

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.2799** Parcel number(s):
2. Temporary resource no.: **N/A** **167000003**
3. County: **Routt**
4. City: **Steamboat Springs**
5. Historic building name: **Workman House**
6. Current building name: **Workman House**
7. Building address: **603 Yampa Street**
8. Owner name and address: **Leland L. & Linda R. Workman**



**P. O. Box 1170  
Silverthorne, CO 80498-1170**

---

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

Local Landmark eligibility field assessment: **Eligible**

---

---

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6th** Township **6N** Range **84W**  
**SW** ¼ of **SW** ¼ of **NW** ¼ of **NE** ¼ of section 17
10. UTM reference (**NAD27**)  
Zone 13; **344622** mE **4482894** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **1969** Map scale: **7.5'**
12. Lot(s): **N/A** Block: **28**  
Addition: **Original Addition of Steamboat Springs** Year of Addition: **1884**  
Legal: **Tract 1 South of Yampa Street, opposite Lot 12, Block 28**
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: **1512 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch; Fence**
21. General architectural description:  
**This rectangular-shaped, 1½-story, wood-frame dwelling is supported by a low unpainted concrete foundation, and its exterior walls are clad with gold color horizontal metal siding. The house is covered by a moderately-pitched front gable roof with metal roofing material and painted brown boxed eaves. A stained natural brown solid wood door, with diamond-shaped lights, and covered by a metal storm door, enters the southeast elevation (façade) from an open front porch. This porch features a concrete floor, two painted brown 4" by 4" wood post supports, and a gable roof. A stained natural brown solid wood door, covered by a metal screen door, enters the southwest elevation from a 2-step concrete stoop. The façade wall is penetrated by a single-light fixed-pane window, and by a 2/2 double-hung sash window in the upper gable end. The northeast elevation wall is penetrated by three 1x1 horizontal sliding windows. The northwest elevation wall is penetrated by two 1x1 horizontal sliding windows, and by a 2/2 double-hung sash window in the upper gable end. The southeast elevation wall is penetrated by a single-light fixed-pane window with flanking single casement windows, and by a small 1/1 double-hung sash window.**
22. Architectural style/building type: **No Defined Style**
23. Landscaping or special setting features: **This well-maintained property is located on the southwest side of Yampa Street, northwest of 6<sup>th</sup> Street, with the Yampa River to the southwest. A planted grass lawn surrounds the house, enclosed by a chainlink fence paralleling Yampa Street, and by a concrete block garden wall. A spruce or fir tree is located northeast of the house. The Boathouse Pub at 609 Yampa Street is next door to this property to the northwest.**

24. Associated buildings, features, or objects:

**Garage**

A two-stall wood frame garage is located east of the house. This building has a concrete slab foundation, and its exterior walls are clad with silver color vertical metal panels. The garage is covered by a low-pitched front gable roof, with silver metal roofing material, and with 2x wood rafter ends exposed beneath the eaves. Two white metal-paneled roll-away garage doors on the northeast elevation open onto an asphalt driveway which extends to Yampa Street. A painted white wood-paneled door enters the northwest elevation from the backyard.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **1914** 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 1914 as this house's year of construction. A circa 1999 newspaper article provides the following information about the property when it was purchased by Lloyd and Lorene Workman in 1945: "The little place on the Yampa River in downtown Steamboat Springs came complete with a chicken house, corral, outhouse, and a small barn..." Improvements on the property today include the house and a two-stall garage. The house's siding is likely not original, and some windows appear to have been altered.**
30. Original location: **N/A** 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:
- This house was purchased by Lloyd and Florence (Miles) Workman in 1945, and it has been owned continuously by the Workman family from that time to the present (2010). Mr. and Mrs. Workman lived here together from 1945 until Lloyd passed away in 1981. Mrs. Workman then continued to live here until not long before her own death on June 8, 2009. The property is now owned by their son and daughter-in-law, Leland and Linda Workman.**

Florence "Lorene" (Miles) Workman was born in rural Routt County on January 28, 1921, the daughter of Edward and Rosie Miles. The oldest of five children she attended country schools and graduated from Oak Creek High School in 1940 before earning a degree in food science and nutrition at Colorado State University. She married Lloyd Workman on December 15, 1941, and circa 1943 she joined Mr. Workman at Fort Riley, Kansas, where he was stationed with the military during World War II. They returned to northwest Colorado two years later, and in 1945 moved into this house on Yampa Avenue. The Workmans had two children, a daughter, Phyliss, born in Kansas, and son, Leland, born in Steamboat Springs. Lloyd Workman (born in 1914) enjoyed a long career as an employee of Boggs Hardware. Putting her nutrition degree to good use, Lorene Workman was a professional cook in Steamboat Springs for two decades. She supervised the school lunch program for the Steamboat Springs school system between 1953 and 1973, ensuring that each child had access to a hot and nutritious meal every day. She created several nutritious menu items including her famous "Pizza Pie" which former students remembered fondly long after they had graduated. In addition to her employment with the Steamboat Springs schools, Mrs. Workman also supervised the kitchens at the Perry Mansfield Performing Arts School and Camps during the summers and at the Lowell Whiteman School for many years. The Workmans maintained a beautiful garden at their Yampa Street home, enjoyed traveling, and were involved in numerous social activities. Mrs. Workman traveled several times with her family to Europe, as well as to Alaska and Canada.

