

# Architectural Inventory Form

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## Official eligibility determination (OAHF use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
 Determined Eligible- NR  
 Determined Not Eligible- NR  
 Determined Eligible- SR  
 Determined Not Eligible- SR  
 Need Data  
 Contributes to eligible NR District  
 Noncontributing to eligible NR District

### I. IDENTIFICATION

1. Resource number: \_\_\_\_\_
2. Temporary resource number: 115206003
3. County: Routt County
4. City: Steamboat Springs
5. Historic building name: N/A
6. Current building name: N/A
7. Building address: 153 Logan Avenue
8. Owner name and address: John A. Zulevich  
P.O. Box 770945, Steamboat Springs, CO 80477

### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 6 Range 84  
       ¼ of        ¼ of        ¼ of SE ¼ of section 8
10. UTM reference  
Zone 13; 345180 mE 4483570 mN
11. USGS quad name: Steamboat Springs  
Year: \_\_\_\_\_ Map scale: 1 : 25,000 Attach photo copy of appropriate map section.
12. Lot(s): 3,4 Block: 6  
Addition: Crawford Addition Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: This resource occupies two city lots, with 0.15 total acres. Property lines are an appropriate boundary considering the urban setting.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 28'0" x Width 24'0"
16. Number of stories: 1 1/2
17. Primary external wall material(s) (enter no more than two): Horizontal siding/shingle
18. Roof configuration: (enter no more than one): front end gable roof

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19. Primary external roof material (enter no more than one): Metal roof
20. Special features (enter all that apply): two porches
21. General architectural description: The house is built on a concrete foundation, enclosing a crawl space. The house is a wood framed structure, with a style best described as a Bungalow. The front (north) elevation has a covered porch with a metal hip roof. Four wood columns support the roof. The porch is otherwise open, and spans almost the entirety of the elevation. The entry is centered on this elevation and is flanked on both sides by one over one sash windows. The attic level has a single window. The cladding is horizontal siding. There is a single fascia board and corner trim. The west elevation is clad in the same way. The brick chimney is visible from here and is centered on the roof ridge. There are two windows on this elevation. They are of the same style and dimension, i.e. one over one double hung sash windows. One is located near the northwest corner, while the other is slightly offset from center toward the south. The south elevation mirrors that of the north elevation. There is an open porch of similar dimensions with a similar hip roof. The fenestration on the ground floor is different, however. There is an entry at the west end of the porch, and two windows to the west of the entry. The attic level has a window centered below the eave, identical in dimension and style as the one on the north elevation. The east elevation has two openings. One is a one over one sash window, and the other is horizontal slider window placed under the eave. This slider has replaced an original window. The original opening is still visible and has the same dimensions as the remaining original window. The east and west elevation both have rafter ends exposed beneath the eave. Exposed rafter ends are also present at the hip roofs of the porches. Decoration is limited to this detail, as well as limited trim and fascia boards.
22. Architectural style/building type: Bungalow
23. Landscaping or special setting features: The house occupies a typical lot in downtown Steamboat Springs. The property is a corner lot with limited vegetation. There are two mature trees flanking the front elevation and thick shrubbery around both porches. The remainder of property is landscaped with a lawn, which is in poor condition. Concrete pavers lead from the street to the front porch and from the back porch to the garage at the rear of the lot.
24. Associated buildings, features, or objects: There are two outbuildings. One is a storage shed, while the other is a detached garage. Both are located in the southeast corner of the lot, accessible to the alley. Both are clad and roofed in materials, which match the main house. Refer to the sketch map for dimensions.

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**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate 1921 Actual \_\_\_\_\_  
Source of information: Routt County Assessor
26. Architect: unknown  
\_\_\_\_\_  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: unknown  
Source of information: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The main house has undergone a covered porch addition at the south elevation in 1961, enclosing 228 s.f. This porch mirrors the one on the north elevation in massing, proportion and detailing. One visible window alteration has been made on the west elevation. Two new outbuildings were added in 1961. One outbuilding is a 260 s.f. garage located at the alley on the southeast corner of the lot. A shed of 100 s.f. was constructed adjacent to the garage. The outbuildings are clad and painted to match the house.
30. Original location x Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): single dwelling
32. Intermediate use(s): N/A
33. Current use(s): single dwelling
34. Site type(s): residential
35. Historical background: **Given the lack of an ownership history, a general history is provided. The 1920s marked continued growth in Steamboat Springs. By now, a highway was built crossing Rabbit Ears Pass, the Winter Carnival and sporting infrastructure at Howelsen Hill were well established. Ranching, and mining still continued, with commercial enterprises accessory to these industries.**
36. Sources of information: **Alexandroff, Marty. *Historic Property Survey of Downtown Steamboat Springs*, Steamboat Springs, Colorado: Tread of Pioneers Museum, 1996., Winter and Co., *Historic Context of Routt County*, 1994., Richards, Dee. *Steamboat Round the Bend*. Steamboat Springs, Colorado: Steamboat Springs Pilot, 1976., Routt County Assessor data**

**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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
  - D. Has yielded, or may be likely to yield, information important in history or prehistory.
  - E. Qualifies under Criteria Considerations A through G (see Manual)
  - F. Does not meet any of the above National Register criteria
39. Area(s) of significance: **Architecture**

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40. Period of significance: **1921** \_\_\_\_\_
41. Level of significance: National \_\_\_\_ State \_\_\_\_ Local x
42. Statement of significance: **This house is a modest vernacular structure that is anonymous in terms of influential events and persons occupying it. However, this lack of prominence does not undermine its historic significance, in that it represents the average Steamboat Springs population and the will of its citizens to settle the area using simple means and construction techniques. The resource has been classified as a Bungalow, for it has a porch and exposed rafter tails, however, there is no further detailing to give it architectural significance as a Bungalow. Even without documentation, it is most likely that the house was not designed by an architect or built by a construction company. Rather, it was built by family or community members, of a style and scale typical for the 1920s. Since this resource does not qualify under National Register criteria, it should be assessed on a local level, since its scale and character adds to the fabric of the downtown residential district. More data is needed to assess significance in areas other than architectural significance.** \_\_\_\_\_
43. Assessment of historic physical integrity related to significance: This resource has most historical elements intact. There have been no major alterations, additions, or relocations to the main house outside of the porch addition. The site has limited vegetation and landscaping, and the buildings need to undergo cyclical maintenance and repair procedures. However, the integrity of the resource is maintained. \_\_\_\_\_

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible  Not Eligible  Need Data

45. Is there National Register district potential? Yes  No

Discuss: There is no historic district identified in this survey for this particular street. Future surveys may however identify such a district, if a high enough density of intact historic resources are identified.

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

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

**VIII. RECORDING INFORMATION**

47. Photograph numbers: 3-17 through 3-21 Negatives filed at: City of Steamboat Springs

48. Report title: **Steamboat Springs Residential Survey, 1890-1980**

49. Date(s): 12.2000 50. Recorder(s): Margo Rettig

51. Organization: Mountain Architecture Design Group

52. Address: 6101/2 Oak Street, P.O. Box 770420, Steamboat Springs, CO 80477

53. Phone number(s): (970) 879-5764

NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation  
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