

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.1540** Parcel number(s):
- 2. Temporary resource no.: **N/A** **145008004**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Unknown**
- 6. Current building name: **Lowell Whiteman Primary School Building**
- 7. Building address: **825 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**

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**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**; **344631** mE **4483319** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **1969** Map scale: **7.5'**
12. Lot(s): **4** 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: **1326 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: **Chimneys; Dormers**
21. General architectural description:

**The main, original, portion of this wood frame building features a rectangular-shaped, side-gabled, form which measures 30' NW-SE (across) by 16½' NE-SW (deep). A shed-roofed addition to the southwest (rear) elevation measures 30' NW-SE by 10' NE-SW, and above this addition there is a large, non-historic, gabled dormer on the southwest-facing roof slope. The southeast end of this addition appears to have originally been an attached garage. Two smaller shed-roofed additions extend from the southwest elevation. These two additions respectively measure 6' by 10' and 6' by 5'. The building is supported by a low concrete foundation, while its exterior walls are made of brown bricks laid in running bond. Painted green horizontal wood siding appears in the upper gable ends. The side-gabled roof is moderately-pitched, and the eaves are nearly closed with painted green wood trim. Two gabled dormers, each with a 6/6 double-hung sash window, are located on the northeast-facing roof slope. Two brown brick fireplace chimneys are respectively located on the northwest and southeast elevations. A painted green wood-paneled door, with one upper sash light, enters the northeast end of the southeast elevation from a concrete stoop and sidewalk. A painted white solid wood door enters the southwest elevation. The building's original windows are entirely 6/6 double-hung sash with painted green wood frames and surrounds, and brown brick rowlock sills.**

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22. Architectural style/building type: **Cape Cod**
23. Landscaping or special setting features: **This property is located on the southwest side of Pine Street in the block between 8<sup>th</sup> and 9<sup>th</sup> Streets. This property and the adjacent property at 819 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.**
24. Associated buildings, features, or objects:

**Secondary Building**

Located directly behind the main building at 825 Pine Street, this is a 1½-story, rectangular-shaped, wood-frame building. It measures 27½' NW-SE by 14' NE-SW, and there is also a partially enclosed shed-roofed porch at the northwest end of the northeast elevation which measures 15' NW-SE by 4' NE-SW. The building's walls are made of river rock with concrete mortar; however, painted green vertical wood siding appears in the upper gable end on the northwest elevation, and green undulated asbestos shingle siding appears in the upper gable end on the southeast elevation. The roof is a moderately-pitched side-gable, covered with metal roofing material. The eaves are nearly closed with painted green wood trim. A tall brown brick chimney is located just below the ridge on the southwest-facing roof slope. A painted brown wood-paneled door, with one upper sash light, enters the northeast elevation from within the partially enclosed porch. A painted green vertical wood plank door, side-hinged with metal strap hinges, enters the attic level in the south elevation's upper gable end. The building's windows are entirely 6/6 double-hung sash with painted green wood frames and surrounds and painted green concrete sills.

**Secondary Building**

This building is located adjacent to the alley at the rear of the property. It features a modified U-shaped plan, and appears to have been built in stages. The largest section, closest to the alley to the southwest, measures 42' NW-SE by 15½' NE-SW; the section closest to the front of the lot to the northeast, measures 21½' NW-SE by 13½' NE-SW; the connecting element between these two sections, which forms the base of the "U", measures approximately 12' NW-SE by 12' NE-SW. There is also a shed-roofed extension at the southeast end of the southwest elevation which measures 16' NW-SE by 5' NE-SW. This extension was probably used historically to store coal, and it is accessed by a painted yellow plywood door on its northwest elevation. The building is supported by a low concrete foundation, and its exterior walls are primarily made of wire-cut bricks which extend to grade. The bricks are mostly brown in color, although, some are pale red or orange. The southeast-facing wall of the center connecting element is made of river rock with concrete mortar. A section of wall at the northwest end of the southwest elevation, facing the alley, is clad with painted yellow horizontal wood siding, penetrated by a non-historic projecting window. This appears to historically have been a garage door opening for an attached garage which was located in the northwest end of the southwest elevation. Above the horizontal wood siding, a vertical wood door, side-hinged with metal strap hinges, provides access to the attic. The modified U-shaped building is covered by intersecting gable roof

forms, with metal roofing material, and with nearly closed boxed eaves with painted yellow wood trim. Two wire-cut brown brick chimneys are located on the southwest-facing roof slopes. There are four entry doors: A painted red wood-paneled door, with one upper sash light, and covered by a silver metal storm door, enters the northeast elevation of the northeast section. A stained natural brown solid wood door, with a metal storm door, enters the southeast elevation of the northeast wing from a 3' by 14' porch. This porch features a concrete floor, two painted yellow turned columns, and a gable roof. A painted red wood-paneled door, with latticed upper sash lights, and with a painted red wood screen door, enters the northeast elevation of the southwest wing from a brick stoop, covered by a gabled hood with knee brace supports. A painted red wood-paneled door, with six upper sash lights, and covered by a silver metal storm door, enters the building from the alley on the southwest elevation of the southwest wing. The building's windows are predominantly 1/1 or 6/6 double-hung sash, with painted yellow wood frames and surrounds and brown brick rowlock sills.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1940** Actual:
- Source of information: **Field Estimate**
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 indicate that the front building on this lot was built circa 1909. Other sources indicate, however, that the building was probably built circa 1940, perhaps in association with the buildings next door at 819 Pine Street. 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 pertaining to the construction of buildings on this property through 1923. A previous architectural inventory form for this property (completed by Mountain Architecture Design Group) states that "in 1940 both secondary residential units were added at the rear of the lot (at the south end). In 1958 a covered porch was added to the main residence on the west elevation."**
30. Original location: **Yes** Date of move(s): **N/A**

