

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:        | <b>5RT.2772</b>                  | Parcel number(s): |
| 2. Temporary resource no.: | <b>N/A</b>                       | <b>100304055</b>  |
| 3. County:                 | <b>Routt</b>                     |                   |
| 4. City:                   | <b>Steamboat Springs</b>         |                   |
| 5. Historic building name: | <b>Bowman House</b>              |                   |
| 6. Current building name:  | <b>512 8th Street, LLC House</b> |                   |
| 7. Building address:       | <b>512 8th Street</b>            |                   |
| 8. Owner name and address: | <b>512 8th Street, LLC</b>       |                   |
|                            | <b>P O Box 774842</b>            |                   |



**Steamboat Springs, CO 80477-4842**

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

Local Landmark eligibility assessment: **Not Eligible**

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**II. GEOGRAPHIC INFORMATION**

9. P.M. **6th** Township **6N** Range **84W**  
**NW ¼ of NE ¼ of SW ¼ of SE ¼ of section 8**
10. UTM reference (NAD27)  
Zone **13**; **344923** mE **4483520** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **1969** Map scale: **7.5'**
12. Lot(s): **55-59** Block: **4**  
Addition: **1st Addition to Steamboat Springs** Year of Addition: **1909**
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: **1568** square feet
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Simulated Log Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch, Chimney, Car Port**
21. General architectural description: **This single-story wood frame duplex dwelling is supported by a low painted brown concrete foundation, and its exterior walls are made of stained brown horizontal half log siding with saddle notched corners. The house is covered by a low-pitched side-gabled roof, with brown asphalt composition shingles and with widely-overhanging painted beige boxed eaves. A painted brown concrete block fireplace chimney is located on the northeast elevation. The duplex's asymmetrical facade faces toward 8th Avenue on the northwest elevation. A painted beige wood-paneled front door, with a fanlight, enters the facade from an open front porch which measures approximately 14' by 9'. The porch is approached by two wood steps, and features a wood plank floor, a stained brown log railing, and is partially covered by an extended overhang of the roof eave. A painted beige wood-paneled door, with six upper sash lights, enters the southeast (rear) elevation from an uncovered wood deck. A carport located at the southwest end of the facade is covered by a gable roof with brown asphalt composition shingles. The carport's roof is supported by stained brown 4" by 4" wood posts on concrete pedestals. An off-white color metal-paneled door, with a fanlight, enters the southwest end of the facade from the carport. This door is flanked on either side by a large single-light fixed-pane picture window. Windows elsewhere are a combination of single-light and multi-light casements, with one 1/1 double-hung sash window on the southwest elevation. All of the windows have painted white wood frames.**

22. Architectural style/building type: **Ranch**
23. Landscaping or special setting features: **This property is located on the northeast side of 8th Street, the second property southwest of Crawford Avenue. The duplex residence is set well back from the avenue. Several aspen trees are located in the planted grass front yard, which otherwise exhibits few landscaping features. An asphalt-paved driveway extends from 8th Avenue to the carport at the southwest end of the facade.**
24. Associated buildings, features, or objects:  
**Garage/Secondary Residence**  
**This two story building is located off of the house's southern corner. It features a basic rectangular plan which measures approximately 30' NW-SE by 22' NE-SW. Its first story walls are made of painted beige concrete blocks, while its second story walls are clad with wide painted beige horizontal wood siding. The roof is a low-pitched front gable, covered with corrugated metal and with painted beige boxed eaves. Two painted brown wood-paneled roll-away garage doors on the southeast elevation open toward a paved alley. A single painted beige metal door enters the northeast elevation. An exterior metal staircase with a closed wood railing ascends to a second story porch on the northwest elevation. A white metal-paneled door, with a fanlight, enters the second story from this porch. An enclosed storage area extension is located below the second story porch. The building's windows are primarily 1x1 horizontal sliders and casements.**

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1960** Actual:
- Source of information: **Routt County Assessor files**
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 1960 as this building's year of construction. This date seems plausible given the building's architectural appearance and condition. It appears that the residence's southwest end comprised an attached one car garage. The attached garage was later converted to living space as the building was converted into a duplex residence.**
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/Multiple Dwelling**
34. Site type(s): **Duplex Residence**
35. Historical background:

**Routt County Assessor records indicate that this residence was constructed in 1960. Steamboat Springs telephone directories list Randall K. Bowman as the property's resident between circa 1965 and 1970. From May 2006 to the present, the property has been owned by an entity named 512 8th Street LLC, which apparently maintains it 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."**

**VI. SIGNIFICANCE**

37. Local landmark designation: Date of designation: **Not Applicable**  
Designating authority: **Not Applicable**
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: **Not Applicable**

