

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.2781** Parcel number(s):
- 2. Temporary resource no.: **N/A** **283200001**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Thompson House, Williamson House; Johnson House**
- 6. Current building name: **Park and Grand, LLC House**
- 7. Building address: **642 Grand Street**
- 8. Owner name and address: **Park and Grand, LLC**  
**990 Highland Dr. Ste. 202**  
**Solana Beach, CA 92075-2427**



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

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

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**II. GEOGRAPHIC INFORMATION**

9. P.M. **6th** Township **6N** Range **84W**  
**NW ¼ of NE ¼ of NE ¼ of SE ¼ of section 8**
10. UTM reference (NAD27)  
Zone **13**; **345178** mE **4483673** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **1969** Map scale: **7.5'**
12. Lot(s): **1** Block: **N/A (1.46 acres)**  
Addition: **Park and Grand** Year of Addition: **unknown**
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: **996 square feet**
16. Number of stories: **1½**
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, Dormer**
21. General architectural description:  

**This ½-story wood frame dwelling is supported by a low painted brown concrete foundation, and its exterior walls are clad with painted brown, wide, horizontal weatherboard siding with painted white 1" by 4" corner boards. The house is covered by a moderately-pitched side-gable roof, with an intersecting gable over an enclosed front porch on the west elevation (façade). The roof is covered with metal roofing material, and the eaves are boxed with painted white wood trim. A large, non-historic, shed-roofed dormer is located on the east-facing roof slope. A glass atrium door opens from the dormer onto a second story porch. A painted blue wood-paneled door, with a fanlight, sidelights, and a transom light, enters the enclosed front porch from a 4-step open wood porch. This uncovered exterior porch features a wood plank floor, and an open white railing. A painted blue wood-paneled door, with one upper sash light, enters the south elevation from a non-historic, uncovered, wood porch which features a wood plank floor and an open white wood railing. A non-historic oriel type window, with three single-light casements, penetrates the north elevation's upper gable end. The north elevation's main level is penetrated by two 1/1 double-hung sash windows. The west elevation is penetrated by a 1/1 double-hung sash window, a set of tripled casement windows, and a set of paired casement windows. Two casement windows flank the entry door on the south elevation which is also penetrated by a 1/1 double-hung sash window. The east elevation is penetrated by a 1/1 double-hung sash window and by three casement windows. All of the windows feature painted white wood frames and surrounds.**

22. Architectural style/building type: **Post World War II/Minimal Traditional**
23. Landscaping or special setting features: **This property is located on the east side of Grand Street between Logan and Park Avenues. The house is flanked by minimally-maintained front and back yards, and by a wide side yard which extends to Park Avenue to the south.**

24. Associated buildings, features, or objects:

**Garage**

**A wood frame garage is located near the rear of the property. This rectangular-shaped building measures approximately 22' N-S by 12' E-W, and is supported by a concrete slab foundation. The garage's exterior walls are clad with wide, painted brown, horizontal wood siding, with painted white 1" by 4" corner boards. The garage roof is a moderately-pitched front gable, with metal roofing material and with painted brown rafter ends and a fascia board exposed beneath widely-overhanging eaves. Decorative purlins appear in the upper gable ends. A painted brown wood-paneled roll-away garage door opens toward the alley on the south elevation. A white metal-paneled door is located at the north end of the west elevation.**

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **1949 (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 1949 as this house's year of construction. This date makes sense given the house's architectural appearance, its physical condition, and the known development patterns of the neighborhood. A large shed-roofed dormer with an associated second story porch and glass atrium door, was added some years after the original construction, probably in the 1980s. Some windows have also been added or altered, and the siding is also not original.**
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 files indicate that this house was built in 1949. Detailed information about its earliest owners and residents has not been uncovered. Steamboat Springs telephone directories list S.S. Thompson as the property's resident in 1956, followed by Thomas Lee Williamson in 1961 and Bruce Stroebe in 1980. The property is unlisted in several directories between the early 1960s and late 1970s. Efforts to glean further information regarding Thompson, Williamson and Stroebe at the Tread of Pioneers Museum and through online sources were unsuccessful.**

**From the late 1980s to circa 2003, this property was owned and occupied by Larry and Kristine Johnson. Mr. Johnson passed away circa 2003, reportedly after suffering a heart attack, and the property then passed into the hands of his son, Ethan Johnson. He reportedly sold the property to its current owner, Park & Grand, LLC, in 2008. The property is presently 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.**

