

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.2771 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 145003006 |
| 3. County: | Routt | |
| 4. City: | Steamboat Springs | |
| 5. Historic building name: | Brightman House | |
| 6. Current building name: | Ryan House | |
| 7. Building address: | 242 4th Street | |
| 8. Owner name and address: | Edmund E. & Donna L. Ryan (Jt) | |
| | P. O. Box 770432 | |
| | Steamboat Springs CO 80477-0432 | |



National register field eligibility:	Not Eligible
Local Landmark eligibility field assessment:	Eligible

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6N** Range **84W**
NW ¼ of SW ¼ of NE ¼ of NE ¼ of section 17
10. UTM reference (NAD27)
Zone 13: **345063 mE 4482982 mN**
11. USGS quad name: **Steamboat Springs; Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **Center 45' of Lot 5 & Northerly 80' of Lot 6** Block: **3**
Addition: **Original Addition to Steamboat Springs** Year of Addition: **1884**
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: **2420 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Weatherboard; Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Fence, Roof Treatment/Dormer, Garage/Attached Garage**
21. General architectural description:
This 1 1/2 story wood frame residence is supported by a low concrete foundation. A single-light basement window penetrates the foundation wall on the southeast elevation. The house's exterior walls are clad with painted white horizontal weatherboard siding. with painted green 1" by 4" corner boards. Portions of the southwest elevation are clad with non-historic painted white vertical wood siding. The dwelling is covered by a steeply-pitched cross-gable roof, with metal roofing material and with painted white boxed eaves. There are four gabled dormers with casement windows with Queen Anne lights - two on the northwest-facing roof slope and two on the northeast-facing roof slope. There are two red brick chimneys - one located on the ridge and the other on the southeast elevation. A painted white and purple glass-in-wood-frame door, covered by a white metal or synthetic storm door, enters the northwest elevation from a wood porch which wraps around to cover the southwest elevation. This porch features a wood plank floor, a painted green and white open wood railing, painted white square wood posts with painted green brackets, and a low-pitched hipped roof. A non-historic glass-in-wood-frame atrium door enters the home on the southwest elevation from this porch. A canted hipped-roof bay, with three 3-light windows, is located on the northwest elevation. Windows elsewhere are primarily 1/1 double-hung sash and casements with Queen Anne lights, painted white wood frames and painted green wood surrounds. A non-historic attached single stall garage

forms the northeast end of the southeast elevation. Erected circa 1970, this attached garage features a concrete foundation and floor, painted white horizontal weatherboard exterior walls, and a flat roof. A painted white wood-paneled roll-away garage door on the northeast elevation opens onto a concrete driveway which extends to Pine Street.

22. Architectural style/building type: **Late Victorian**
23. Landscaping or special setting features: **This well-maintained property is located at the southern corner of 4th and Pine Streets near the southeast end of Old Town Steamboat Springs' residential neighborhood. The house is presently sited on an L-shaped lot because portions of the large original rectangular-shaped lot, southeast and southwest of the house, were sold off and developed separately. A planted grass front yard, with a small grove of aspen trees, is enclosed by a low painted white picket fence. The backyard is nicely-landscaped with stone terracing, and is enclosed by a wood privacy fence.**
24. Associated buildings, features, or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1898**
Source of information: **Routt County Assessor files; "Steamboat Springs, CO." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **W.F. Brightman (probably)**
Source of information: **W.F. Brightman , Routt County Pioneer, Goes to Reward." *Routt County Sentinel*, January 17, 1913, p. 1.**
28. Original owner: **W.F. Brightman (probably)**
Source of information: **"Steamboat Springs, CO. About 1900." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Routt County Assessor records list 1898 as this house's year of construction. W.F. Brightman, the home's earliest known owner, was a stone mason and plasterer, and thus may have participated in the home's construction. The house originally faced toward Pine Street to the northeast. Circa 1910, an addition was built onto the original front, northern, corner. Circa 1960, the primary entry was moved to the northwest elevation, facing toward 4th Street. The extant attached garage was reportedly built in the 1970s. The glass-in-wood-frame atrium door on the southwest elevation and the wrap-around wood porch were installed by the current owners within the past seven years.
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: **Routt County Assessor's records indicate that this home, at 242 4th Street, was constructed in 1898. The first owners and occupants were very likely the Willfried (also Willfred and William) Brightman family. Routt County pioneers, the Brightmans arrived in Steamboat Springs in 1889 from Illinois. Federal Census records show that Willfried F. Brightman was born in New York State on September 21, 1844. (Colorado State Archive Military Records, however, give 1840 as the year of his birth.) Following three years of military service during the Civil War, W. F. Brightman was discharged on April 20, 1865, suffering from an undisclosed disability. He returned to Illinois, where he eventually married Miss Sarah E. Munson, circa 1882. Sarah Munson was born April 1863 in Illinois, the third child and eldest daughter of Silas and Susan Munson.**

