

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

Architectural Inventory Form

- _____ 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.2784 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 144402025 |
| 3. County: | Routt | |
| 4. City: | Steamboat Springs | |
| 5. Historic building name: | Dorr House | |
| 6. Current building name: | Condie House | |
| 7. Building address: | 238 James Street | |
| 8. Owner name and address: | Joanna S. Condie | |
| | P O Box 770306 | |
| | Steamboat Springs, CO 80477-0306 | |



National Register field eligibility assessment: **Not Eligible**

Local Landmark eligibility field assessment: **Eligible**

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**
SW ¼ of SW ¼ of SE ¼ of SE ¼ of section 8
10. UTM reference (**NAD27**)
Zone **13**; **345031** mE **4483249** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **South half of Lots 24 & 25, & the West 6' of the South half of Lot 23** Block: **23**
Addition: **Norvell** Year of Addition: **1908**
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: **931 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:

This 1½-story wood frame dwelling is supported by a low concrete foundation, and its exterior walls are clad with stained brown horizontal wood siding with 1" by 4" corner boards. The steeply-pitched side-gabled roof is covered with metal roofing material, and the eaves are boxed with stained brown wood trim. A painted white wood-paneled front door, with one upper sash light, enters a small enclosed gabled porch, from a wood deck on the west elevation. A stained brown 10-light glass-in-wood-frame door enters the interior of the house from within the enclosed gabled porch. A stained brown glass-in-wood-frame atrium door is located at the west end of the north elevation. A non-historic canted bay, with a single-light fixed-pane window, and flanking 4/4 double-hung sash windows, is located on the south elevation. This elevation is also penetrated by a 4x4 horizontal sliding window, a 4-light window, and a single-light fixed-pane window. Windows elsewhere consist of a combination of 4/4 double-hung sashes, casements, and single-light fixed panes.

Architectural style/building type: **Post World War II**
22. Landscaping or special setting features: **This property is located on the north side of James Street, the 5th house west of Short Street. Butcher Knife Creek flows between this house and the house at 250 James Street next door to the west. A small planted grass front yard is nicely landscaped with low native plants, shrubs, and one cedar tree. Spruce or fir trees flank Butcher Knife Creek behind the house to the north.**
23. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: **1946** Actual:
- Source of information: **N/A**
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 1946 as this house's year of construction. This date seems plausible given the house's modest scale and its architectural characteristics. Information regarding alterations to the original house has not been uncovered.
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:
- This house was built in 1946 according to Routt County Assessor records. In the 1950s and early 1960s, this was the home of Hattie M. (Laramore) Dorr, the widow of Frank Elmer Dorr. The eldest child of William and Samantha Laramore, Hattie was born in Missouri on November 18, 1881. The Laramores moved to northwest Colorado in 1883, first to Yampa and later to Steamboat Springs. By 1900, the family included four additional children – Mary, John, Jessie and Minna.**
- On September 10, 1903, Hattie Laramore and Frank E. "Elmer" Dorr were united in marriage at Hahn's Peak. Elmer had been born at Nebo, Illinois on October 7, 1879. He moved with his family to Marquette, Kansas, and in 1887 following his mother's death, young Elmer was sent to live with an aunt in Cedar Rapids, Iowa. After coming of age in the Hawkeye State, in 1900 Elmer moved west with his father, Michael, to Routt County, Colorado. Following their marriage in 1903, Elmer and Hattie established a homestead along Cow Creek near Sidney in southern Routt County. In the ensuing years, seven children were born to the Dorr family: Edgar F. (born ca. 1905), Edith E. (born ca. 1907), Elmer J. (born ca. 1908), Hazel B. (born 1912), John Henry (born 1916), Michael W. and Opal J. The Dorr family lived on the ranch at Cow Creek for many years, but typical of ranching families during the early 1900s, they**

also maintained a home in Steamboat Springs so that the children could attend school. In a 1985 interview, John Henry "Hank" Dorr recalled that "the first year in town we lived in the old Trogler House. The second year it was Mrs. Savage's house, and for two years we lived in a little house where the Catholic Church is now." During these years, in addition to maintaining the ranch, Elmer Dorr gained renowned as a proficient piano player, in high demand for dances throughout the county, from Yampa to Hahn's Peak.

Elmer Dorr died tragically, at the age of 63, on December 30, 1942, when he was hit by an automobile in Gridley, California, north of Sacramento. Mr. and Mrs. Dorr had spent Christmas there and were preparing to return to Steamboat Springs when the fatal accident occurred. At some point after her husband's death, Hattie moved permanently to Steamboat Springs and into this house on James Street. She lived here for a number of years prior to her death in Steamboat Springs at the age of 87, in 1968. Elmer and Hattie are both interred at the Steamboat Springs Cemetery.

Born on the family ranch in 1912, Hazel (Dorr) Nelson married James Albert Nelson in Littleton in 1935. They then established their home in Steamboat Springs where they ran a laundry for many years, and later operated the Royal Rest Motel prior to their retirement in 1968. Hazel passed away in Steamboat Springs on April 18, 1987 at the age of 74. John Henry "Hank" Dorr, the youngest of the siblings, was also born on the family ranch, in 1916, and he also remained a life-long Routt County resident. He served in the U.S. Armed Forces during World War II, and following the war he was married to Eunice Kemry, the descendant of another Yampa Valley pioneer family. Hank Dorr worked variously in the gasoline and gas heating retail and wholesale industries, and as manager of the Steamboat grain elevator. He also served for 23 years as a member of the Routt County Sheriff's Posse, as the county's civil defense director, and as commander of the local American Legion post. Eunice (Kemry) Dorr served for more than a decade as the Routt County Clerk. John Henry Dorr passed away in Steamboat Springs on November 16, 1992 at the age of 76. In 1992, two of the seven Dorr siblings, Edith (Stenzel) and Opal (Wood), were still living.

