

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 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.1664** Parcel number(s): **145016106**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Drake House**
- 6. Current Building Name: **The Photo Express House**
- 7. Building Address: **743 Oak Street**
- 8. Owner Name: **Russell E. Atha III & Carol H. Atha**
- Owner Organization:
- Owner Address: **P.O. Box 772323**
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: **84W**
NW ¼ of NE ¼ of NE ¼ of NW ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344459 mE** **4483165 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Part of Lot 6 Block 16**
 Addition: **Original Addition of Steamboat Springs** Year of addition: **1884**
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: **Length: 37 feet x Width: 31 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
Roof Treatment/Dormer
21. General architectural description:
The following architectural description is adapted from the "Routt County Historic Preservation Board Application Form for Local Historic Designation" prepared by Laureen Schaffer in August 2000. The building's exterior is unchanged from that time to the present.

"The Photo Express House is a rectangular-shaped, one and one-half story Craftsman bungalow with a basement. The side-gabled metal roof features a centrally positioned shed dormer at the front and rear, each with three six-over-one double-hung windows. Over-hanging eaves are enclosed. A red brick chimney rises above the roof at the western end of the house on the front, north elevation. A cobble stone foundation supports the building of horizontal [wide painted green] wood lap siding and stucco with decorative wood half-timbering in the gable ends. The half-timbering appears in a simple rectangular and square pattern. A full-length porch dominates the front, north, façade with a painted wood balustrade. Four square wood posts support the porch which is constructed of wood decking. A side entrance to the porch leads to the centrally located entrance to the house. Typical bungalow windows appear, with the front façade featuring twelve-over-one double-hung windows. The east façade features twelve-over-one double hung windows on the first story, with two twelve-over-one double hung windows in the center of the gable end and two four-pane windows located on the ends. The west façade appears similar to the east in that the upper windows are featured in the same pattern; however, the first story windows are grouped in sets of two. The four-pane square windows appear at the porch, or near the front end, and are divided by the fireplace and chimney. The two larger twelve-over one double hung

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windows appear in sets of two and are located towards the rear of the building. The rear elevation features twelve-over-one windows and a gabled-roof addition over a rear entrance.

The gabled-roofed rear entrance addition appears to be a non-original feature of unknown construction. The current owner extended the roof line of the addition by a few feet, on the eastern portion, approximately ten years ago. The owners also added a small section to cover the air conditioner in the rear window approximately ten years ago. To comply with safety codes for businesses, the current owner installed the balustrade on the front porch. The original porch had no railings, only the four square posts featured originally on the porch. The owner painted the building a few times, but had kept the structural and character-defining features intact.

The interior of the building features original wood floors, wood window surrounds, and original windows. The original interior woodwork and wood trim remains, with wood battered posts featuring between the living room and dining room. The original fireplace appears in the living room. A china cabinet was removed from the dining room and dry wall was installed to accommodate the demands of the new use. At the rear of the house, a wall was installed and later removed to make a dark room.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
 Building type:
23. Landscape or special setting features: **This property is located at the southern corner of Oak and 8th Streets in Steamboat Springs. Lincoln Avenue (U.S. Highway 40), Steamboat Springs' main street, is one block to the southwest. The property features nicely-landscaped front and back yards, with a large fir or spruce tree near the front east corner of the building.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1917**
 Source of information: **[untitled article] *Routt County Sentinel*, May 11, 1917, p. 10; "Purchases Handsome Town Residence." *Routt County Sentinel*, May 24, 1918, p. 4.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Frank D. Sharp**
 Source of information: **[untitled article] *Routt County Sentinel*, May 11, 1917, p. 10; "Purchases Handsome Town Residence." *Routt County Sentinel*, May 24, 1918, p. 4.**
28. Original owner: **Frank D. Sharp**
 Source of information: **[untitled article] *Routt County Sentinel*, May 11, 1917, p. 10; "Purchases Handsome Town Residence." *Routt County Sentinel*, May 24, 1918, p. 4.**

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29. Construction history:

This Bungalow style dwelling was built by Frank D. Sharp during the spring and summer of 1917. Sharp sold the property to C.E. Crosswhite early the following year, who in turn sold it to Ralph and Delia Drake in May of 1918. Work on the house's construction was begun in early May of 1917, as reported by the *Routt County Sentinel* on May 11, 1917:

Excavation commenced this week on the basement for a handsome seven-room residence which Frank D. Sharp of the Orpheum theatre will erect on his lots at the corner of Eighth and Oak Streets.

Just over a year later, on May 24, 1918, the *Sentinel* reported that the house had been purchased by Ralph Drake:

Purchases Handsome Town Residence

Ralph Drake, who owns extensive ranch interests on Elk river and who with his family recently returned from spending the winter in Boulder, has purchased the fine modern residence at the corner of Eighth and Oak streets, erected last summer by Frank D. Sharp, and who recently sold the property to C.E. Crosswhite.

There have been no additions to the original 1917 dwelling.

30. Original location: Moved: Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **Former single-family dwelling; currently utilized as retail and business space by Photo Express.**

35. Historical background:

This house was built by Frank D. Sharp during the spring and summer of 1917. A well-known businessman, contractor, and lumberman, Sharp was engaged in a variety of business and building activities during the early 1900s. Among other endeavors, Sharp was part owner of the Orpheum Theater, was the proprietor of a plumbing business, and in 1917 he became the owner of a sawmill on Rabbit Ears Pass. Sharp apparently built this house as an investment, as soon after it was completed, he sold it to C.E. Crosswhite. Also a short-term owner, Crosswhite, in turn, deeded the house to Ralph Drake in May of 1918. Ralph and Delia Drake then owned and lived here for a number of years. The Drakes were prominent cattle ranchers in the "Moon Hill" area along the Elk River, and they also spent considerable time in Boulder during the 1910s. They presumably acquired this property as a home in town, and perhaps as a retirement residence, as Ralph was age seventy in 1918, and Delia age 60.

The Routt County landmark designation form for this property indicates that Hofstetter family owned this house from 1932 to 1962. Mountain States Telephone and Telegraph directories also indicate that the Hofstetter family

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was associated with the property, as Roy P. Hofstetter is listed at this address in the 1956 and 1961 directories. The Robert Selbe family, who were also engaged in ranching, then owned and lived here during the 1960s and 1970s. The building was converted to commercial use as the Photo Express House in the 1980s.

36. Sources of information:

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>. "Purchases Handsome Town Residence." *Routt County Sentinel*, May 24, 1918, p. 4; "Still Branching Out" *Steamboat Pilot*, September 12, 1917, p. 1; [untitled article] *Routt County Sentinel*, May 11, 1917, p. 10.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

"Ralph Drake House." Routt County Historic Preservation Board Application for Local Historic Designation form, August, 2000.

Routt County Assessor, Commercial Property Appraisal Record.

Sanborn Insurance maps for Steamboat Springs, July 1911, June 1920.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: 08/12/00

Designating authority: Routt County Board of County Commissioners

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:

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | 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. |
| <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 house is historically significant for its associations with Steamboat Springs' residential development through the mid-1900s. The building is also architecturally significant for its Bungalow style of architecture. The building's level of significance in these regards 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. The building does qualify, though, for individual listing in the Routt County Historic Register.

43. Assessment of historic physical integrity related to significance:

The Photo Express House maintains the seven aspects of integrity: location, setting, design, materials, workmanship, feeling and association. The building maintains a high level of architectural integrity, both interior and exterior, and maintains its character-defining elements, while successfully adapting to a productive commercial reuse.

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Sketch Map



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Location Map