Two years after their marriage, the Brightmans welcomed a son, Elmer, born in Illinois in November 1884. Four years later, while the family was living briefly in South Dakota, their daughter, Silvia, was born. In 1889, the Brightman family moved to Steamboat Springs, possibly at the encouragement of Sarah's parents, Silas and Susan Munson. The elder Munsons, along with sons William and Ira, and younger daughter Phoebe, had relocated to Steamboat Springs circa 1887 or 1888. Silas Munson may have come in pursuit of gold, as the 1900 Federal Census lists his occupation as gold miner. In 1897, however, he was supporting his family in a more prosaic manner, by managing Steamboat Springs' bath house. Soon after the Munsons' arrival in Steamboat Springs, Sarah's sister, Phoebe, married Steamboat Springs' citizen Elmer H. Burgess.

In Steamboat Springs, Willfried Brightman supported his wife and two children as a stone mason and plasterer. Well-respected in the community, he served on the first town board. He was also a charter member of Steamboat Springs' Masonic Lodge and the Knights of Pythias. For many years, he was the only musician in town, a talent that stood him in good stead in the small but growing community. The Brightman's children, Elmer and Silvia, were popular among their friends. Elmer was a good athlete, and often won first or second place in the annual Fourth of July and Routt County Fall Carnival races. In January 1906, the *Routt County Sentinel* newspaper reported that Elmer had left for Cripple Creek, to "make a stake." Only a couple of weeks later, he returned to Steamboat Springs, presumably empty-handed. However, he attracted the notice of Miss Ida A. Wannamaker, and the couple was married in October 1906, in a ceremony performed by Rev. Twyford and held at the Methodist parsonage. Elmer Brightman worked as a carpenter. Continuing his family's legacy of civic involvement, Elmer was chosen to serve as Assistant Fire Chief in 1915, when Steamboat Springs established its first trained volunteer fire department. Silvia Brightman married Grover Likes. The couple settled in Denver, where Mr. Likes worked as an office clerk in a foundry.

The 1910 Federal Census for Routt County indicates that, in addition to Willfried and Sarah, also living in the home were Elmer and his wife Ida, as well as two brothers, Henry Miller and Charles W. Watt. During this time, Sarah

Brightman helped supplement her family's income through work as a laundress. The writing in the census records is not clear, but either residing with the Brightmans or living next door were Sarah's father, Silas Munson, and her brothers, William and Ira. In 1910, Ira was 36 and never married, while William was a widower in his fifties. The June 30, 1909 Steamboat Pilot reported the death of Sarah's mother Susan Munson, following a long illness. Silas Munson lived to be 77, passing away in June 1914. Just six months previously, in January 1913, Sarah's husband of thirty years, Willfried F. Brightman, passed away following a lengthy illness of several years. He was 73.

Following the deaths of her parents and husband, Sarah Brightman spent more time traveling and visiting relatives. In the mid 1910s both of her children and their families had relocated to Denver, and Sarah began to divide her time between Steamboat Springs and that city. Sarah spent winters at Silvia's, helping her and Grover manage the growing Likes family, and visiting with her son Elmer and daughter-in-law Ida. She also returned to her home state of Illinois to visit relatives. During some of these extended visits, she apparently rented out her Steamboat home. The *Routt County Sentinel* of April 27, 1917, noted that her home would be occupied by George Kimball and his wife during Mrs. Brightman's absence. On June 14, 1918, the *Sentinel* noted that, "The roof of Mrs. Sarah Brightman's house, at the corner of Fourth and Pine streets, now occupied by L.C. Fick and family, was resingled..." Fifteen months later, in its September 26, 1919 edition, the *Sentinel* recoded the sale of the Sarah E. Brightman house to its renters, the L.C. Fick family, along with two lots at the corner of Fifth and Pine, on Church Hill.