36. Sources of information:

"Funeral Services for Elmer Dorr, Sr." *Steamboat Pilot* (n.d. ca. 1944). Located in biographical file at Tread of Pioneers Museum.

"Hank Dorr: Roots in Routt County Soil." *Steamboat Pilot*, April 18, 1985. Located in biographical file at Tread of Pioneers Museum.

"Hazel [Dorr] Nelson 1912-1987." (obituary) *Steamboat Pilot* (n.d. ca. April 19, 1987). Located in biographical file at Tread of Pioneers Museum.

"John Henry Dorr: 1916-1992." (obituary) *Steamboat Pilot*, November 26, 1992. Located in biographical file at Tread of Pioneers Museum.

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:

xx 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.**xx** 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 residential development in Steamboat Springs' Old Town neighborhood, during the post World War II period. It is also historically significant for its association with Hattie M. (Laramore) Dorr, a notable Routt County pioneer who lived here during her retirement years. The property's significance is not to the extent that it qualifies for individual listing in the National or State Registers; however, it may be considered eligible for local landmark designation by the City of Steamboat Springs.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably high 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 look and feel of a modest post World War II era home remains reasonably intact.

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? **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.

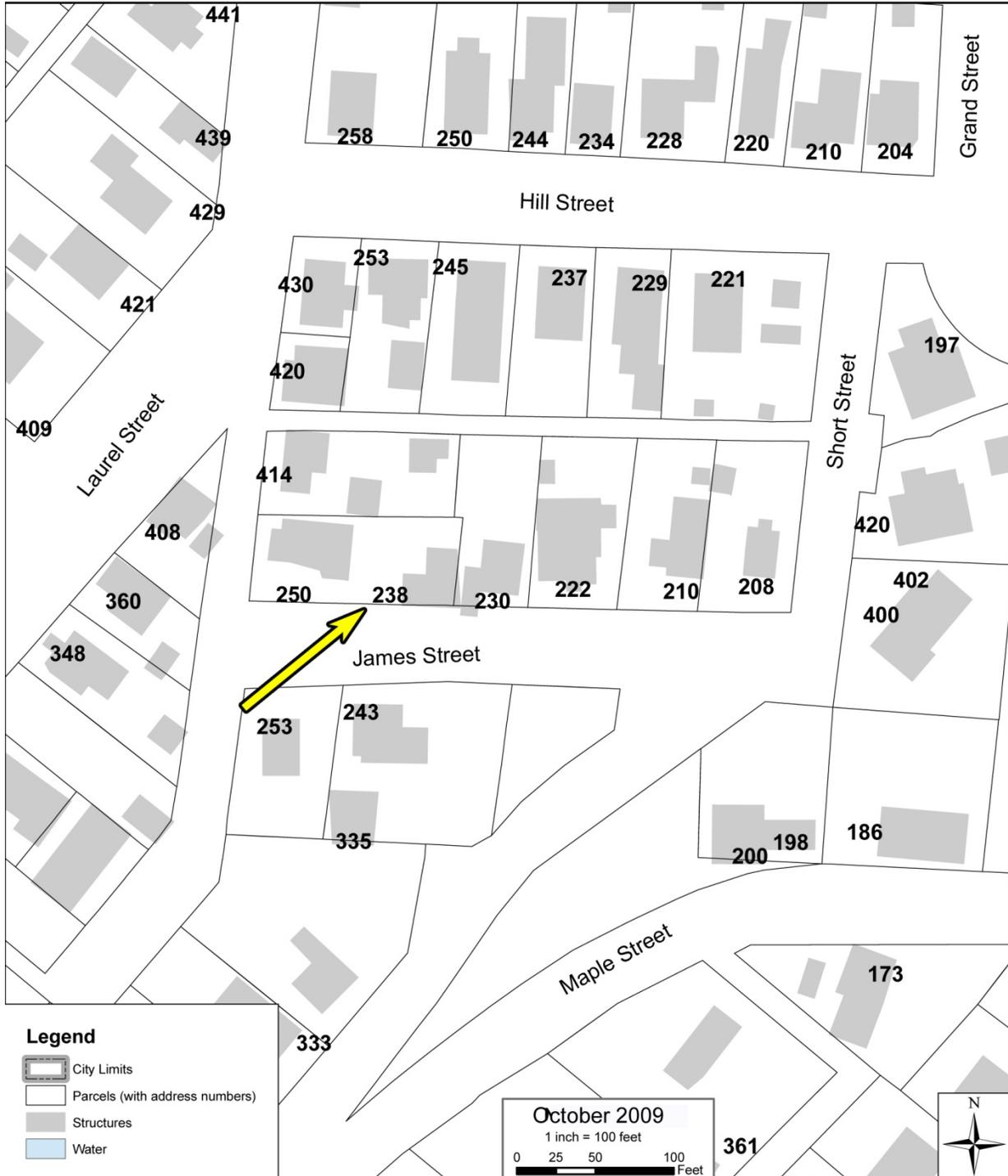
If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

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 45-47**
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