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

41. Level of significance: **Local**

42. Statement of significance:

**This duplex dwelling is architecturally and historically significant to a limited extent for its modest Rustic architectural characteristics and for its association with Steamboat Springs' residential growth beginning in the early 1960s. Its level of significance, though, is not to the extent that it would qualify for listing in the National Register of Historic Places or as a Steamboat Springs landmark.**

43. Assessment of historic physical integrity related to significance:

**This property displays a marginal degree of integrity relative to the seven aspects of integrity as defined by the Colorado Historical Society and the National Park Service – location, setting, design, materials, workmanship, feeling and association. The original house's integrity was diminished when it was converted into a duplex and the attached garage converted to living space. A modern garage/secondary residence building on the property diminishes the integrity of setting.**

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

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

Local Landmark eligibility 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 5-13**

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): **October 22, 2009**

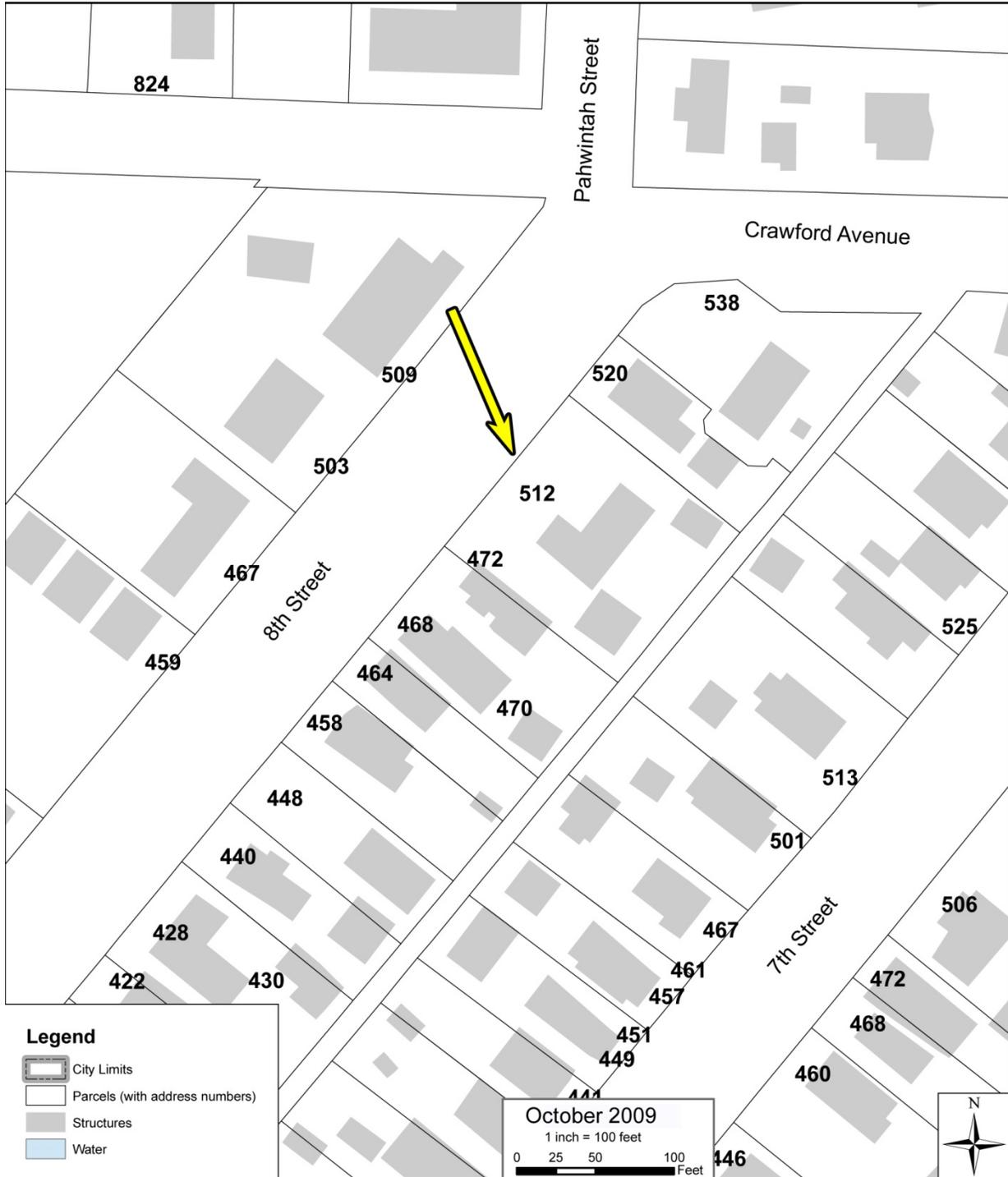
50. Recorder(s): **Carl McWilliams, Timothy Wilder**

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

