

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.2794** Parcel number(s):
- 2. Temporary resource no.: **N/A** **100709001**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Jacobs House**
- 6. Current building name: **Gilchrest House**
- 7. Building address: **522 Pine Street**
- 8. Owner name and address: **Daniel R. & Karen Gilchrest**
P.O. Box 881878
Steamboat Springs, CO 80488-1878



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

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6N** Range **84W**
NE ¼ of NE ¼ of NW ¼ of NE ¼ of section 17
10. UTM reference (**NAD27**)
Zone **13**; **344958** mE **4483146** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **Parcel A, Resub of Lots 8, 10, 11, and vacated alley** Block: **9**
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): **Irregular Plan**
15. Dimensions in feet: **2345 square feet**
16. Number of stories: **2**
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; Dormer; Fence**
21. General architectural description:

This building consists of two dwelling units joined by a connecting element. The two-story dwelling unit to the southeast is setback closest to the alley, and measures 22' NW-SE by 22' NE-SW; the dwelling unit to the northwest is not set back quite as far, and measures 27' NE-SW by 24' NW-SE. The connecting element measures 27' NE-SW by 9' NW-SE. The northwest wing is 1½-stories in height, and is supported by a low concrete foundation. Its exterior walls are clad with painted pale blue horizontal weatherboard siding, with painted dark blue 1" by 4" corner boards. This wing is covered by a moderately-pitched side-gable roof, with metal roofing material and with painted dark blue rafter ends exposed beneath the eaves. A red brick chimney is located just below the ridge on the southwest-facing roof slope. A large, non-historic, gabled dormer, with a large single-light fixed-pane octagon window and small single-light side windows, overlooks the façade on the southwest-facing roof slope. A stained natural brown solid wood door, covered by a painted dark blue wood screen door enters the southwest elevation (façade) from a small flagstone and brick porch covered by a gable hood with knee brace supports. This hood features a cutout pine tree motif in its upper gable end. Windows on the northwest wing are entirely 3/1 (ribbon-style) double-hung sash with painted dark blue wood frames and surrounds. The two-story southeast wing is supported by a low concrete foundation, and its exterior walls are clad with painted pale blue horizontal weatherboard siding. This wing is covered by a

moderately-pitched side-gable roof, with metal roofing material and with painted dark blue rafter ends exposed beneath the eaves. A 1x1 horizontal sliding glass bypass door enters the southwest elevation (façade) from an uncovered concrete patio/porch. A painted pale blue metal-paneled door, with one upper sash light, enters the northeast (rear) elevation from a small wood porch covered by a gable hood with knee braces. This wing's windows are predominantly 1x1 horizontal sliders with painted dark blue wood frames and surrounds. However, a 6-light window penetrates the southwest end of the southeast elevation, and diamond-shaped single-light windows penetrate the second story walls on the southeast and northeast elevations. A painted dark blue wood-paneled door, with three upper sash lights, enters the connecting element from the concrete patio/porch on the façade. A painted blue wood-paneled door enters the rear of the connecting element from an enclosed shed-roofed porch on the northeast elevation.

22. Architectural style/building type: **No Defined Style**
23. Landscaping or special setting features: **This property is located on the north side of Pine Street in the block northwest of Short Street. The duplex dwelling is set near the rear of the property, with a large front yard extending in front of the duplex to Pine Street. A wood privacy fence with a large opening is located along the front property line, and wood privacy fences also extend along the northwest and southeast property lines. Three large fir or spruce trees are located near the northwest property line. An alley is behind the building to the northeast.**
24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1926 (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: **Jacobs family (probably)**
- Source of information: **U.S. Census Records; *Routt County Sentinel*, September 19, 1919**
29. Construction history (include description and dates of major additions, alterations, or demolitions): **Routt County Assessor records indicate that the original portion of this building was constructed in 1926. Karen Gilchrest, the current owner, has heard that part of the building was moved from Mt. Harris after the coal mines there closed in the late 1950s. Mountain States Telephone and Telegraph directories reveal that at a residence has been located at this address since at least 1956**

30. Original location: **Yes** Date of move(s): **(Part of the building may have been moved from Mt. Harris in the late 1950s or early 1960s.)**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
Domestic/Multiple Dwelling
33. Current use(s): **Domestic/Multiple Dwelling**
34. Site type(s): **Duplex Residence**

35. Historical background:

Routt County Assessor records indicate that the original portion of this duplex dwelling was constructed in 1926. Mrs. Oleta R. Jacobs, listed at this address in telephone directories between 1956 and the late 1970s, is the property's earliest documented resident. The Jacobs family, though, was apparently associated with the property for many years previous to 1956. The 1920 census lists the William Jacobs family as residing on Pine Street in Steamboat Springs; their exact address, however, is not provided. The September 19, 1919, issue of the *Routt County Sentinel* contains this small article which at least places the Jacobs family in this block:

Sheriff C.W. Neiman has decided to bring his family to Steamboat Springs and he has therefore acquired residence property having purchased the two story house on Pine Street next to the residence of R.M. Smith. W.N. Jacobs, who was occupying the property, moved this week to the Hessler house across the street...

The R.M. Smith residence at that time was two properties northwest of this property, at the eastern corner of Pine and 6th Streets. This house had apparently not yet been built; however, the Jacobs family probably owned the land, and they probably constructed the house a few years later, circa 1926. As listed in the 1920 census, members of the Jacobs family included William, his wife Eva, three sons, Herbert, Valentine, and William, and a daughter, Dorothy. William Jacobs worked as a coal miner. Routt County burial records reveal that William Jacobs passed away in 1933 and that Chas. "Val" (Valentine) Jacobs died in 1954. No obituary records or other information relating to Oleta R. Jacobs were uncovered; however, she was most likely the widow of Herbert or Valentine Jacobs.

