

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

Architectural Inventory Form

- _____ 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.1539** Parcel number(s):
- 2. Temporary resource no.: **N/A** **145008003**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Yampa Valley College Boys Dormitory**
- 6. Current building name: **Lowell Whiteman Primary School Building**
- 7. Building address: **819 Pine Street**
- 8. Owner name and address: **Lowell Whiteman Primary School**
P. O. Box 770723
Steamboat Springs, CO 80477-0723



National Register field eligibility assessment: **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 SW ¼ of SE ¼ of section 8
10. UTM reference (NAD27)
Zone **13**; **344646** mE **4483314** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **3** Block: **8**
Addition: **Original Addition of 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): **Rectangular Plan**
15. Dimensions in feet: **1194 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Brick; Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch; Chimney; Dormers; Fence**
21. General architectural description:
Front Building (not pictured)
This 1½-story, rectangular-shaped, wood-frame building measures approximately 28' NE-SW (deep) by 16' NW-SE (across). Its exterior walls are made of a brown brick veneer, laid in running bond, which extend to grade. The foundation is concrete. Painted salmon color, wide, horizontal wood siding appears in the upper gable ends. The building's front gabled roof is moderately-pitched, and is covered with green metal roofing material. The eaves are nearly closed with painted green wood trim. Two gabled wall dormers, each with a 6/6 double-hung sash window, are respectively located on the northwest and southeast elevations. A stone fireplace chimney is centered on the northeast elevation (façade). Another stone fireplace chimney is centered on the southwest (rear) elevation. A painted green solid wood door, with a triangular pediment, enters the southeast side of the asymmetrical façade from an uncovered small brick porch. A painted green wood-paneled door, with nine upper sash lights, enters the southeast end of the southwest elevation beneath a large, non-historic, upper half-story porch. A non-historic painted green glass-in-wood-frame door enters the upper half-story level from the upper half-story porch. The building's windows are primarily single 6/6 double-hung sash, with painted green wood frames and surrounds, and with brown brick rowlock sills.
22. Architectural style/building type: **No Defined Style**

23. Landscaping or special setting features: **This property is located on the southwest side of Pine Street in the block between 8th and 9th Streets. This property and the adjacent property at 825 Pine Street comprise a complex of brick and river rock buildings. A gravel driveway is located between the two properties. The alley between Pine and Oak Streets extends along the rear of the property. The backyard behind this building is enclosed by a wood fence.**

24. Associated buildings, features, or objects:

Secondary (rear) Building (pictured)

This is a single-story, wood-frame, L-shaped building with brick veneer exterior walls. One wing measures 24' NW-SE by 15' NE-SW, while the other wing which is narrower and longer measures 43' NE-SW by 11' NW-SE. The building is supported by a low concrete foundation, while the exterior walls are clad with wire-cut brick which extend to grade. The bricks are mostly brown in color, although some are pale red or orange. The roof is a moderately-pitched cross gable, with metal roofing material, and with nearly closed boxed eaves with painted green or white wood trim. A non-historic bubble skylight penetrates the southwest-facing roof slope. A painted green wood-paneled door, with one upper sash light, and covered by a painted green wood screen door, enters the southeast end of the southwest elevation. The wall surface surrounding this door is clad with wide, painted salmon-color, horizontal wood siding, and appears to have previously been a garage door opening. Above this door, the upper gable end is clad with salmon color undulated asbestos shingle siding, and it is penetrated by a single-light fixed-pane window. Four single-light casement windows, with brown brick rowlock sills, penetrate the long southeast elevation. Windows elsewhere are primarily 6/6 double-hung sash with painted green wood frames and surrounds, and with brown brick rowlock sills. A painted yellow solid wood door, with two stepped upper sash lights, enters the northwest elevation from a concrete stoop. A painted green wood-paneled door, with one upper sash light, and covered by a painted green wood screen door, enters the northeast elevation, also from a concrete stoop. A painted green vertical plank door, side-hinged with metal strap hinges, access the attic level at the southeast end of the northeast elevation. A shed-roofed extension adjacent to the alley on the southwest elevation served historically as a coal bin. The coal bin extension measures 17' NW-SE by 4' NE-SW, and it is accessed by painted plywood doors on its southeast and northwest elevations. A metal coal chute door, stamped with the name "MAJESTIC" faces the alley.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1940** Actual:
- Source of information: **Routt County Assessor records; Architectural Inventory Form prepared by Mountain Architecture Design Group, December 2000.**
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 1940 as the year of construction for the rear building on this lot. The front building's date of construction is unknown, but based on its architectural characteristics, it also was likely constructed circa 1940. A circa 1910 retrospective plat map of Steamboat Springs (created in 1976), depicts this side of Pine Street between 8th and 9th Streets as undeveloped. A search of online Routt County newspapers through the "Colorado Historic Newspapers" uncovered no articles regarding the construction of buildings on this property through 1923.
30. Original location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Education/Education Related**
Domestic/Multiple Dwelling
33. Current use(s): **Domestic/Multiple Dwelling**
34. Site type(s): **Multiple Use Property**
35. Historical background:
The early history of this property at 819 Pine Street and the adjacent property at 825 Pine Street remains obscure. One oral source (a current resident) related that an "old timer" had told him that uranium mine workers had lived here for a time, perhaps in the 1940s or 1950s. Efforts to corroborate a uranium connection through other oral and written sources has proved unsuccessful; however, The Three Forks Oil and Uranium Company did maintain an office in Steamboat Springs in the 1950s, and other uranium companies, including the Trace Elements Corporation, were also active in Routt County. A detailed search of the property's deeds may be the only way to document its early history.

