

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.2479** Parcel number(s): **115207020**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Ralston House**
- 6. Current Building Name: **Spaustat/Gallery House**
- 7. Building Address: **228 Missouri Avenue**
- 8. Owner Name: **Ryan Spaustat and Deb Gallery**
- Owner Organization:
- Owner Address: **P.O. Box 880701**
Steamboat Springs, CO 80477



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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**
NW ¼ of NW ¼ of SE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345085 mE** **4483524 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 20 and 21, Block 7**
 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): **Rectangular Plan**
15. Dimensions in feet: **1362 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Fence
21. General architectural description:
This 1½-story wood frame dwelling is supported by a low painted white concrete foundation, and its exterior walls are clad with painted grey horizontal weatherboard with painted white 1" by 4" corner boards. Painted dark purple vertical wood siding appears in the house's upper gable ends and in the upper gable end of the front porch roof. The house is covered by a moderately-pitched front gable roof, with metal roofing material and with painted white rafter ends exposed beneath the eaves. The dwelling's façade faces toward Missouri Avenue on the south elevation. A painted white and dark purple wood-paneled front door, with four ribbon-style upper sash lights, and covered by a painted white and dark purple wood storm door, enters the façade from an open front porch. This porch is approached by four wood steps, and features a wood plank floor, an open wood railing, painted white 4" by 4" wood posts, and a low-pitched gable roof. A metal-paneled door, with an upper sash light, enters the south end of the north (rear) elevation from a 3-step wood stoop. Another entry door, covered by a gable hood, is located near the south end of the west elevation. An older shed-roofed addition has been built onto the west end of the original rectangular-shaped dwelling's north elevation. A single-light window overlooks the front porch to the east of the entry door. A band of three 1/1 double-hung windows penetrate the façade wall to the west of the front porch. Windows elsewhere are primarily 1/1 double-hung sash with painted white wood frames.
22. Architectural style: **No Style**
 Building type:

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23. Landscape or special setting features: **This well-maintained property is located on the north side of Missouri Avenue in the block between Laurel and Grand Streets. The nicely-landscaped front yard is enclosed by a low painted white picket fence, and features stone pavers, low native plants, and small spruce and aspen trees. The side yard east of the house, and the backyard, are planted in grass.**

24. Associated buildings, features or objects:

Garage

A wood frame garage, which measures approximately 12' by 20', is located near the alley at the rear of the property. The garage is supported by a concrete foundation, and has painted pale blue plywood exterior walls, with painted white furring strips and 1" by 4" corner boards. The garage is covered by a low-pitched gable roof, with metal roofing material, and with painted white rafter ends and a fascia board beneath the eaves. A skylight is located on the north-facing roof slope. A set of paired, painted pale blue, side-hinged plywood garage doors open onto a gravel driveway on the west elevation. Vehicular access to the garage is via the asphalt paved alley to the north. A 4-light window penetrates the garage's east elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1948** Actual:
Source of information: **"Routt County Assessor/Treasurer Parcel Detail Information."**

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 1948 as this house's year of construction. A modest shed-roofed addition was built onto the west end of the original north (rear) elevation some years later, probably in the 1950s or 1960s.

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 dwelling**

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35. Historical background:

Routt County Assessor records indicate that this house was built in 1948. Mountain States Telephone and Telegraph directories, and later Mountain Bell telephone directories, reveal that Robert W. Ralston was the resident of this property from at least 1956 through the early 1980s. Efforts to uncover biographical information about Mr. Ralston through sources at the Tread of Pioneers Museum and through online articles in the *Steamboat Pilot* newspaper, have not been successful. Mountain Bell telephone directories indicate that more recent residents of this property have included James R. Hayes, B. Arigo, and Stuart Handloff. Ryan Spaustat and Deb Gallery, the current owners and occupants, have held title to the property since November 2004, according to Routt County Assessor records.

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/Treasurer Parcel Detail Information."

"Routt County Assessor, Residential Property Appraisal Record."

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.

