

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH P use only)

OAH P1403
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.2487** Parcel number(s): **176804022**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Law House; Fivecoate House**
- 6. Current Building Name: **Stillwell House**
- 7. Building Address: **884 Yahmonite Street**
- 8. Owner Name: **Christopher A. & Tracey L Epley Stillwell**
- Owner Organization:
- Owner Address: **P O Box 773166**
Steamboat Springs, Co 80477-3166



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 SW ¼ of SW ¼ of NE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344695 mE** **4484206 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 22, 23, 24 Block 4 and Easterly Vacated Alley**
 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): **Irregular Plan**
15. Dimensions in feet: **Length: 76 feet x Width: 30 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stone/Cobble**
Stucco
Wood/Vertical Siding
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:
This house is composed of the following elements: a 30' N-S by 26' E-W section on the west elevation, which consists of living space above basement-level garage; a gable-roofed porch at the west end of the north elevation, which measures 5' by 23', and which wraps around to cover the north end of the west elevation (façade); a 25' N-S by 40' E-W, 1.5-story main gabled center section; a 18' N-S by 14' E-W gabled extension to the east (rear) elevation; a 9' by 14' gabled extension on the south elevation. The house's foundation/basement-level walls are made of concrete and river rock, while above the foundation, the first story exterior walls are clad with beige color stucco and board-and-batten, with painted grey 1" by 4" corner boards. The house's multiple gable roofs are moderately-pitched, and are covered with metal roofing material. Painted grey rafter ends are exposed beneath the eaves. A painted beige solid wood door, with a fanlight, faces west, but enters the house from the L-shaped porch at the west end of the north elevation. A stained brown wood-paneled door, with a leaded glass upper sash light, and covered by a brown metal storm door, enters the south elevation from a concrete stoop, covered by a gable hood, and from a wood deck. A glass-in-wood-frame door on the east elevation opens onto a small wood porch, covered by a shed roof supported by two 4" by 4" wood posts. A white metal-paneled roll-away garage door, a set of paired 12-light industrial sash windows, and a 6-light industrial sash window, penetrate the west elevation wall of the walkout basement level garage. The garage door opens onto a gravel driveway which extends to Yahmonite Street. The home's first story windows are primarily tripled casements and single-light fixed-panes with painted grey wood frames.

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22. Architectural style: **No Style**
 Building type:
23. Landscape or special setting features: **This property is located southeast of the intersection of Yahmonite and Thornburg Streets. The house is surrounded by a spacious planted grass lawn with mature landscaping features.**
24. Associated buildings, features or objects:
Barn
A log barn is located northwest of the dwelling, and is situated straddling the property line between this property (Parcel #176804022) and the property to the north (Parcel #936081007).

This 1½-story rectangular-shaped building measures approximately 20' N-S by 16' E-W. It is supported by a river rock and concrete foundation, and its walls are made of whole logs with flush square-notched corners. The barn is covered by a steeply-pitched front gable roof, with badly deteriorated corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are unpainted and are exposed beneath the eaves. A vertical wood plank entry door, side-hinged with metal strap hinges, is centered on the west elevation. Above this entry door, a large diagonal wood plank hayloft door, side-hinged with metal strap hinges, is located in the west elevation's upper gable end. Another large hayloft opening is located in the east elevation's upper gable end. Two small window openings penetrate the south elevation wall.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1944** 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 indicate that the original portion of this house was built in 1944. Chris Stillwell, its current owner, has been told the house was built in 1931, however. The Assessor records indicate that the front part of the house (the basement-level garage with living space above, and the wraparound porch at the west end of the north elevation) was added to the original home in 1975. Apparent smaller gabled additions to the east and south elevations are not referenced in the Assessor records. A wood deck on the south elevation also reportedly dates to 1975.
- Efforts to uncover information regarding the construction history of the barn, primarily through oral sources, have been unsuccessful.**
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 residence**
35. Historical background:

Routt County Assessor records indicate that this house was built circa 1944, and it has apparently served as a single-family residence from that time to the present. Will Law, who is listed at this address in the (first available) 1956 Mountain States Telephone and Telegraph directory, is the home's earliest known resident. From the late 1970s until 1989, this property was owned and occupied by the Clarence Fivecoate family. In August of 1989, Mr. Fivecoate sold the property to Pamela A. Young and Gerald W. Young. The Youngs then held title to the property for a little less than five years, before selling it to Christopher A. and Cynthia L. Stillwell in February of 1994. The Stillwells were later divorced, and the property is now owned and occupied by Christopher A. Stillwell and Tracy L. Epley (Stillwell).

Virtually no historical information regarding the log barn which straddles the north property line has been gleaned through oral sources. A reproduction of a circa 1910 plat map of Steamboat Springs shows this land as part of the yet to be developed Metcalf Addition, with the "Metcalf Strawberry Patch" located to the northwest.