The home's new owners, the Louis C. Fick family, moved to Steamboat Springs in April 1918. L.C. Fick was a blacksmith and rancher, who operated a ranch for many years near Parshall. Previously, the family had resided in Gilpin County, living in Black Hawk and Central City. Fick purchased George B. Salter's blacksmith shop on 8th Street from Salter's widow, renaming it the Village Blacksmith Shop. Sadly, the family's move to Steamboat turned tragic, when, just seven month after relocating here, the Fick's oldest son died. Francis Joseph Fick was just 19 years old when he succumbed to the deadly influenza outbreak sweeping the country at the time. His mother, brother George, and sister Mary, were also quite sick, but each survived. Despite this sorrowful beginning, the Fick family became long-time Steamboat Springs citizens. In 1921, Mrs. Fick's brother Amos Kearns joined the family business. An experienced welder who had worked for the Union Pacific shops in Denver for many years, Kearns took charge of the blacksmith shop's "oxy-welding" department. Advertisements appeared in the newspapers in April of that year, touting the firm's expertise in "Repairing and Blacksmithing, especially Oxy-Acetylene Welding and Brazing." Loose automobile wheels, new spokes, new rims, and tire setting were specialties. The advertisement's tag line was "L.C. Fick. The Man Who Fixes."

The Fick family continued to own this home at 242 4th Street through at least 1956, when George Fick was listed as its occupant in the Steamboat Springs telephone book. By 1975, the property's residents were Mrs. Ed Beeve and Lee Bemis. Before his death, Ed Beeves had operated a liquor store in Steamboat Springs since at least the mid-1950s. A few years later, in 1980, Mrs. Beeve had moved to 337 Pine Street. Taking her place as owners of this home were Thomas F. and Candyce I. Wither. Candyce Wither was a Certified Public Accountant. Following her divorce, Candyce Wither retained ownership of the home. In 1988 she was principal of the firm Wither, Polasek and Company, PC, located at 1475 Pine Grove Road. She later formed Wither, Tredway, and Henion, with offices at 330

S. Lincoln. Candyce Wither owned this home through the late 1990s. Circa 1998 or 1999, the property was sold to Dan and Cheryl Foote. The couple remained here only a few years before selling the home to its current owners. Today, Willfried and Sarah Brightman's house is the home of Edmund E. and Donna L. Ryan.

36. Sources of information:

"Colorado State Archives Military Records, Colorado Veterans' Grave Registrations 1862-1949." <http://www.colorado.gov/dpa/doit/archives/military/graves>

Fourteenth Census of the United States, 1920, Routt County, Colorado, Precinct 1, Steamboat Springs; and Moffat County, Colorado, Precinct 1, Craig.

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.

Ryan, Donna. Oral interview with Carl McWilliams, September 16, 2009.

"Steamboat Springs, CO. About 1900." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.

Thirteenth Census of the United States, 1910, Routt County Colorado, Precinct 21, East Steamboat Springs.

Twelfth Census of the United States, 1900, Routt County Colorado, Precinct 1, Steamboat Springs.

"W.F. Brightman , Routt County Pioneer, Goes to Reward." *Routt County Sentinel*, January 17, 1913, p. 1.

"Sials Munson Dead." *Yampa Leader*, June 5, 1913, p. 1.

"Purchases Salter Blacksmith Shop." *Routt County Sentinel*, April 12, 1918, p. 1.

"Local News." *Routt County Sentinel*, June 14, 1918, p. 4.

"Francis Joseph Fick." (obituary) *Routt County Sentinel*, November 29, 1918, p. 1.

"Deals in Real Estate." *Routt County Sentinel*, September 26, 1919, p. 1.

VI. SIGNIFICANCE

37. Local landmark designation: **No** 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: **Not Applicable**

40. Period of significance: **Not Applicable**

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, dating from just prior to the turn of the twentieth century, and in particular for its association with the Brightman and Fick families. The house is also architecturally significant for its Late Victorian era architectural characteristics, including its tall angular plan, steeply-pitched cross-gable roof, and dormers with Queen Anne lights. 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, however, likely does qualify for local landmark designation by the City of Steamboat Springs.

