

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.2786 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 144402026 |
| 3. County: | Routt | |
| 4. City: | Steamboat Springs | |
| 5. Historic building name: | Unknown | |
| 6. Current building name: | Orton House | |
| 7. Building address: | 250 James Street | |
| 8. Owner name and address: | Gardner Orton | |
| | P O Box 124 | |
| | Weston, VT 05161 | |



Nationa

I 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**; **345010** mE **4483253** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **South half of Lots 26, 27, 28** Block: **2**
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): **Irregular Plan**
15. Dimensions in feet: **1361 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch; Chimney; Fence**
21. General architectural description:
This house is supported by a low concrete block foundation, and its exterior walls are clad with painted beige horizontal weatherboard siding with 1" by 4" corner boards. The house is covered by a moderately-pitched side gable (saltbox) roof, with metal roofing material. A red brick chimney is located on the roof ridge. A painted blue and white wood-paneled front door, with one upper sash light, enters a small enclosed gabled front porch on the south elevation. A stained natural brown glass-in-wood-frame door leads from within the enclosed porch into the home's interior. A painted blue and white wood-paneled door, with two upper sash lights, enters the east elevation from a concrete stoop. A canted hipped-roof bay, with a single-light fixed-pane window and flanking single-light casement windows, is located on the south elevation to the east of the entry porch. Windows elsewhere are predominantly single and paired double-hung sashes and 1x1 horizontal sliders.
22. Architectural style/building type: **No Defined Style**
23. Landscaping or special setting features: **This property is located on the north side of James Street, at the west end of the block west of Short Street. Butcher Knife Creek flows through the front yard and between this house and the house next door to the east. The front yard is also marked by mature landscaping features including a tall cottonwood tree along the creek bank.**

24. Associated buildings, features, or objects:

Garage

A small wood-frame, single-stall, garage is located just off the house's rear northeast corner. The garage has a concrete slab foundation, corrugated metal exterior wall cladding, and a steeply-pitched front gable roof with metal roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted blue and are exposed beneath the eaves. An open bay on the south elevation opens onto a gravel driveway. This driveway extends along the east side of the house, curves to cross Butcher Knife Creek on a wooden bridge, and then extends to James Street.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1930** Actual:
Source of information: **Field Estimate**
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):
Details of this house's construction history remain obscure. The house's address, 250 James Street, was not found in Steamboat Springs' telephone directories prior to the 1990s. It's possible that the original portion of the house was among those moved to Steamboat Springs from Mt. Harris in the late 1950s or early 1960s.

30. Original location: **Uncertain** 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 history of this house prior to circa 1990 has not been thoroughly researched. The house's address, 250 James Street, was not found in Steamboat Springs' telephone directories prior to 1990. It is possible that the house was among those moved to Steamboat Springs from the mining community of Mt. Harris in the late 1950s or early 1960s. From 1990 to the present, this property has been owned by the Orton family. Lyman Orton owned it through the 1990s. It has been owned by his son, Gardner Orton from January 2001 to the present (2010). It is apparently 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.

Orton, Lyman K. Telephone interview with Carl McWilliams, February 25, 2010.

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.

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. It may also have been associated with the coal mining community of Mt. Harris before it was moved to Steamboat Springs. The property's significance in these regards is not the extent that it qualifies for individual listing in the National or State Registers. Despite some loss of integrity, the property may qualify for local landmark designation by the City of Steamboat Springs.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably adequate 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.

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 91-94**

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

