

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

_____ Determined Eligible- NR
 _____ Determined Not Eligible- NR
 _____ Determined Eligible- SR
 _____ Determined Not Eligible- SR
 _____ Need Data
 _____ Contributes to eligible NR District
 _____ Noncontributing to eligible NR District

I. IDENTIFICATION

- 1. Resource number: **5RT.2789** Parcel number(s):
- 2. Temporary resource no.: **N/A** **115204029**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Hawk House**
- 6. Current building name: **Stannard House**
- 7. Building address: **38 Logan Avenue**
- 8. Owner name and address: **Thomas Cleveland Stannard, Trustee**
1580 Union Street #203
San Diego, CA 92101-3058



Nationa

I Register field eligibility assessment: **Not Eligible**
 Local Landmark eligibility field assessment: **Not Eligible**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6N** Range **84W**
NE ¼ of SE ¼ of NE ¼ of SE ¼ of section 8
10. UTM reference (NAD27)
Zone **13**; **345371** mE **4483617** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **29, 30** Block: **4**
Addition: **Crawford** 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.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **L-Shaped Plan**
15. Dimensions in feet: **1732 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch; Dormer; Garage/Attached Garage; Fence**
21. General architectural description:
This residence consists of an original side-gabled dwelling, which measures 27' N-S (deep) by 37' E-W (across), and a shed-roofed addition at the east end of the north (rear) elevation, which measures 15' square. The house is supported by a low unpainted concrete foundation, and its exterior walls are clad with wide horizontal metal siding which is painted green. The side-gabled roof is moderately-pitched, and is covered with metal roofing material. The eaves are boxed with painted white wood trim. A non-historic shed-roofed dormer, with no windows, overlooks the façade on the south-facing roof slope. Another shed-roofed dormer is located on the rear, north-facing, roof slope. A painted white solid wood door, with three stepped upper sash lights, enters an enclosed, 5' by 8', gabled porch, from a 2-step concrete stoop, on the façade. Another door enters the house from a non-historic wood deck near the north end of the east elevation. The home's windows consist of a combination of original 1/1 double-hung sashes in wood frames, and non-original 1x1 horizontal sliders and single-light fixed-panes in metal frames.
22. Architectural style/building type: **No Defined Style**
23. Landscaping or special setting features: **This property is located on the north side of Logan Avenue, mid-block between Larimer Street and North Park Road. The property appears minimally maintained with a gravel/dirt front yard, and with wood privacy fences along the east and west property lines.**

24. Associated buildings, features, or objects:

Garage

A large wood frame garage is centered near the rear of the property. This building measures 36' N-S by 24' E-W, and it is supported by a concrete slab foundation. Its exterior walls are clad with vertical wood siding, and it is covered by a low-pitched front gable roof, with metal roofing material and with painted white boxed eaves. Two painted white wood-paneled roll-away garage doors on the north elevation open onto a short concrete driveway which extends to the asphalt-paved alley. Single-light fixed-pane windows penetrate the garage's east and west elevations.

Shed

A large, partially open, wood frame shed structure is located behind the house, near the west property line. This structure has plywood walls and a shed roof covered with metal roofing material.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1930 (original)** Actual:
Source of information: **Routt County Assessor records**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **Unknown**
Source of information: **N/A**
28. Original owner: **Unknown**
Source of information: **N/A**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Routt County Assessor records list 1930 as this house's year of construction. This date seems plausible given the home's architectural characteristics, physical condition, and the development patterns of the neighborhood. The original dwelling has been modified with the construction of a rear addition, shed-roofed dormers on the north and south elevations, and the application of metal siding. The detached garage appears to date to the 1970s or 1980s.
30. Original location: **Yes** Date of move(s): **N/A**

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:

Land in this area was homesteaded by James H. Crawford in 1890, and was platted as the Crawford Addition to the City of Steamboat Springs in 1901. The residential neighborhood then developed generally south-to-north, with a number of homes along Logan Avenue built from the 1910s to the early 1930s. Routt County Assessor records indicate that this house at 38 Logan Avenue was built in 1938. Information regarding its earliest owners and residents has not been thoroughly researched. Mountain States Telephone and Telegraph directories indicate that in the mid-1950s, this was the home of Elof Wheeler. By 1961, Wheeler had moved to 1063 The Boulevard, and this Logan Street home had become the residence of Iola F. Harrell. She was followed by Michael Quince in the mid-1960s, followed, in turn, by the Foxtik [Fortik?] family during the early 1970s. On April 12, 1974, the property was purchased by Allen D. Hawk, who then owned and lived here for the next nineteen years. Mr. Hawk sold the property to its current owners, the Stannard family, in July of 1993. Presently, in 2010, the property is held in trust by the Stannard family and maintained as a rental.

36. Sources of information:

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. 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 1900." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.

VI. SIGNIFICANCE

37. Local landmark designation: **N/A** Date of designation: **N/A**

Designating authority: **N/A**

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

xx Does not meet any of the above National Register criteria

38A Applicable Steamboat Springs Landmark Criteria

A building, site, structure or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one (1) criterion in one or more of the following categories:

1. **Historic Importance.** The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.

2. **Architectural Importance.** The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.

3. **Geographic Importance.** The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

39. Area(s) of significance: **N/A**
40. Period of significance: **N/A**
41. Level of significance: **Local**

42. Statement of significance:

This house is historically significant for its association with Steamboat Spring's residential development dating from the time of its construction, circa 1930. The house is also architecturally notable, to a modest extent, for its representative vernacular side gabled plan. 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 a fairly substantial loss of integrity, the property also does not qualify for local landmark designation by the City of Steamboat Springs.

43. Assessment of historic physical integrity related to significance:

This property displays a below average 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. The integrity of the historic home has been compromised by the construction of a rear addition, large shed-roofed dormers on the north and south

-facing roof slopes, the application of metal siding, and the enclosure of the front porch.

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? **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 N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1; Images 54-58**

CDs/Negatives filed at: **City of Steamboat Springs, 137 10th Street, Steamboat Springs, CO 80477**

48. Report title: **Old Town Steamboat Springs Residential Survey Phase VIII**

49. Date(s): **January 31, 2010**

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

51. Organization: **Cultural Resource Historians**

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

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

Sketch Map



Location Map

