

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.2626** Parcel number(s): **144003012**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Nelson House**
- 6. Current Building Name: **Pappas House**
- 7. Building Address: **840 The Boulevard**
- 8. Owner Name: **Victor C. & Susan C. Pappas**
- Owner Organization:
- Owner Address: **P O Box 775496**
Steamboat Springs, Co 80477-5496



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**
SE ¼ of NW ¼ of NW ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344787 mE** **4483966 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lot 12, Block 3**
 Addition: **North Highlands Addition** Year of addition: **1905**
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: **2046 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Metal Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
Garage/Attached Garage
21. General architectural description:
This is a two-story wood frame residence with a single-story attached garage addition on its west elevation. The two-story dwelling is covered by a hipped roof, and measures 22' N-S (deep) by 31' E-W (across); the carport measures 15' N-S by 21' E-W; the garage measures 22' N-S by 12' E-W. The house is supported by a low concrete foundation, and its exterior walls are clad with green horizontal wood siding, with cream white 1" by 4" corner boards. The dwelling's hipped roof is moderately pitched, with metal roofing material, and with boxed eaves. A brick fireplace chimney, covered with concrete pargeting, is located on the east elevation. The home's windows are predominantly single-light casements, which do not appear original, and 1/1 double-hung sash windows, which likely are original. A stained brown glass-in-wood-frame front door enters the center of the symmetrical façade from an open 3-step porch which features a sandstone floor, concrete and river rock pedestals, square wood columns, and a gable roof. A shed-roofed porch is located on the north (rear) elevation. The garage and carport addition to the west (side) elevation is covered by a flat roof. Two wooden overhead garage doors on the south elevation open onto an asphalt driveway which extends to The Boulevard.
22. Architectural style:
 Building type: **Foursquare**

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23. Landscape or special setting features: **This property is located at the eastern end of The Boulevard, in the block east of Yahmonite Avenue. Spacious well-maintained grounds surround the house, landscaped with native trees, plants and flowers including stands of aspen trees in the front yard.**

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1940 (original)** Actual: **2006 (addition)**

Source of information: **Routt County Assessor/Treasurer, Parcel Detail Information**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Paul Nelson**

Source of information: **Victor Pappas; Mountain States Telephone and Telegraph directories.**

29. Construction history:

Routt County Assessor records list 1940 as this house's original year of construction, and 1975 as the year of construction for the garage/carport addition on the west elevation. Victor Pappas, who has owned the property since 1996, related that he enclosed the carport in 2006. A building contractor, Mr. Pappas also reconfigured the front porch, applied new siding and roofing, and installed new windows, all in 2006.

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**

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35. Historical background:

Information regarding this property's history was obtained from Victor Pappas (its current owner), from Routt County Assessor records, and from Mountain States Telephone and Telegraph directories for Steamboat Springs. The telephone directories reveal that the property was owned and occupied by Paul Nelson from at least 1956 through the early 1980s. Mr. Pappas, the current owner, believes that Nelson's ownership dates back to the 1940s, and that Nelson, in fact, may have been the original owner. Minimal biographical information pertaining to Mr. Nelson has been uncovered, although, he reportedly worked as an asphalt contractor.

Between 1992 and 1996, this home was owned and occupied by Michael "Mick" O'Hara. An attorney with the Steamboat Springs law firm of Oliphant, Hammond, O'Hara and Atwell, Mr. O'Hara was appointed a Judge for the Fourteenth Judicial District in August of 2002. In June of 1996, Victor C. and Susan C. Pappas acquired the property from the O'Hara family trust, and the Pappas family has owned and lived here from that time to the present. Mr. Pappas works as a building contractor.

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.

Pappas, Victor. Oral interview with Carl McWilliams, August 2008.

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:
- Built circa 1940 this house is historically significant to a modest extent for its association with Steamboat Spring's residential development from the time of its construction, in 1940, and extending through the post-World War II period. The house is also architecturally notable for its representative American Foursquare architectural style. The house's significance in these regards is not to the extent that it would qualify for individual listing in the State or National Registers. Due to some loss of integrity, the property also probably does not qualify for inclusion in the Routt County Historic Register.**
43. Assessment of historic physical integrity related to significance:
- This property displays a somewhat less than optimal 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 garage/carport addition to the east (side) elevation diminishes the original house's integrity to some extent.**

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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 #1, Images 154-160** CDs filed at: **City of Steamboat Springs**