36. Sources of information:

"Florence Lorene Workman." (obituary) n.d. (ca. June 9, 2009). Located in biographical file at Tread of Pioneers Museum.

"Lorene Workman Serving Up Smiles In A Small Town." n.d. (1999). 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.

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:

**This property is historically significant for its association with residential development in Steamboat Springs, and in particular for its long association with the Workman family. Mrs. Workman made a notable contribution to the community as a nutritionist and professional cook with the Steamboat Springs schools. The house is also architecturally significant for its vernacular wood frame front gabled plan which is representative of the city's historic homes. The property's significance in these regards is not the extent that it qualifies for individual listing in the National or State Registers. The property, though, does qualify for local landmark designation by the City of Steamboat Springs.**

43. Assessment of historic physical integrity related to significance:

**This property displays a 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.**

**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 59-63**

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**

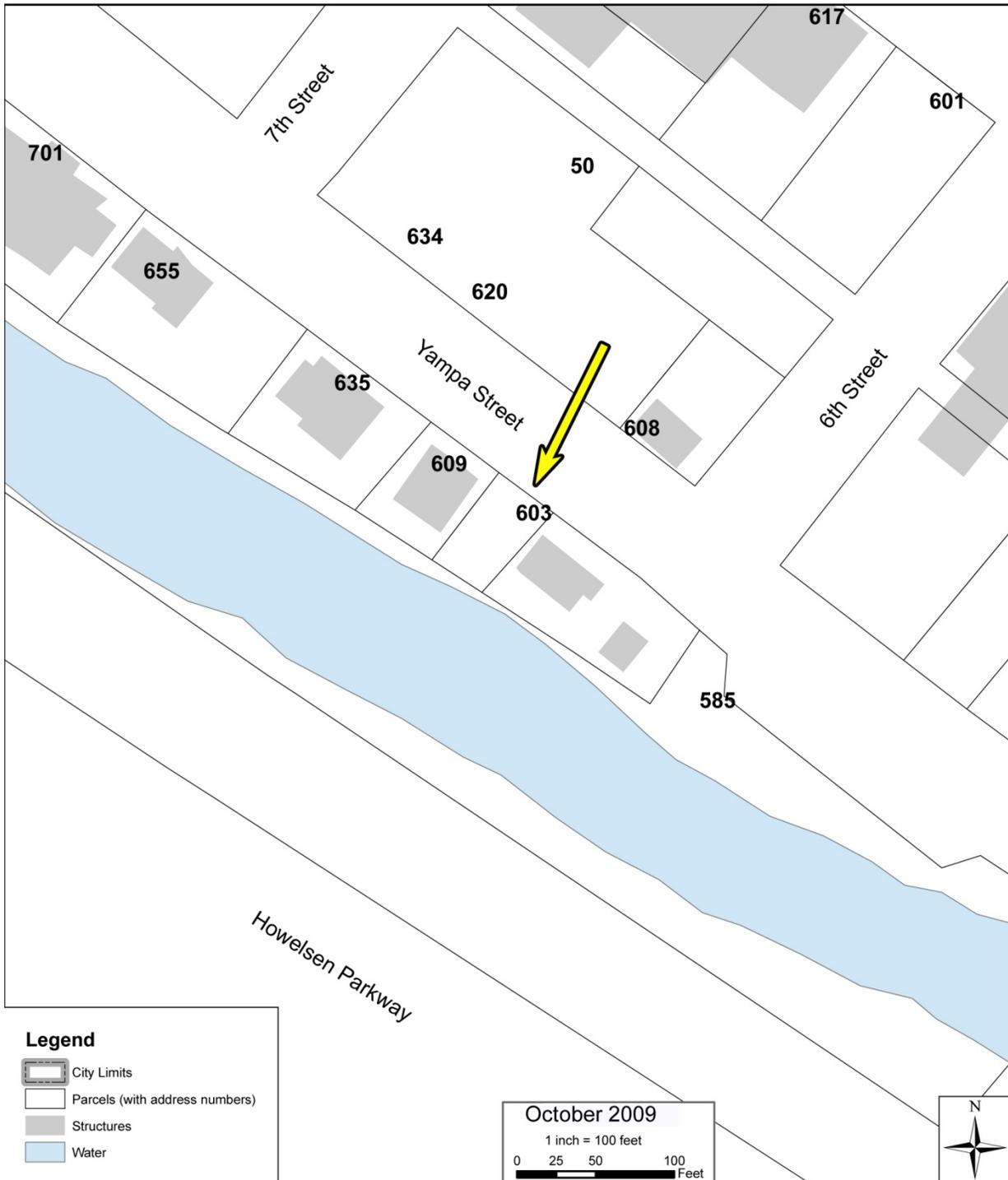
50. Recorder(s): **Carl McWilliams, Karen McWilliams, Timothy Wilder**

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

