

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.2785 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 144403004 |
| 3. County: | Routt | | |
| 4. City: | Steamboat Springs | | |
| 5. Historic building name: | Kelton House; Baalhorn House | | |
| 6. Current building name: | Herning House | | |
| 7. Building address: | 243 James Street | | |
| 8. Owner name and address: | Michael D. Herning | | |
| | 220 Santa Rosa Ave | | |
| | Sausalito, CA 94965 | | |



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

Local Landmark eligibility field assessment: **Not 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**; **345033** mE **4483216** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **East 57 feet of Lots 1-4, and the West 35 feet of Lots 5, 6, 7 & 8, & Vacated Alley** Block: **3**
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: **2817 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; Chimney; Dormers; Fence; Carport**
21. General architectural description:

This house appears to consist of the following elements: a main 1½-story front gabled section, a large truncated side-gabled addition to the east (side) elevation; a shed-roofed addition to the west (side) elevation; a large shed-roofed second story addition, also to the west elevation. The house is supported by a low concrete foundation, and its exterior walls are clad with painted blue horizontal wood siding with painted white 1" by 4" corner boards. The roof is covered with metal, and the eaves are boxed with painted white wood trim. Two gabled dormers, each with a 1/1 double-hung sash window, are located on the south-facing roof slope. A stone fireplace chimney is located east of the entry porch on the north elevation (façade). A painted white glass-in-wood-frame door, covered by a silver aluminum storm door, enters an enclosed gabled porch on the façade. A stained natural brown wood-paneled door enters the south (rear) elevation from a non-historic wood deck. This entry door is covered by a gable roof supported by painted pale blue turned columns, with painted red and white trim. A hipped-roof boxed bay window is located on the east elevation. Window patterns elsewhere consist of non-historic horizontal sliders, single-light fixed-panes, and a north-facing fixed-pane octagon window in the shed-roofed second story addition.
22. Architectural style/building type: **No Defined Style**

23. Landscaping or special setting features: **This property comprises a large lot on the south side of James Street, in the block west of Short Street. The property is enclosed by a low painted white picket fence, with mature landscaping features including a cottonwood tree in the front yard.**

24. Associated buildings, features, or objects:

Garage/Secondary Residence

A two stall garage, with space for an apartment or office in the second story, is located south of the primary dwelling. This building has a concrete slab foundation, and its exterior walls are clad with wide painted blue horizontal wood siding with painted white 1" by 4' corner boards. It is covered by a truncated gabled roof, while a shed-roofed carport extends off its east elevation. Two white metal-paneled roll-away garage doors open toward a paved alley on the south elevation. A set of wooden stairs on the north elevation ascend to a second story wooden porch where a wood-paneled door enters the second story. This door is flanked by a row of glass block lights and by two 1/1 double-hung sash windows. Two sets of 2-light casement windows, and a single-light fixed-pane fanlight, penetrate the second story wall above the garage doors on the south elevation. The west elevation's first story wall is penetrated by a set of paired single-light casement windows, while a 2-light window penetrates the second story wall. The east elevation's first story is penetrated by an entry door and by a single-light casement window. Two 2-light windows penetrate the east elevation's second story.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1908** 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 files indicate that the original 1½-story front gabled section of this house was built in 1908. The dwelling stood as originally built until the mid-1980s when owners Carla Portigal and Tony Gunnell erected a family room and master bedroom suite addition extending from the east elevation. A few years later, in the early 1990s, they erected a second addition, including a large upper half story extension, to the original west elevation. They added a second story to the detached garage at about the same time. Mr. Gunnell and Ms. Portigal designed the additions and did most of the work themselves.**

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:

The residence at 243 James Street was home for many years to the J.T. and Beatrice E. (Smith) Kelton family. The life of J.T. Kelton (1912-1987) bore witness to the evolution of Steamboat Springs into the modern age throughout much of the twentieth century - from a relatively isolated agrarian-based ranching community into a thriving diversified ranching, skiing and tourism based city. J.T. was born at McMinnville, Tennessee, on May 10, 1912, the son of Claude M. and Della I. Kelton. In 1927, the Keltons moved to Clark, Colorado, in northern Routt County, the family then consisting of parents Claude and Della, sons J.T., Claude, Larry and Jack, and daughters Lillie, Helen and Evelyn. Claude M. Kelton passed away at a relatively young age forcing J.T. to go to work as a teenager to help support the family. He worked at the Clark sawmill and at the Butcherknife mine during the early Depression years.

In 1933, at the age of 21, J.T. married Beatrice Smith, and in the ensuing years they established a ranch "on the old Fisher place" near Clark. Four children were born to the couple in the years prior to 1945: Harold J., Marjorie Karen, Maureen, and Jerald T. At some point in time, in the 1930s or 1940s, the Kelton family acquired this house in Steamboat Springs, perhaps using it initially as their home in town during the school year. Circa 1945, J.T. became the Routt County Undersheriff, and at that time the family began living in Steamboat Springs on a full time basis. J.T. and Beatrice apparently divorced in the late 1940s, and in the ensuing years, through the end of the 1950s, Beatrice and the children, continued to reside in this James Street home.

In 1949, J.T. married his second wife, Clara Matthews Yeager, becoming stepfather to her son Daniel. In 1950, a daughter, Jalyynn, was born to J.T. and Clara. The family moved to the Denver metro area that same year where J.T. spent the next decade working for the Englewood Police Department and the Denver Sheriff's Department. J.T. returned to his Routt County roots in the early 1960s, purchasing the "old Ward Wren place" on Twentymile Road where he raised Charlois and Angus cattle. J.T. was elected Routt County Sheriff in 1970 and served in that capacity until his retirement in 1978. He passed away in Steamboat Springs on December 15, 1987, at the age of 75.

