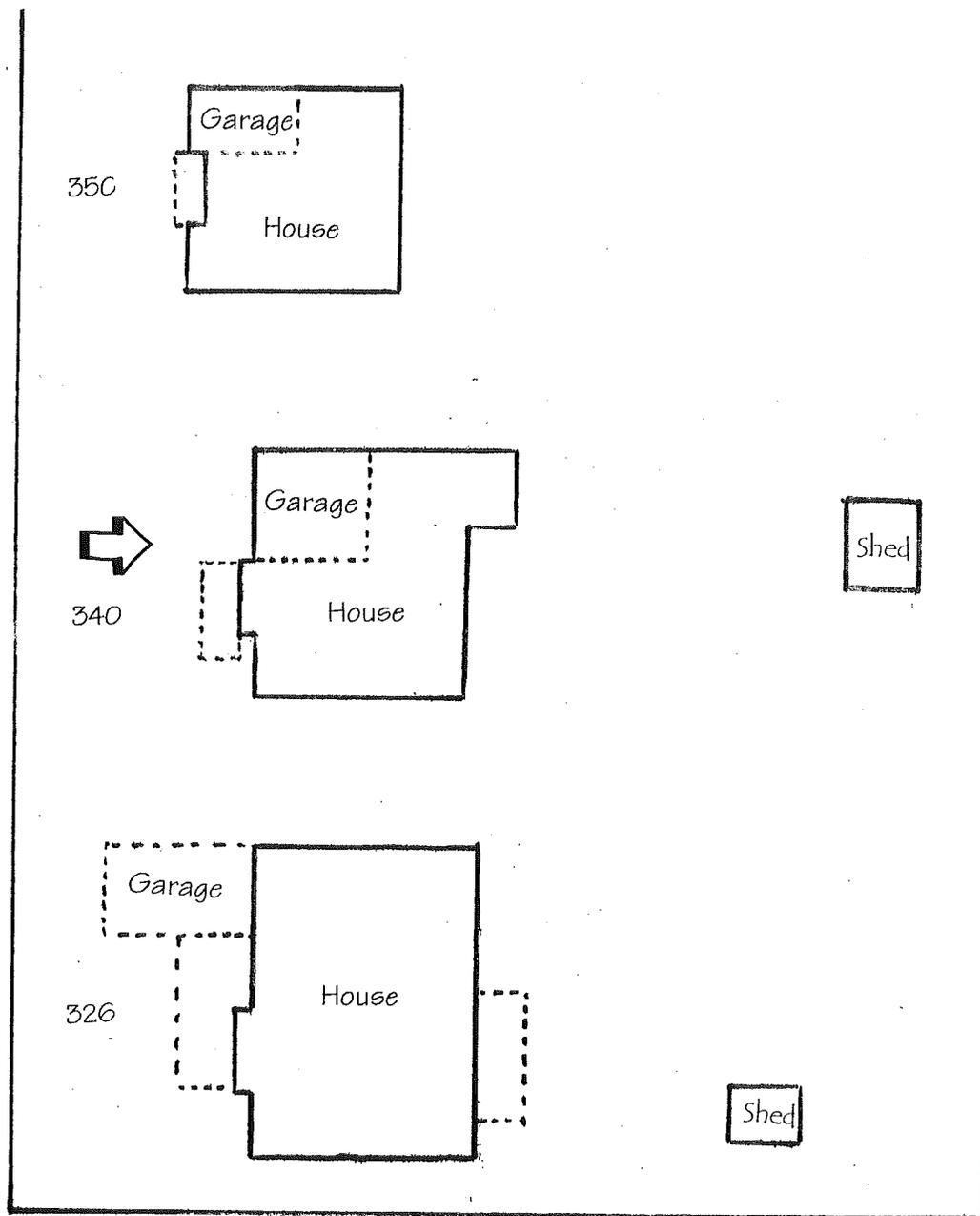
51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**

NOTE: Attached are a sketch map, a photocopy of the Steamboat Springs, Colorado USGS quadrangle map segment, indicating resource location, and black-and-white photographs.

