

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.2650** Parcel number(s): **176803005**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Heathcote House; Olson House; Muth House**
- 6. Current Building Name: **Roach House**
- 7. Building Address: **853 Pahwintah Street**
- 8. Owner Name: **Denise M. Roach**
- Owner Organization:
- Owner Address: **P O Box 773852**
Steamboat Springs, Co 80477-3852



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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
SW ¼ of SE ¼ of SW ¼ of NE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344857 mE** **4484149 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lot 5, N½ of Lot 6, Block 3**
 Addition: **Yahmonite Addition** Year of addition: **1909**
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: 48 feet x Width: 26 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
Garage/Attached Garage
21. General architectural description:
This distinctive Rustic-style home features a rectangular-shaped main level and a walkout basement level which includes a single-stall garage. The main level measures 26' N-S (across) by 26' E-W (deep), and its exterior walls are made of stained brown whole logs with slightly overlapping corners. Stained brown vertical half logs appear in the façade's upper gable end on the east elevation. The house is covered by a low-pitched front gable roof, with metal roofing material laid over 1x wood decking and 2x wood rafters. The stained brown rafter ends are covered by a fascia board, and are exposed beneath widely-overhanging eaves. A brick chimney, covered with concrete pargeting, is located just below the ridge on the north-facing roof slope. A stained natural brown solid wood front door, covered by a brown metal storm door, enters the north end of the façade from an open front porch. Located above the walkout basement/garage level, this porch covers the entire façade, extending past the north elevation, and it also wraps around to cover the south elevation where it expands to incorporate an open wood deck. Ten curving concrete steps and four wooden steps ascend to the porch from a wide concrete driveway which extends to Pahwintah Avenue to the east. The porch is covered by the house's main widely-overhanging roof eave, with stained brown decorative purlins and a ridge pole in the façade's upper gable end. A side entry door, covered by a brown metal storm door, enters the house from the open wood deck on the south elevation. A painted or stained brown garage door opens from the walkout basement level, beneath the front porch, onto the driveway which extends to Pahwintah Street. Two single-light fixed-pane picture windows overlook the front porch south of the front door, and two additional single-light fixed-pane picture windows are located near the east end of the south elevation. A small oriel window is located on the north elevation.

Architectural Inventory Form

Page 3 of 8

Windows elsewhere are primarily 2/2 double-hung sash with painted or stained brown wood frames and surrounds.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Rustic**
 Building type:
23. Landscape or special setting features: **This property is located on the west side of Pahwintah Street in the block north of Merritt Street. The terrain in this area slopes upward from east to west, allowing for the walkout basement on the east elevation (façade). A large planted grass front yard is bisected by a large, stone-lined, concrete driveway. A large spruce tree is located near the front northeast corner of the property, while aspen trees are located elsewhere in the front yard as well as southeast of the house.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1951**
 Source of information: **Benita Bristol; 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: **Robert E. and Betty Heathcote**
 Source of information: **Benita Bristol**
29. Construction history:
This house was built in 1951 as a residence for Robert E. "Bob" and Betty Heathcote. The house is little changed from its original construction. Denise Roach, who has owned and lived in the house since 1983, related that the original house was encircled by a four-foot wide deck. Mr. and Mrs. Roach removed the deck on the north and west sides, and extended the deck on the south side.
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**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

This house was built in 1951 as a residence for Robert E. "Bob" and Betty Heathcote. Mr. and Mrs. Heathcote and their son John, born circa 1953, lived in the home from 1951 until circa 1965. Mr. Heathcote worked for the Highway Department, reportedly as an engineer. The property was next occupied by the Olson family during the late 1960s. Mr. Olson was reportedly a basketball coach. Fred and Marilyn Muth were the property's next owners and residents, between circa 1970 until 1983. Mountain States Telephone directories during the 1970s indicate that the Muths operated a carpet business. In March of 1983, Mr. and Mrs. Muth sold the property to Terrence and Denise Roach, and reportedly moved to Utah. Denise Roach remains this property's owner in 2009, having lived here continuously since 1983.

36. Sources of information:

Bristol, Benita. Telephone interview with Carl McWilliams, April 2009.

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

Roach, Denise. Telephone interview with Carl McWilliams, April 2009

Routt County Assessor, Residential Property Appraisal Record.

Routt County Assessor/Treasurer Parcel Detail Information.

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.

Architectural Inventory Form

Page 5 of 8

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. |
| v | 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 in 1951. Perhaps more importantly, the house is architecturally significant, as well, for its distinctive local expression of the Rustic style of architecture in the post World War II era. The property's historical and architectural significance is probably 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 property, though, may be considered eligible for designation as a local landmark in the Routt County Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property displays a high standard of 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. There have been no additions, and no notable adverse exterior alterations to the original dwelling.

