

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.2662** Parcel number(s): **115210032**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **House**
- 6. Current Building Name: **Williams House**
- 7. Building Address: **58 Spruce Street**
- 8. Owner Name: **Thomas D. & Kathleen A. Williams**
- Owner Organization:
- Owner Address: **2900 West Acres Dr #89
Steamboat Springs, Co 80487-5069**



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**
SW ¼ of NE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345259 mE** **4483630 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 32 and 33, Block 10**
 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: **2026 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Balcony
21. General architectural description:
The residence at 58 Spruce Street is composed of three elements: a main 1½-story front gabled section which measures 28' N-S (deep) by 15' E-W (across); a single-story shed-roofed extension to the gabled section's east elevation, which measures 28' N-S by 8' E-W; and a gabled two-story addition to the east end of the north (rear) elevation which measures 24' by 24'. The entire house is supported by a low concrete foundation. The exterior walls of the original 1.5-story front gabled section and the shed-roofed extension are clad with beige color vertical wood siding. The gable and shed roofs are covered with metal roofing material, and the eaves on the main gabled section are boxed with painted green and white wood trim. Painted green rafter ends, covered by a painted white fascia board, appear beneath the eaves on the shed-roofed extension's east elevation. The home's windows include 1/1 double-hung sash, 1x1 horizontal sliders, and single-light fixed-panes, primarily with painted green wood surrounds. A stained natural brown wood-paneled front door, with a fan-shaped upper sash light, enters the façade (south elevation) from a small uncovered concrete block porch. The 24' by 24' addition features painted or stained brown horizontal weatherboard exterior walls, with painted green 1" by 4" corner boards, and it is covered by a low-pitched gable roof. The roof is covered with metal roofing material, and the eaves are boxed with painted green wood trim. A painted green wood-paneled door enters the addition's north elevation from a concrete block stoop and a brick-paved patio. A painted green solid wood door enters the addition on its south (front) elevation. A painted green wood-paneled door, covered by a painted green wood screen door, opens from the addition's second story onto a wooden balcony on the north elevation. The addition's windows include 1x1 horizontal sliders and vertically-oriented single-light fixed panes.

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22. Architectural style: **No Style**
 Building type:

23. Landscape or special setting features: **This property is located on the north side of Spruce Street in the block east of Larimer Street. The house is surrounded by a planted grass yard with mature landscaping features. A short gravel driveway extends from Spruce Street to near the front southeast corner of the house.**

24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1907 (original); 1978-1984 (alterations)** Actual:
 Source of information: **Routt County Assessor/Treasurer, Parcel Detail Information; Routt County Residential Property Appraisal Record**

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 1907 as this house's year of construction. This dated seems plausible given the house's architectural characteristics, and given that the Crawford Addition was platted in 1901. The original 1½-story front-gabled dwelling has been modified by the construction of an older, 28' by 8', shed-roofed addition to the east elevation, and by the construction of a newer, much larger, 24' by 24', two-story addition to the east end of the north elevation. These additions are depicted on Assessor's Residential Property Appraisal Card sketch map, which also indicates that the newer addition was constructed between circa 1978 and 1984. A detached garage, reportedly built on the property in 1925, no longer exists.

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/Multiple Dwelling**
 34. Site type(s): **Single family residence**

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35. Historical background:

Routt County Assessor records indicate that the original portion of this house was built in 1907, making it among the neighborhood's oldest residences. Information regarding the home's early owners and residents has unfortunately not been uncovered. Current owners Thomas D. and Kathleen A. Williams have held title to the property since August of 1991. They reside elsewhere in Steamboat Springs and evidently maintain this property as a rental. Prior to Mr. and Mrs. Thomas, the property was owned by Frank Seibel (Siebel?). Previous owners include the Kesinger and O'Neill families, and Michael Gaffney.

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 associations with Steamboat Springs' residential development dating from the early 1900s. The house is also architecturally significant for its representative wood frame front gabled plan. The property's historical and architectural 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 below average standard 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. A large two-story gabled addition to the east end of the north elevation is poorly executed. The addition is incompatible with the original house in terms of its materials, size, scale and architectural details.