This James Street property passed from the hands of Beatrice (Smith) Kelton during the early 1960s, and was next home to the Floyd Baalhorn family through the end of the 1970s. Tony Gunnell and Carla Portigal purchased the property from the Baalhorns in 1980, and they then owned and lived here until 2004. Michael D. Herning, the current owner, purchased it in December of 2005. A resident of California, Mr. Herning maintains the property as a rental.

36. Sources of information:

"J.T. Kelton 1912-1987." (obituary) *Steamboat Pilot*, December 24, 1987.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.

Portigal, Carla. Telephone interview with Carl McWilliams, February 27, 2010.

http://yampavalley.info/centers/history_%2526_genealogy/organizations/routt_county_burial_index

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 residential development in Steamboat Springs' Old Town neighborhood, beginning in the early 1900s, and in particular for its association with the J.T. and Beatrice (Smith) Kelton family. The original house is also architecturally significant, to a modest extent, for its vernacular, unstylized, front gabled plan. The property's significance in these regards is not the extent that it qualifies for individual listing in the National or State Registers. Due to a 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. Large additions to the east and west elevations, erected in the late 1980s and early 1990s, have compromised the integrity of the historic residence.

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 48-53**

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**

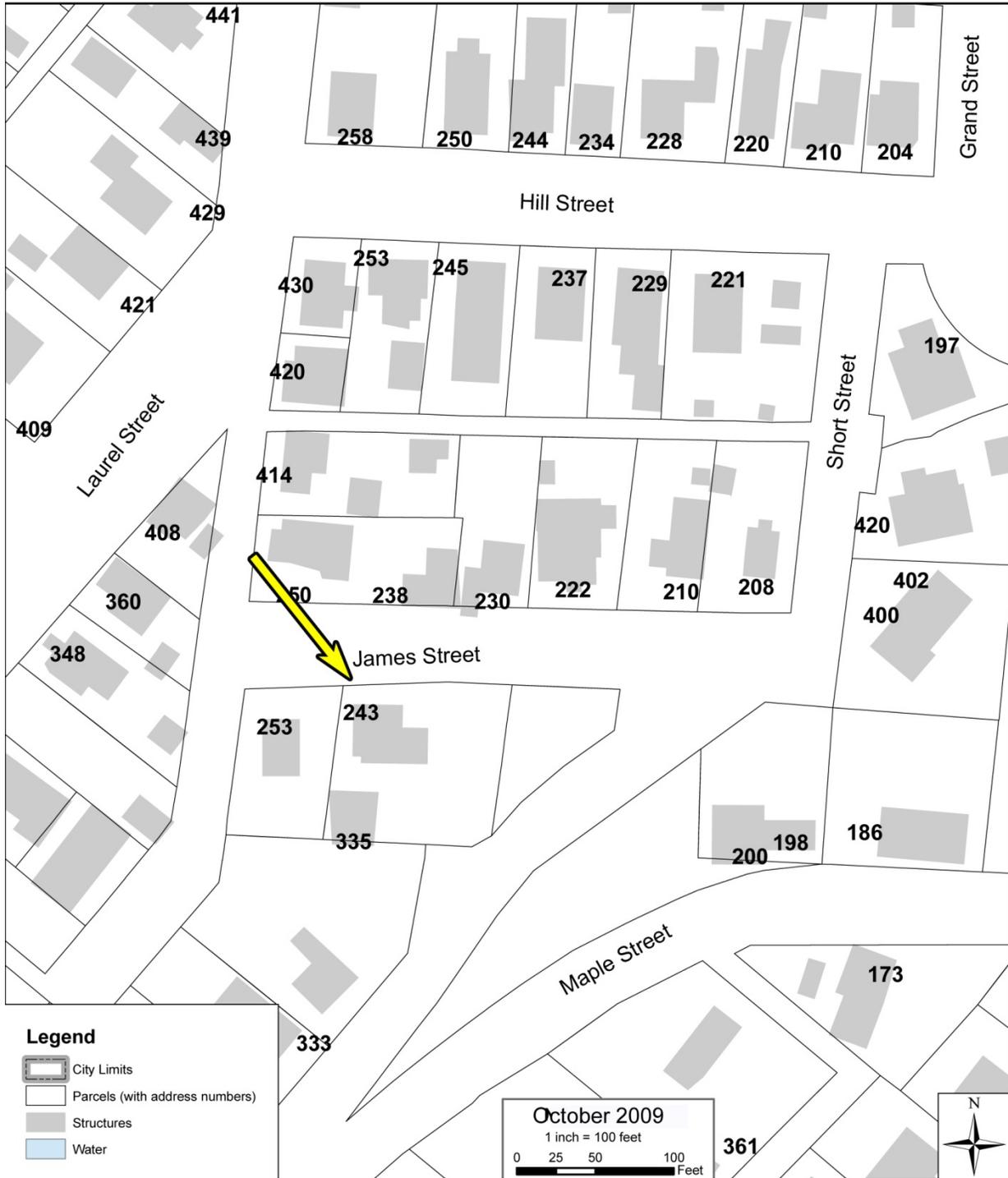
50. Recorder(s): **Carl McWilliams, Karen McWilliams, Timothy Wilder**

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

