

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.2669** Parcel number(s): **176804016**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Bashor House**
- 6. Current Building Name: **Kocian House**
- 7. Building Address: **821 Yahmonite Street**
- 8. Owner Name: **Kocian 1992 Trust**
- Owner Organization:
- Owner Address: **11340 W. 75th Place**
Arvada, CO 80005



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: **84 W**
NW ¼ of NW ¼ of NW ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344628 mE** **4484095 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 9 and 10, Block 5**
 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): **T-Shaped Plan**
15. Dimensions in feet: **2559 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/ Horizontal Siding**
Wood/Shingle
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
Roof Treatment/Dormer
Garage/Attached Garage
21. General architectural description:
This ½-story T-shaped dwelling (with an apparent two-story rear addition) is supported by a low concrete foundation, and its exterior walls are clad with painted pale green horizontal wood siding, with 1" by 4" corner boards. Painted pale green square-cut wood shingles appear in the upper gable ends on the north and south elevations. The house is covered by a steeply-pitched cross gable roof, with metal roofing material and with painted pale green boxed eaves. A large gabled dormer, with a set of paired 1/1 double-hung sash windows and with square-cut shingle siding, is centered on the east-facing roof slope, overlooking the façade. A red brick fireplace chimney is located on the south elevation. A stained natural brown wood-paneled front door, with nine upper sash lights, enters the façade from a full-width open front porch, which measures approximately 28' N-S by 4' E-W. The house features a wood plank floor, four painted pale green Tuscan columns, and is recessed under the eave of the house's side gable roof. The front door is flanked on either side by a single-hung sash window, with leaded glass upper sash lights set over a single lower sash light. Elsewhere, the home's windows are primarily 1/1 double-hung sash, and 4/1 (ribbon-style) double hung sash, with painted white wood frames, painted pale green wood surrounds, and painted red exterior wood storm windows. An attached, single-stall, shed-roofed garage on the north elevation appears to be an addition. A painted pale green wood-paneled overhead garage door on the garage's east elevation opens onto an asphalt driveway which extends to Yahmonite Street.

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A second story porch is located above the garage roof, accessed by a door in the upper gable end on the house's north elevation. Another second story porch, accessed by two glass-in-wood-frame doors which flank the brick fireplace chimney, is located on the west elevation. Another door enters the first story at the south end of the west elevation.

22. Architectural style: **Late 19th and Early 20th Century American Movements**
 Building type:

23. Landscape or special setting features:
This property is located on the west side of Yahmonite Street in the block north of Merritt Street. The house is surrounded by a large planted grass lawn with well-maintained mature landscaping features. A grove of aspen trees and a large fir tree are located in the front yard.

24. Associated buildings, features or objects:
Shed
A wood frame shed is located northwest of the house. This building's east elevation's exterior wall is clad with painted pale blue horizontal wood siding; the exterior walls on the north, west and south elevations are covered with board-and-batten. The shed is covered by a moderately-pitched gable roof. A painted pale blue wood-paneled door enters the shed's east elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1913** Actual:
 Source of information: **Routt County Assessor, Residential Property Appraisal Record.
 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: **Unknown**
 Source of information: **N/A**

29. Construction history:
Routt County Assessor records list 1913 as this house's year of construction. This date seems plausible given the dwelling's architectural characteristics, and given that the Yahmonite Addition was platted in 1909. A gabled extension to the west (rear) elevation appears to be an addition; however, no reference to an addition was found in the Assessor files. The Assessor records do indicate that the attached garage addition to the north (side) elevation was erected in 1970, and that the small shed was erected in 1943.

30. Original location: Moved: Date of move(s):

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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 dwelling**
35. Historical background:

Routt County Assessor records indicate that this house was built circa 1913. Information regarding the home's owners and residents during the early 1900s has not been thoroughly researched. Lucy Bashor, who is listed at this address in the (first available) 1956 Mountain States Telephone and Telegraph directory, is the home's earliest known resident. By 1965, however, Lucy Bashor is no longer listed at this address, and her name was not located in the on-line Routt County Burial Index. The 1965 Mountain States Telephone directory lists Clarence "Bud" Cary as this property's resident. Mr. Cary may have been affiliated with the Standard Oil Company, as that company is also listed at this address in the 1965 directory. By 1970 Mr. Cary apparently no longer lived here, as that year's directory lists Mr. Cary's place of residence as "west of Steamboat Springs."