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.

"Steamboat Springs, Co. About 1910." Plat map (reproduction), on file at the Tread of Pioneers Museum.

Stillwell, Chris. Interview with Carl McWilliams, August 2008.

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 house is historically significant for its associations with Steamboat Springs' residential development dating from the time of its construction, circa 1944. The original house is also architecturally significant, to a minimal extent, for its representative front gabled plan. The house'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.

The log barn which straddles the north property probably possesses historical and architectural significance apart from the house. Further research regarding the barn's history should be completed before its eligibility for national, state, and local designation is assessed.

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. Multiple additions to the historic dwelling have substantially reduced the property's physical integrity. A sense of time and place, relative to how the property appeared in the years after it was first built, is no longer intact.

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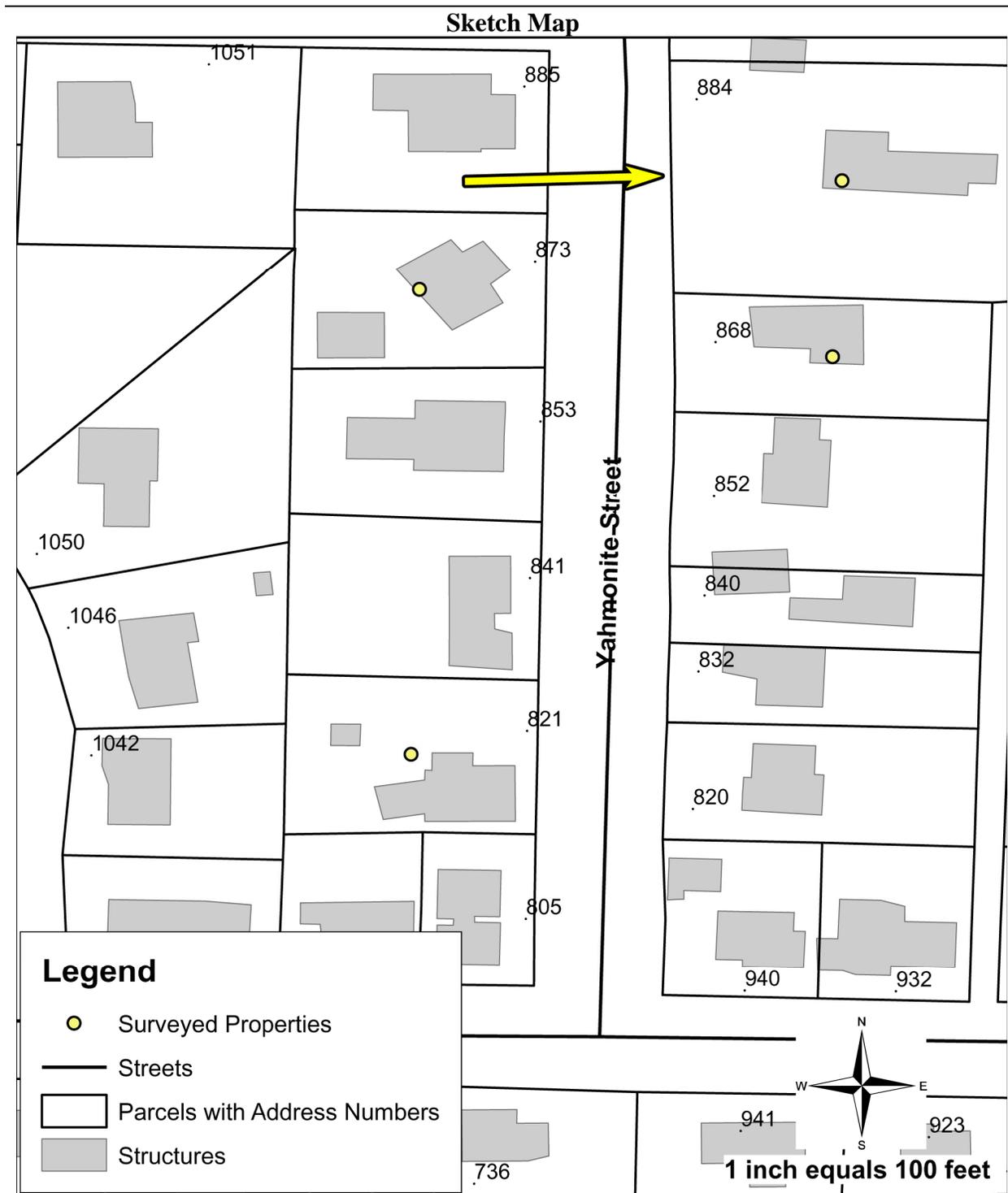
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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 284-293 | 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