Architectural Inventory Form

Page 6 of 8

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

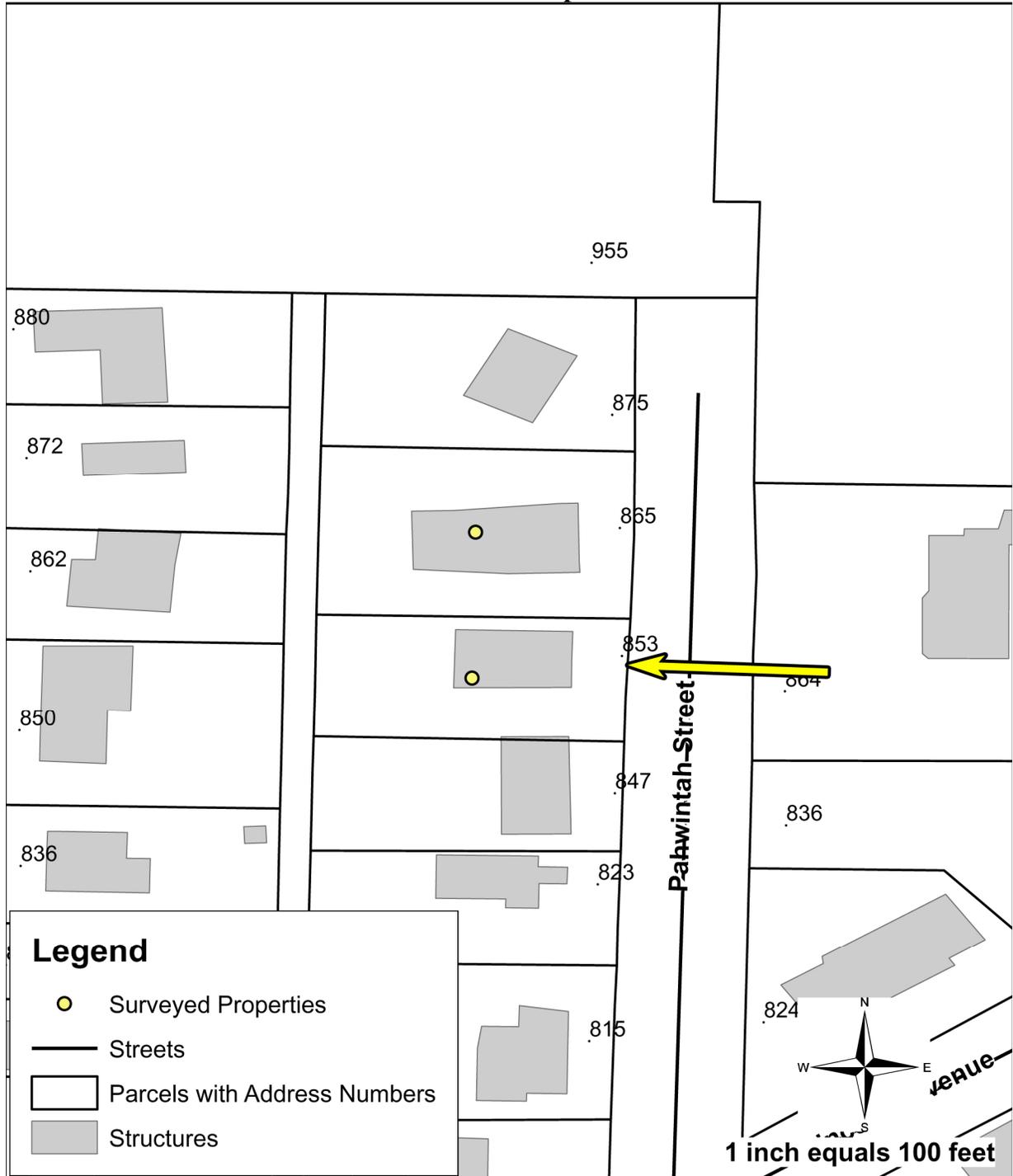
44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes No
- Discuss: **Historic buildings within the survey area do not collectively possess sufficient historical or architectural 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 #2, Images 262-265 | CDs filed at: | City of Steamboat Springs |
| 48. Report title: | Old Town Steamboat Springs Residential Survey Phase VII | | 137 10th Street |
| 49. Date(s): | 11/08/2008 | | 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

Sketch Map



Architectural Inventory Form

Location Map