The ownership history of 821 Yahmonite during the 1970s and 1980s has for the most part not been researched. The Kocian family, including Craig and Lois K. Kocian, has been the property's owners and residents since circa 1992.

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 Burial Index." <http://yampavalley.info/history>

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. |
| <input checked="" type="checkbox"/> | 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 time of its construction, circa 1913. 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. Despite some loss of integrity, the property probably qualifies for local designation in the Routt County Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property exhibits a somewhat 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, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association.

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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.**

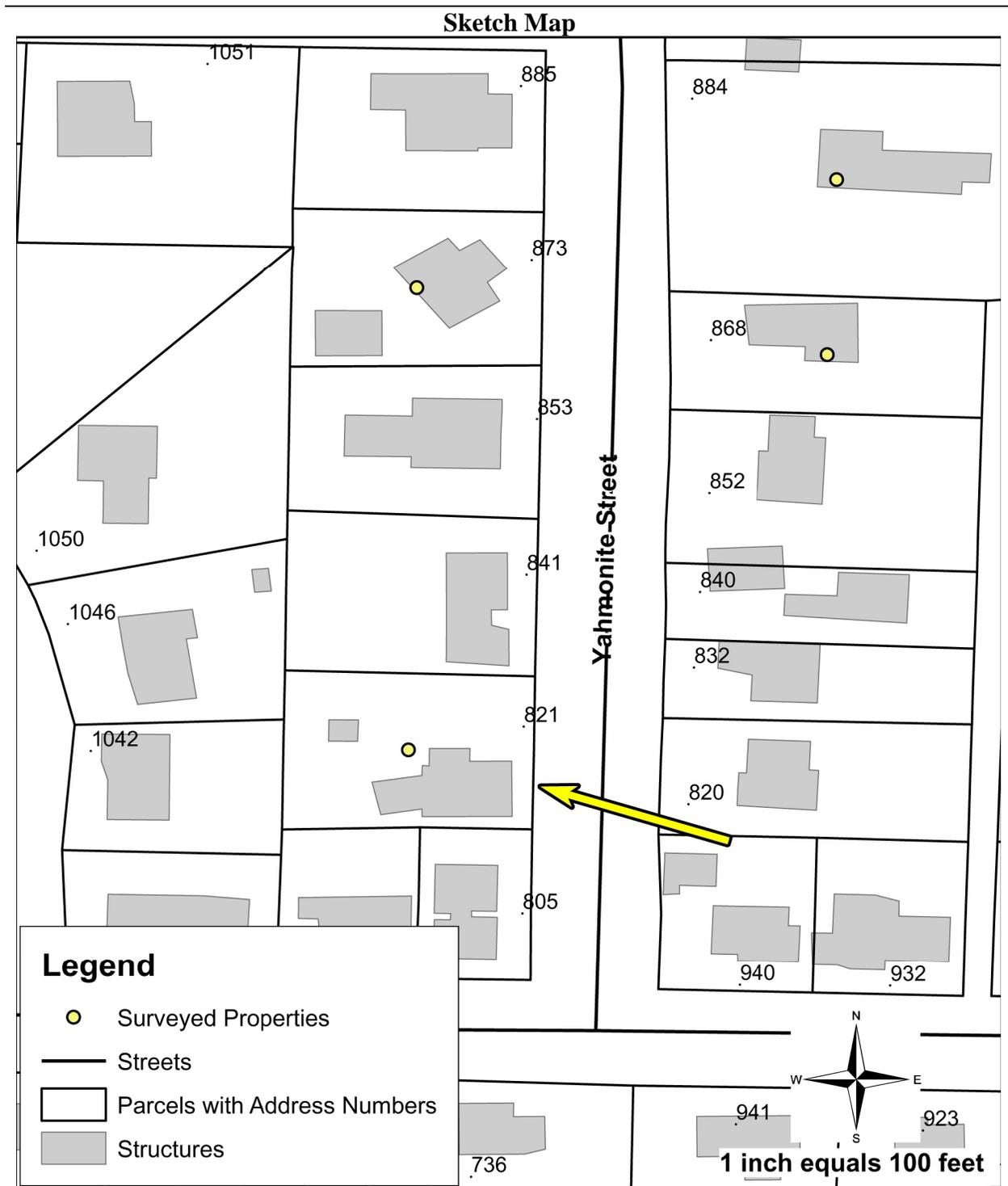
If there is National Register district potential, is this building: Contributing Noncontributing N/A:

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 272-278	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