Mountain States Telephone and Telegraph directories in the late 1950s and early 1960s indicate that in those years this property was used as a private residence, and was perhaps a rental. Homer Davis and Robert Searle are among the property's occupants listed in the directories during those years. In the years surrounding 1965, this property served as the boys' dormitory for the Yampa Valley College. The college's administrative offices at that time were located at 1041 Lincoln Avenue, while the girls' dormitory was at 502 Pine Street. Telephone directories indicate that by the late 1970s, the property had returned to residential use. From 2003 to the present (2009), this property has been owned by the Lowell Whiteman Primary School.

36. Sources of information:

"Educator Lowell Whiteman Dies at 83." *Steamboat Pilot and Today*, May 15, 2001, p. 2. Located in biographical file at Tread of Pioneers Museum.

"Lowell Whiteman." Typewritten manuscript located in biographical file at Tread of Pioneers Museum.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.

Rettig, Margo, "819 Pine Street (Colorado Cultural Resource Survey Architectural Inventory Form), December 2000.

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.

- 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: **N/A**
- 40. Period of significance: **N/A**
- 41. Level of significance: **Local**

42. Statement of significance:

With its early history not thoroughly documented, this property is primarily architecturally significant for its brick construction and locally unique construction details. The front building's brick veneer walls, closed eaves, dormers, stone chimneys, and 6/6 double-hung windows are unusual in combination.

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. A non-historic second story porch on the rear of the front building is the most notable adverse alteration.

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 143-148**

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**

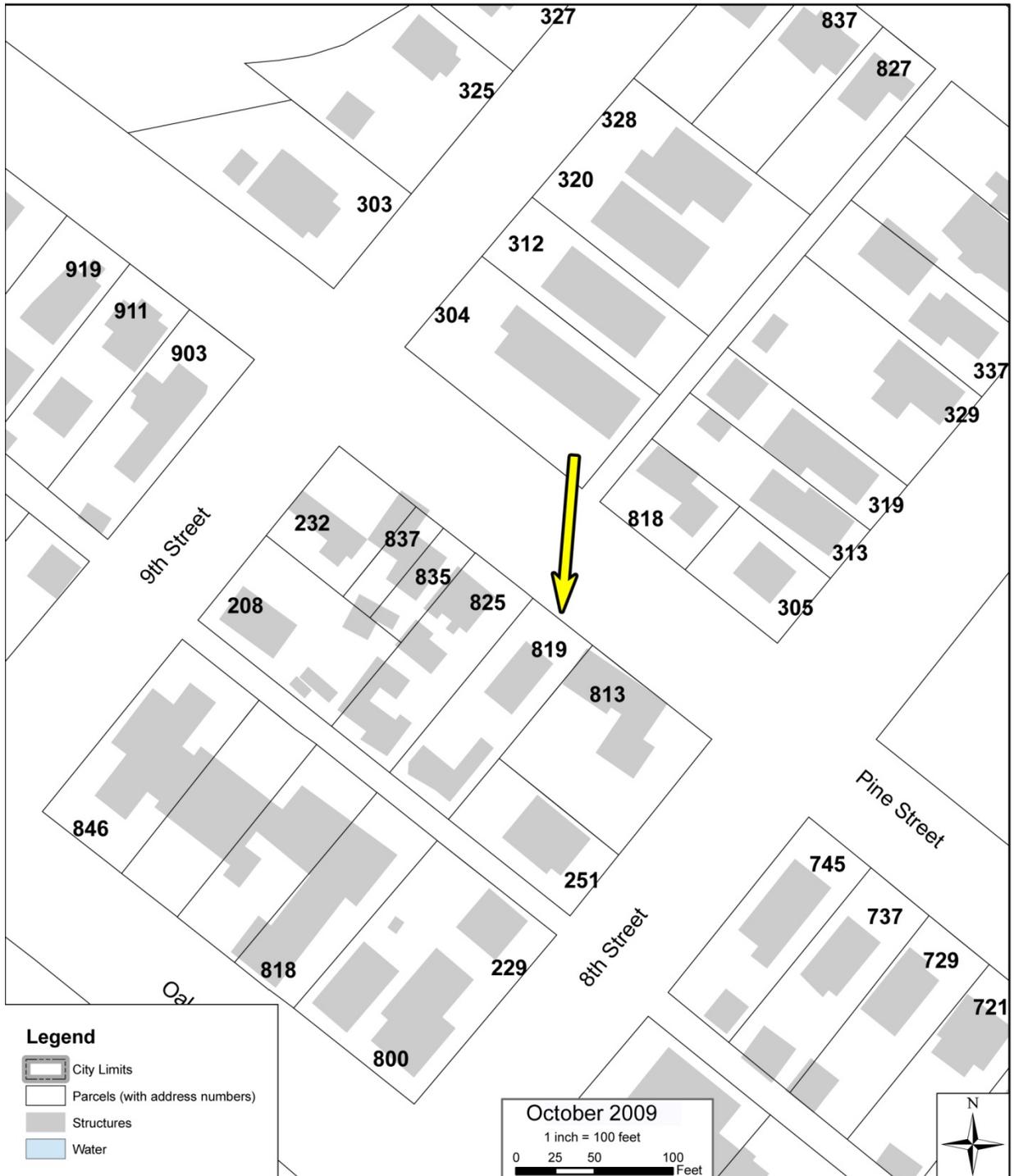
50. Recorder(s): **Carl McWilliams, Karen McWilliams, Timothy Wilder**

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