43. Assessment of historic physical integrity related to significance:

This property displays a somewhat less than ideal 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. Alterations to the original dwelling (described above in sections 21 and 29) have diminished the property's physical integrity to some extent. A sense of time and place relative to how the property appeared throughout much of the twentieth century remains relatively intact, however.

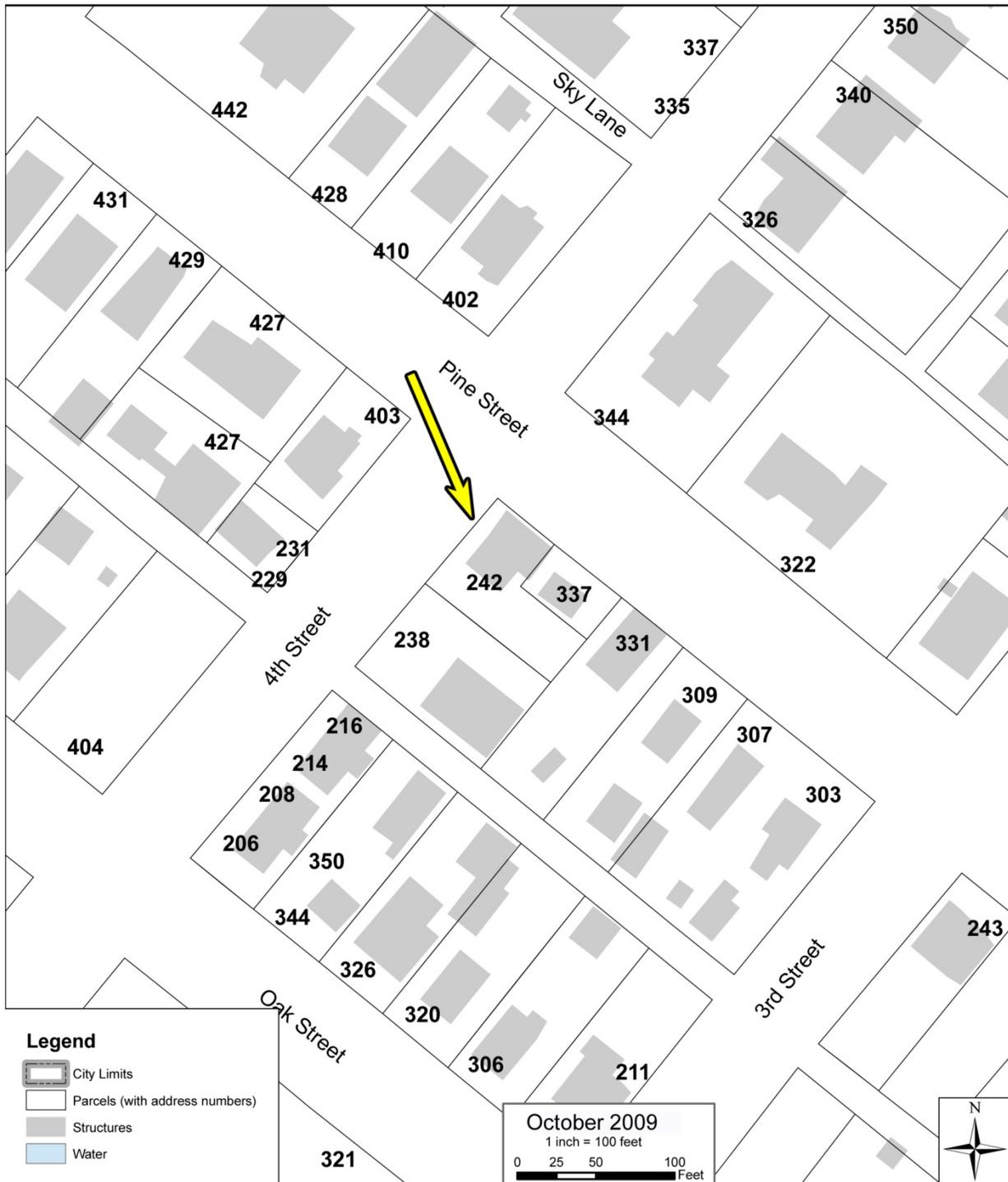
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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 1-4**
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): **September 22, 2009**
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

