

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.2646** Parcel number(s): **115209015**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Smith House**
- 6. Current Building Name: **Bunn House**
- 7. Building Address: **103 Missouri Avenue**
- 8. Owner Name: **Dr. Paul A. Jr. & Camille A. Bunn**
- Owner Organization:
- Owner Address: **Box 770304**
Steamboat Springs, Co 80477



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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
NW ¼ of NE ¼ of SE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345221 mE** **4483676 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 15 and 16, Block 9**
 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): **T-Shaped Plan**
15. Dimensions in feet: **1448 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features:
Porch
Chimney
Roof Treatment/Dormer
Fence
21. General architectural description:
This 1½-story wood frame dwelling features an offset T-shaped plan, and includes a prominent upper half story addition. The house is supported by a low painted green concrete foundation, while its exterior walls are clad with wide painted red horizontal wood siding. Painted green diagonal wood siding appears in the upper gable ends. The house is covered by a moderately-pitched cross gable roof, with silver metal roofing material and with painted white boxed eaves. Large shed-roofed dormers on the east and west elevations are part of the upper half story addition. A large stone fireplace chimney is located on the west elevation. A stained natural brown wood-paneled front door, with an oval-shaped leaded glass upper sash light, enters the north elevation from an open front porch. This porch features a concrete floor, low river rock knee walls, and a gable hood with knee brace supports. A stained natural brown wood-paneled door, with nine upper sash lights, and covered by a white metal or synthetic storm door, enters the east elevation from an uncovered concrete porch. A large non-historic 1x1 horizontal sliding window is located on the east elevation. A smaller non-historic 1x1 horizontal sliding window is located on the south elevation. A non-historic canted oriel window is located on the north elevation. Windows elsewhere are primarily paired single-light casements with painted white wood frames and surrounds.
22. Architectural style: **No Style**
 Building type:

Architectural Inventory Form

Page 3 of 8

23. Landscape or special setting features: **This property is located at the southwest corner of Missouri Avenue and Larimer Street. A planted grass lawn with mature landscaping features surrounds the house. A black metal fence extends along the north and east property lines.**

24. Associated buildings, features or objects:

Garage with Secondary Residence Addition

A single-story wood frame garage, with a 1997 1.5-story garage and secondary residence addition, is located at the rear, south end, of the property. The original garage portion of this building measures 20' N-S by 24' E-W, and is supported by a concrete foundation. The garage's exterior walls are clad with wide, painted green, horizontal wood siding, with painted white 1" by 4" corner boards. Diagonal plank siding appears in the upper gable ends, however. The garage is covered by a moderately-pitched gable roof, with metal roofing material and painted white and green boxed eaves. A small plywood-filled window opening penetrates the south elevation. A band of three 6-light windows, with painted white wood frames and surrounds, penetrate the garage's north elevation. A green fiberglass roll-away garage door on the east elevation opens onto a short asphalt driveway which extends to Larimer Street.

The 1997 garage and secondary residence addition is to the original garage's west elevation. This addition measures 20' by 24', and it is somewhat taller than the original garage. It is supported by a low concrete foundation, and its exterior walls are clad with wide painted green horizontal wood siding, with painted white 1" by 4" corner boards. The addition is covered by a steeply-pitched gable roof, with grey asphalt composition shingles and with painted white and green boxed eaves. A green metal-paneled roll-away garage door on the south elevation opens onto an asphalt-paved alley. A white metal-paneled door, with six upper sash lights, enters the north end of the east elevation from a wood stoop. Three double-hung sash windows penetrate the west elevation's upper gable end, and a 1x1 horizontal sliding window penetrates the main level also on the west elevation.

Shed

A small, low, shed, which measures approximately 10 feet square, is also located near the rear of the property. This building's exterior walls are clad with wide painted green horizontal wood siding, with painted white 1" by 4" corner boards. It is covered by a moderately-pitched front gable roof, with metal roofing material, and with painted white boxed eaves. A painted green side-hinged plywood door, with painted white X-bracing, enters the shed's east elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1943** 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**

Architectural Inventory Form

Page 4 of 8

29. Construction history:

Routt County Assessor records indicate that this front-gabled dwelling was built in 1943, and that the original 20' by 24' garage was built in 1961. In 1997, a garage/secondary residence addition was built onto the existing garage's west elevation. The rather large upper half story addition to the residence may also have been carried out in 1997.

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:

Routt County Assessor records indicate that the original portion of this house was built in 1943. Information about the home's earliest owners and residents has not been uncovered. The Assessor records reveal, however, that the Choma family owned this property in the early 1960s, and that in August of 1964, they sold it to Burton and Marian Smith. The Smiths then owned and lived in the home for three decades, from 1964 to 1994, before selling it to John R. Ricks. Two years later, in June of 1996, Mr. Ricks deeded the property to Robert A. and Nancy E. Albertini. The Albertini family then lived here until October of 2002 when they sold the home to its current owners, Dr. Paul A. and Camille A. Bunn.

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.

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

Architectural Inventory Form

Page 5 of 8

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.

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:

Architectural Inventory Form

Page 6 of 8

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 1943. It is also architecturally significant, to a modest degree, for its vernacular wood frame gabled-T 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 inclusion in the Routt County Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property displays a below average level of integrity relative to the seven aspects of integrity as defined by the National Park Service and Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. Additions to the house and garage have significantly diminished the property's physical integrity so that it no longer adequately conveys a sense of its historic and architectural significance.

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 #1, Images 179-184	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		

Architectural Inventory Form



Architectural Inventory Form

Location Map