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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.**

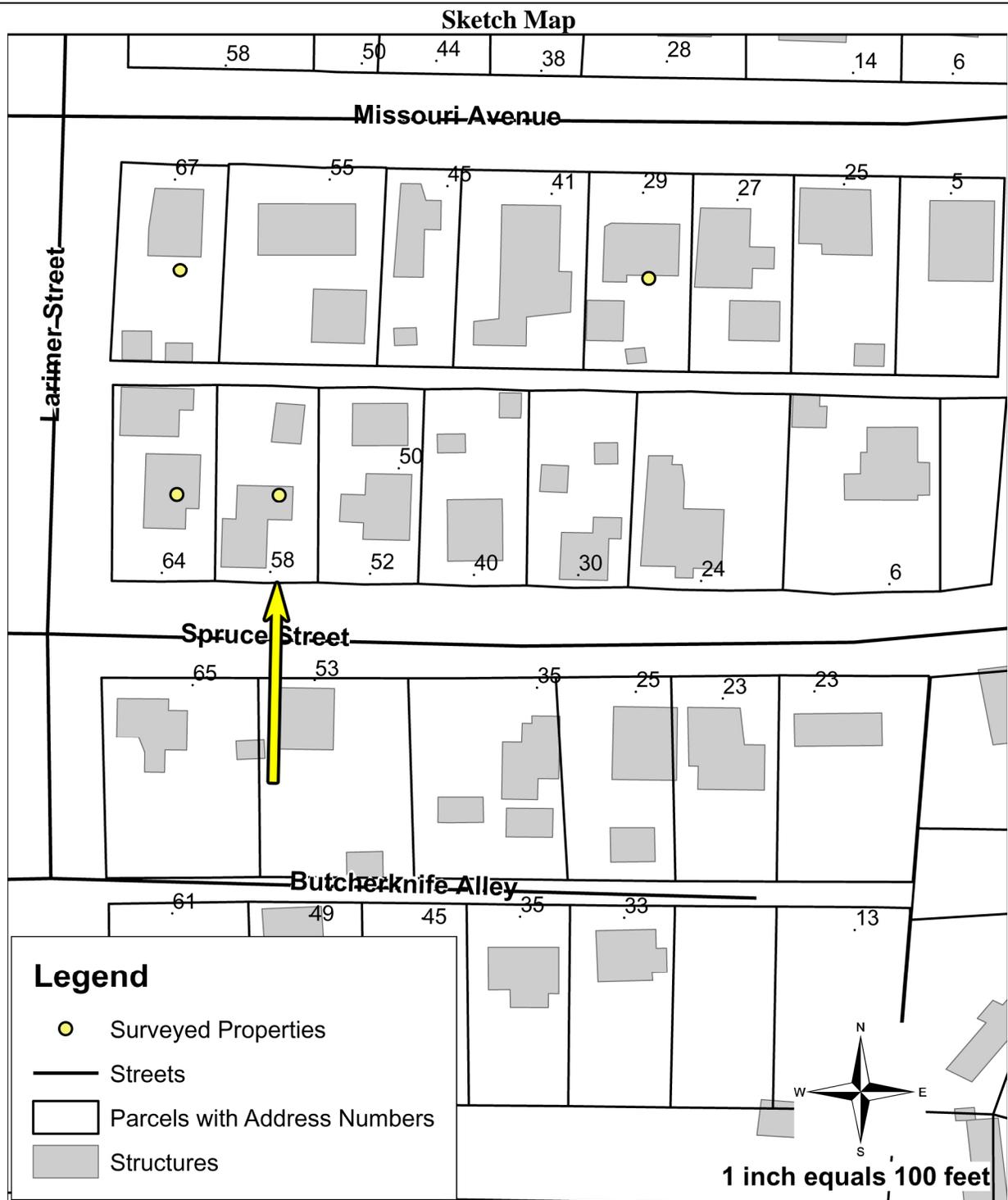
If there is National Register district potential, is this building: Contributing Noncontributing N/A:

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 322-325	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