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**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/Single Dwelling**
34. Site type(s): **Multiple Use Property**

## 35. Historical background:

The early history of this property at 825 Pine Street and the adjacent property at 819 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 indicate that from the mid-1950s to the early 1990s, this property's use was residential. Ross Kelly is listed as a resident at this address in the 1956 Mountain States Telephone and Telegraph directory, followed by Stan Stanfill in 1961, and Vincent L. Carlson and Lynn C. Petrillo in 1970. Routt County Assessor records indicate that Ralph Selch owned in the years prior to 1973, and that Wally A. and Shirley Portouw were the owners between 1973 and 1992. Telephone directories also indicate that the Pourtows lived at this address during those years. The Mangus family were the property's next owners, between 1992 and 1999. They sold the property to the Lowell Whiteman Primary School in November of 1999.

## 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.

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, "825 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."

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**"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 distinctive brick and river rock constructed buildings which are very unusual in combination in Steamboat Springs.**

## 43. Assessment of historic physical integrity related to significance:

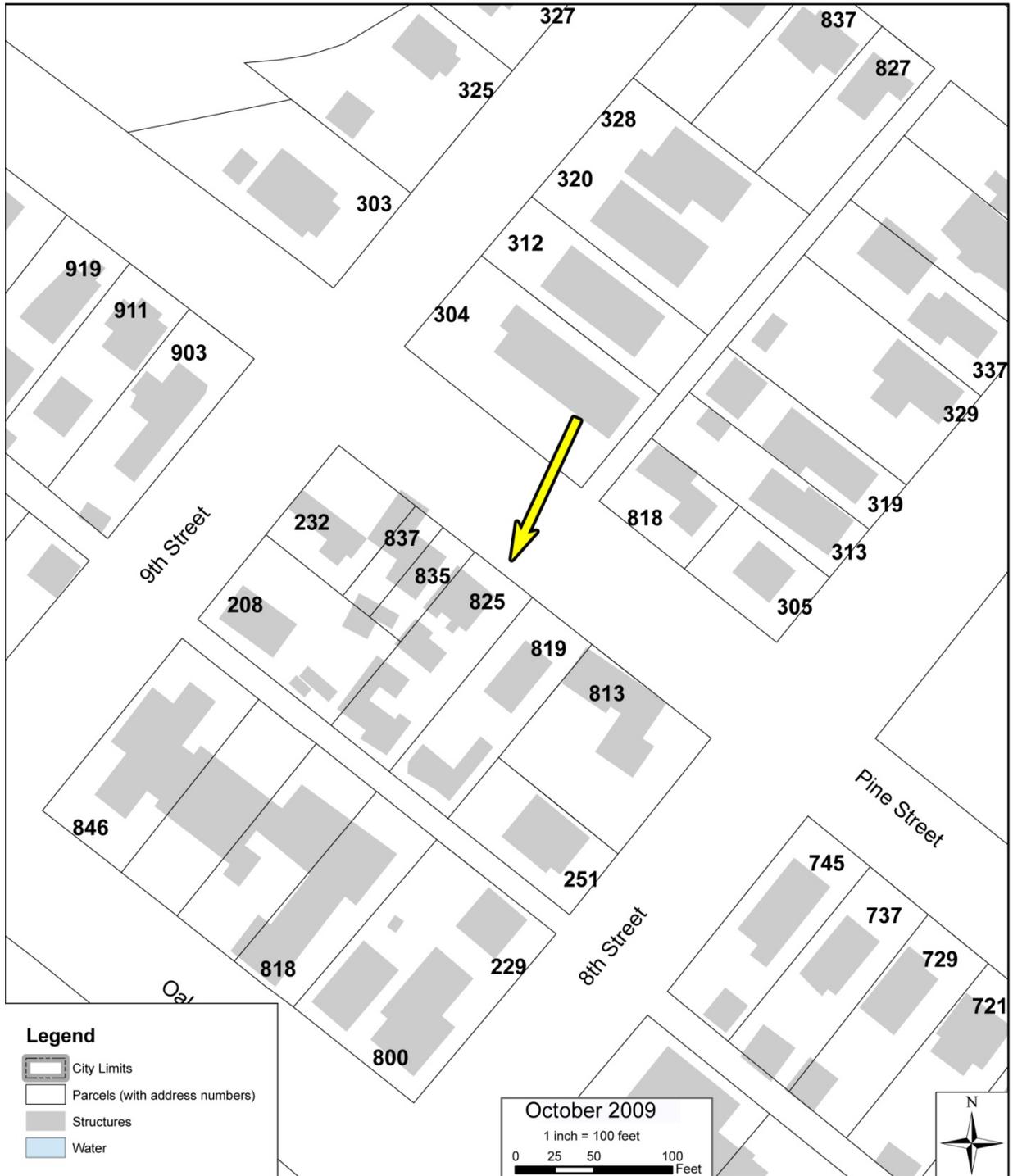
**This property displays a reasonably high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. Alterations to the original property were reportedly carried out in 1958 and are now over fifty years old.**

**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 149-157**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