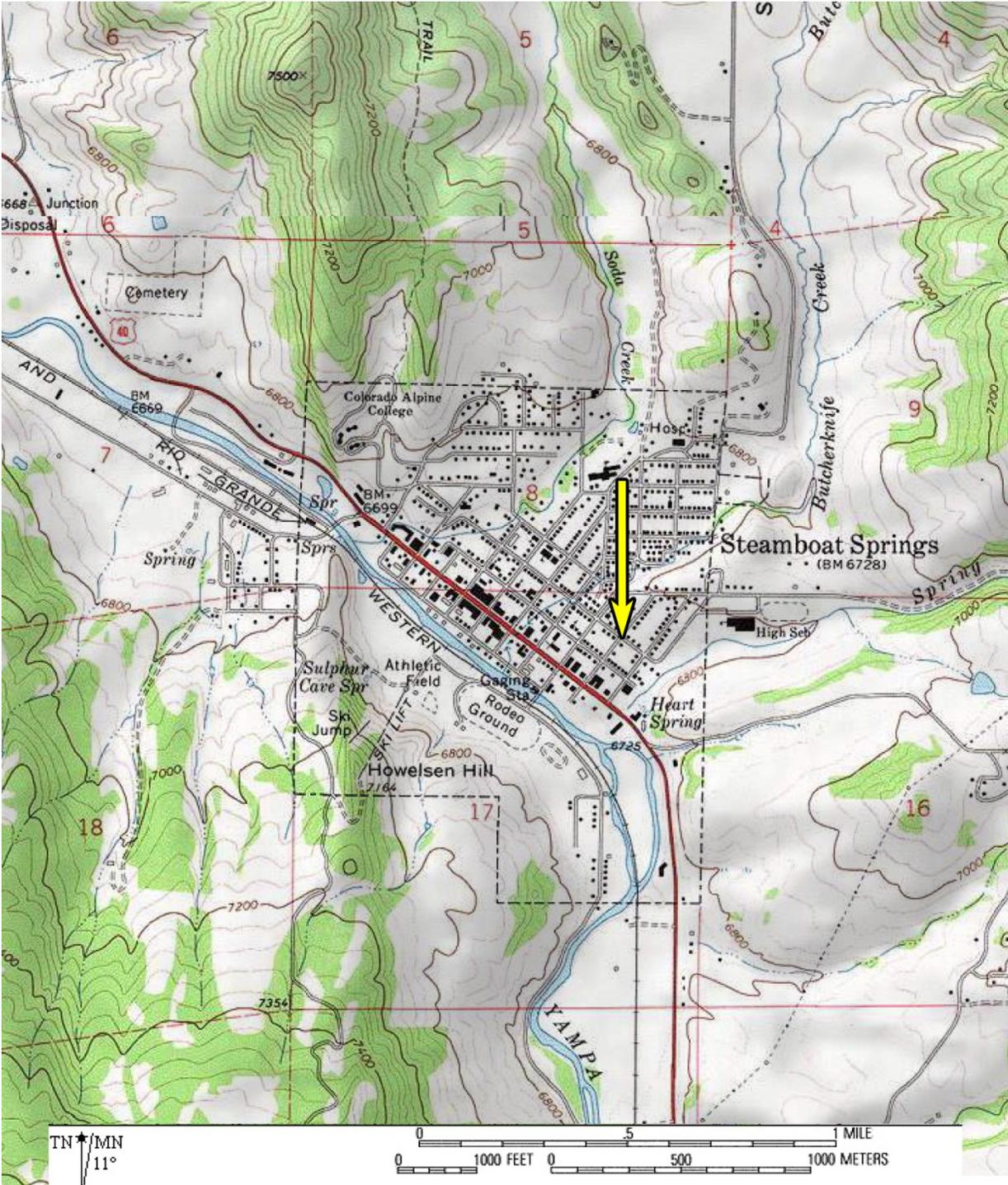


Cultural Resource Historians

1607 Dogwood Court; Fort Collins; CO 80525

(970) 493-5270

Location Map



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