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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. |
| <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:

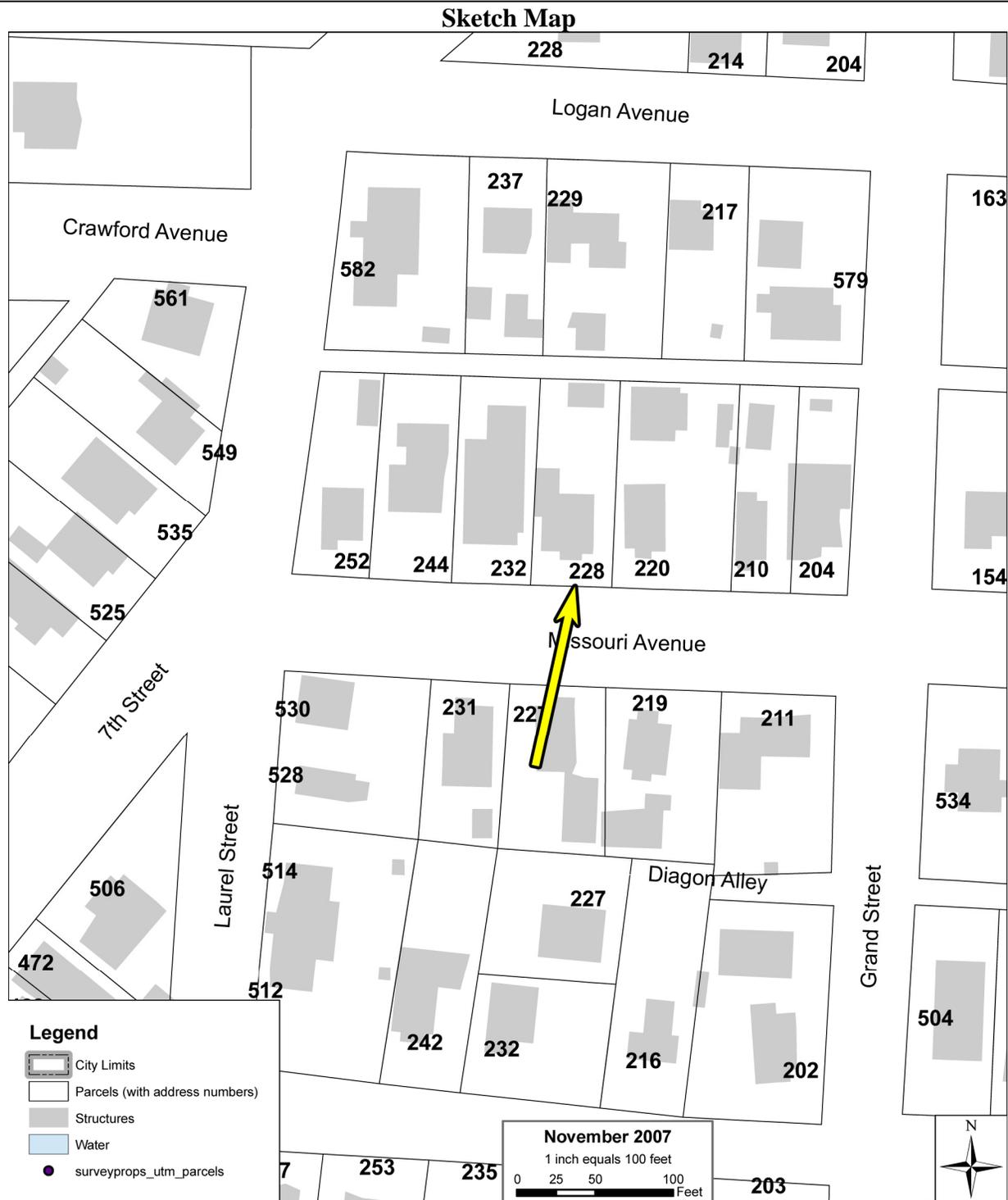
42. Statement of significance:

This property is historically significant for its associations with Steamboat Springs' residential development dating from the time of its construction, circa 1948, and it is also architecturally significant for its representative vernacular wood frame front gabled plan, with some modest elements of the Bungalow style in evidence. Despite a small loss of integrity, this property may be considered eligible for local landmark listing in the Routt County Historic Register. The property's level of significance is not to the extent that it would qualify for listing in the National or State Registers.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably high standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. An older rear addition detracts minimally from the integrity of the original house. The addition is of modest size and scale, is not visible from the front, and its materials and roof slope matches that of the original.

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Location Map