**Van Fletcher. Interview with Carl McWilliams, October, 2009.**

**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:

**Built in 1949, this house is historically significant to a modest extent for its association with Steamboat Spring's residential development during the post-World War II period. The house is also architecturally notable, again to a modest extent, for its representative Minimal Traditional style attributes, although it has lost some integrity. 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 some loss of integrity, the property also probably does not qualify for local landmark designation.**

43. Assessment of historic physical integrity related to significance:

**This property displays a 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. A large shed-roofed dormer addition, with an associated second story porch and entry, has been added to the east elevation. Other alterations include the application of wide horizontal weatherboard siding and the alteration or addition of some window openings. The porches were also probably not originally enclosed.**

#### **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 39-44**

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**

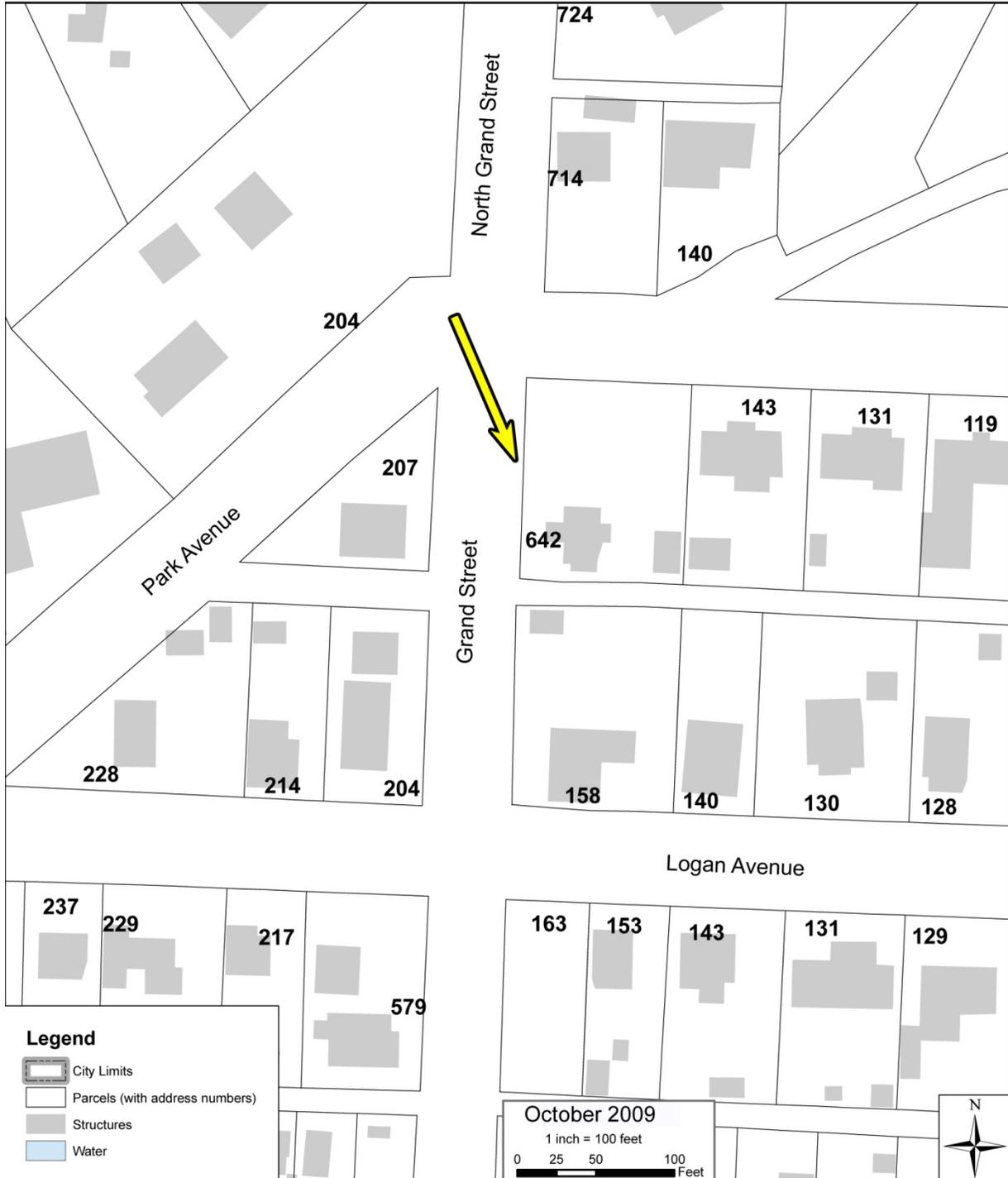
51. Organization: **Cultural Resource Historians**

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

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



### Sketch Map



### Location Map