48. Report title: **Old Town Steamboat Springs Residential Survey** **137 10th Street**

49. Date(s): **08/26/2008** **Steamboat Springs, CO**
80477

50. Recorder(s): **Carl McWilliams**
Timothy Wilder

51. Organization: **Cultural Resource Historians**

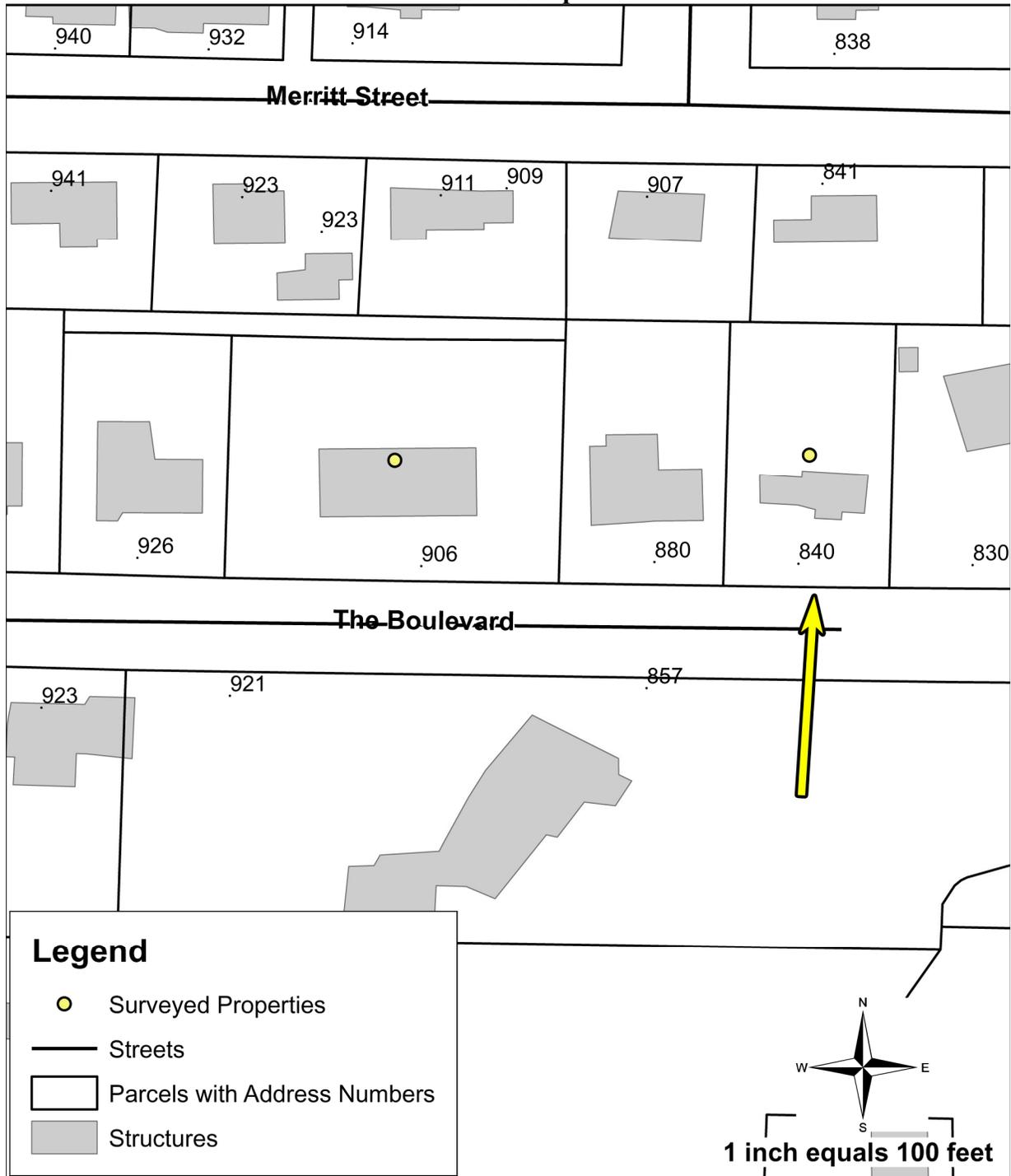
52. Address: **1607 Dogwood Court**
Fort Collins, CO 80525

53. Phone number(s): **(970) 493-5270**

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Sketch Map



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Location Map