More recent owners and residents of this property include the Bosworth, Hagan, Barrett and Gilchrest families. Gary Bosworth, a real estate agent, owned and lived in this dwelling in the years surrounding 1980, prior to selling it to the Hagans in May of 1982. They, in turn, sold the property to P. Barrett in December or 1989. P. Barrett then owned and lived here for more than a decade. The property's current (2010) owners are Daniel R. and Karen Gilchrest. They maintain it as a rental while living elsewhere in Steamboat Springs.

36. Sources of information:

Gilcrest, Karen. Telephone interview with Carl McWilliams, February 27, 2010.

"More Deals Than Ever This Week." *Routt County Sentinel*, September 19, 1919, p. 1.

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.

U.S. Census records, 1920, Steamboat Springs Precinct, Routt County Colorado

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 property is historically significant for its association with residential development in Steamboat Springs' Old Town neighborhood beginning circa 1926, and in particular for its apparent long association with the Jacobs family. The original house is also architecturally significant for its representative vernacular wood frame side gabled plan. The building's significance in these regards is not the extent that it qualifies for individual listing in the National or State Registers. Due to a fairly substantial loss of integrity it also probably 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. The original dwelling's integrity has been compromised by the construction of a two story duplex addition, probably in the late 1970s, and by other alterations (described above in section 21). The look and feel of a circa 1920s era single family home remains only partially intact.

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 122-127**

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**

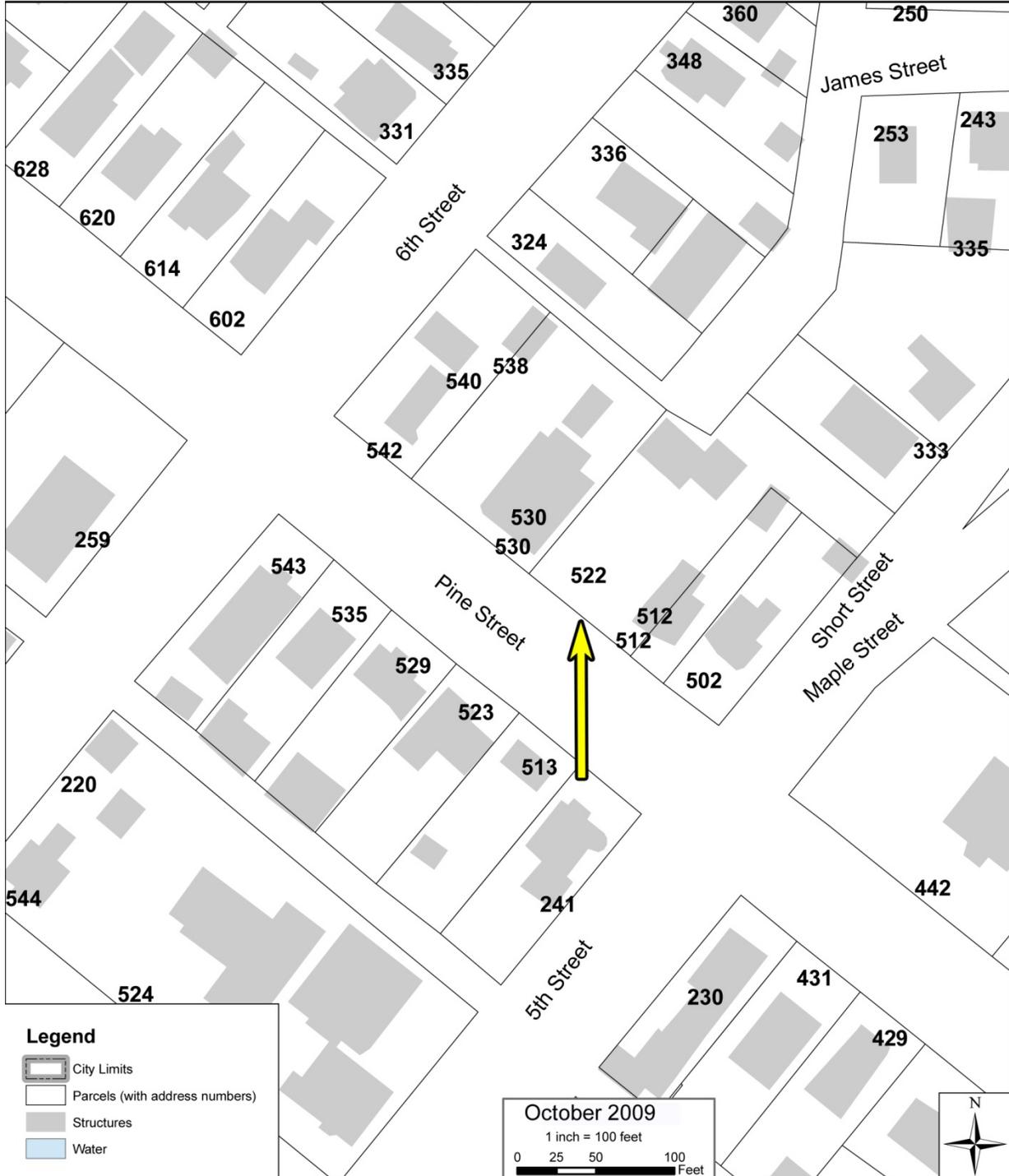
50. Recorder(s): **Carl McWilliams, Karen McWilliams, Timothy Wilder**

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