4th Street



Alley

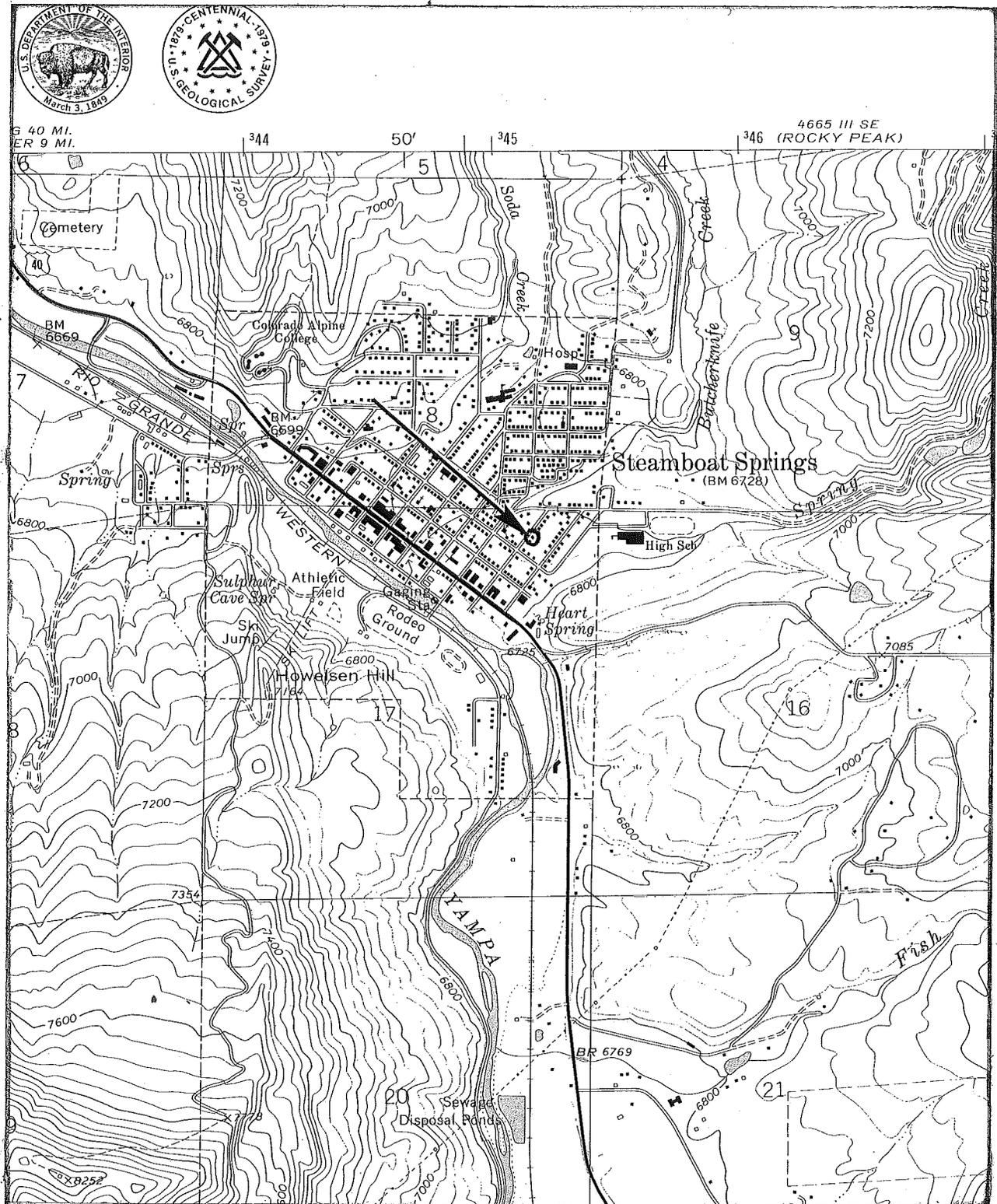
Alley

Approximate Scale



30 Feet

• • • SKETCH MAP • • •



LOCATION MAP

340 4th Street, Steamboat Springs, Colorado  
(Copied from Steamboat Springs, Colorado USGS Quadrangle Map)