

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.2660** Parcel number(s): **115204004**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Faler House**
- 6. Current Building Name: **Manley House**
- 7. Building Address: **65 Park Avenue**
- 8. Owner Name: **William S. Manley**
- Owner Organization:
- Owner Address: **P O Box 775042**
Steamboat Springs, Co 80477-5042



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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
NW ¼ of SE ¼ of NE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345274 mE** **4483875 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 4 and 5, Block 4**
 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): **Irregular Plan**
15. Dimensions in feet: **2008 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Car Port
Chimney
21. General architectural description:
The residence at 65 Park Avenue is supported by a concrete foundation, and its exterior walls are clad with stained brown, narrow, horizontal wood siding. The house is covered by a moderately-pitched saltbox roof, with metal roofing material and stained brown boxed eaves. A large boxed chimney is located just below the ridge on the west-facing roof slope. The house's asymmetrical façade faces toward Park Avenue on the north elevation. A painted green wood wood-paneled door, with a small stained and leaded glass upper sash light, and covered by a black metal storm door, enters the façade from an uncovered wood plank porch. A small carport, which measures approximately 12' by 8', is located at the west end of the façade where a concrete driveway extends to Park Avenue. A stained brown wood-paneled door enters the house from within the carport. A glass-in-wood-frame atrium door opens onto an uncovered wood deck on the south (rear) elevation. Another glass-in-wood-frame atrium door opens from the second story on the south elevation onto a second story porch. A canted hipped-roofed oriel window is located on the first story's east elevation. Multiple single-light fixed-pane windows are located on the south elevation. Windows elsewhere are primarily 1x1 horizontal sliders with stained brown wood frames and surrounds, and with painted green decorative wood shutters.
22. Architectural style: **Modern Movements**
 Building type:

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35. Historical background:

Routt County Assessor records indicate that the original portion of this house was built in 1950, and it has apparently served as a single-family residence from that time to the present. Leon D. Faler, who is listed at this address in Mountain States Telephone and Telegraph directories from 1956 through the early 1970s, may be the original owner. (Telephone directories prior to 1956 are unavailable.) From May of 1974 until October of 1999, this property was owned and occupied by Anthony VanBaak and Arlene Dewey VanBaak. County Assessor records indicate that the VanBaaks purchased it from a person with the surname of Kelly on May 3, 1974. After owning the property for twenty-five years, the VanBaaks sold it to Faamoana Samuelu Utu and Jeannie K. Utu in October of 1999. The Utus held title to the property for five years before selling it to Jennifer Mullan and Andrew Davenport in June of 2004. William S. Manley, the property's current owner, purchased it from Ms. Mullan and Mr. Davenport in June of 2008.

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.

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.
- 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:

42. Statement of significance:

This property is historically significant for its association with Steamboat Springs' residential development dating from the time of its construction, circa 1950. The property's historical 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 loss of integrity, the property should also be considered ineligible for local designation in the Routt County Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property displays a less than optimal level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. Routt County Assessor records indicate that the original house was substantially altered, primarily in the early 1980s.

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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:

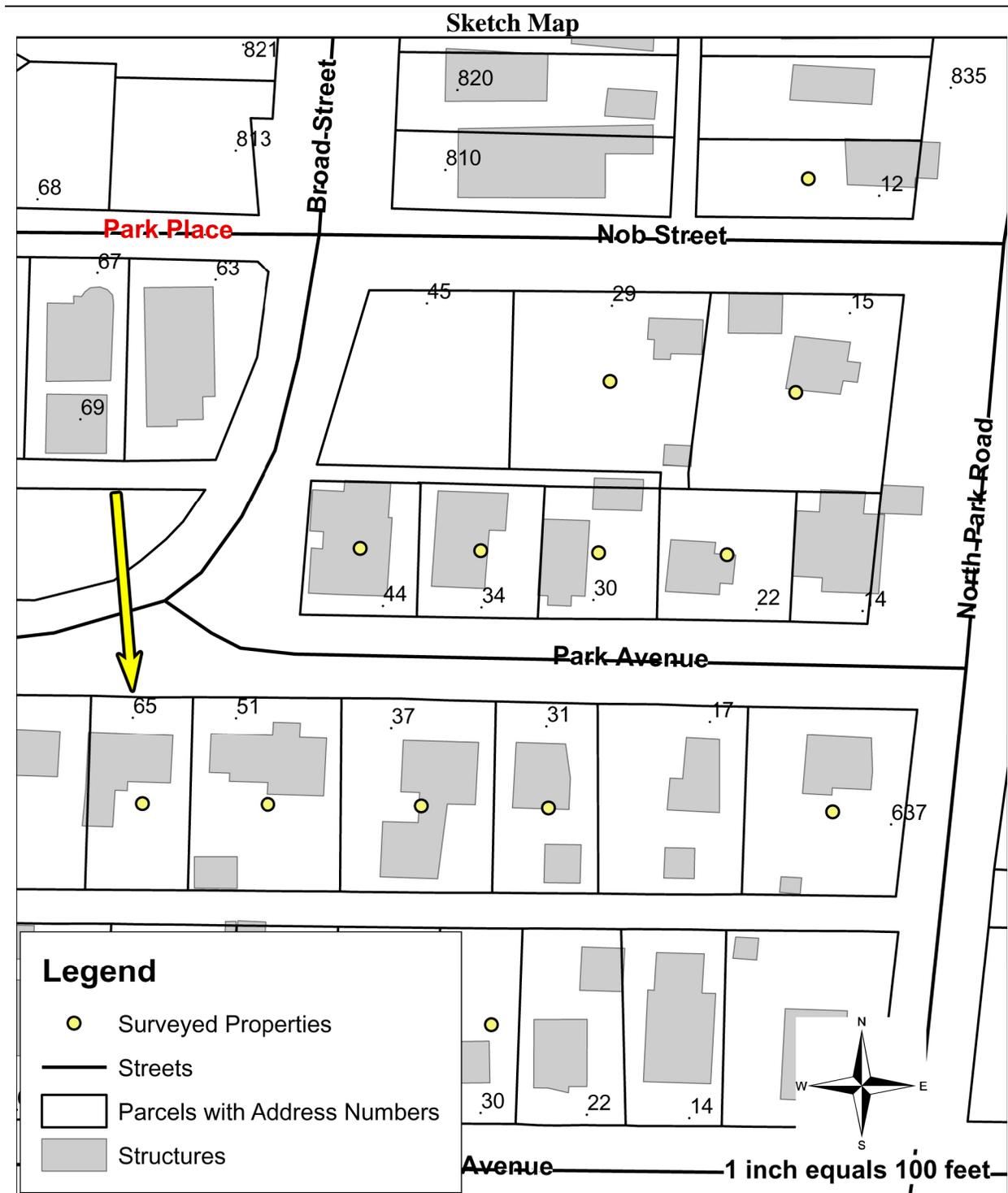
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #2, Images 341-346	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		

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Location Map

