

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.2775** Parcel number(s):
- 2. Temporary resource no.: **N/A** **144002013**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Richards House; Lorenz House**
- 6. Current building name: **Orton House**
- 7. Building address: **857 The Boulevard**
- 8. Owner name and address: **Lyman K. Orton, Revocable Trust**



**P. O. Box 775850
Steamboat Springs, CO 80477-5850**

National 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 SW ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference (NAD27)
Zone **13**; **344798** mE **4483687** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **Part of Lots 13 & 14 Lying West Of Soda Creek, & Lots 15-19, Inc.** Block: **2**
Addition: **North Highlands** Year of Addition: **1905**
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: **7354 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Log**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Garage/Attached Garage, Stained Glass**
21. General architectural description:

The imposing residence at 857 The Boulevard consists of: an original (1941) two-story dwelling with a lower single-story hipped-roof extension to its northeast elevation; a large (1993) two-story addition to the original southwest elevation, and a large three-stall attached garage addition. The main two-story portion of the original house measures approximately 28' NW-SE by 57' NE-SW. It is supported by a concrete foundation, faced with sandstone, and its exterior walls are made of painted green manufactured half-logs (sawn on three sides). This portion of the residence is covered by a moderately-pitched side-gable roof, with metal roofing material and with painted red 2x wood rafter ends exposed beneath the eaves. There is a large square central fireplace chimney, as well as a brick chimney on the northeast elevation. Four non-historic round bubble skylights penetrate the northwest-facing roof slope. The single-story hipped-roof extension to the northeast elevation measures 18' NW-SE by 5' NE-SW. The large two-story gabled addition to the southwest elevation features an irregular plan, with a corner entry at the south corner, and with an attached L-shaped garage built off of the west corner. A painted buff red glass-in-wood-frame atrium door enters the south corner entry from an uncovered wood patio/porch. Another painted buff red glass-in-wood frame atrium door enters the southeast elevation of the addition from the uncovered wood patio/porch. A painted green wood-paneled Dutch door, near the northeast end of the original southeast elevation, opens onto a small wood porch covered by a gable roof. Overall, the attached garage measures 44' N-S by 42' E-W. The residence's windows are primarily single-light casements and fixed-panes with painted buff red wood frames and surrounds. A canted shed-roofed bay, with a single-light fixed-pane window and two flanking single-

light casement windows is located on the northwest elevation. A distinctive stained light brown glass-in-wood-frame front door, with stained glass and leaded glass lights, and with wide flanking sidelights, enters the northwest elevation (façade) from a large covered front porch. This porch measures approximately 60' NE-SW by 8' NW-SE, and it features a wood plank floor, stone pedestals, stained brown 4" by 4" wood posts, and a shed roof with an intersecting gable over the entry. A painted green wood-paneled door, with one upper sash light, enters the two-story addition at the southwest end of the front porch. The attached garage addition features a concrete slab foundation, and its exterior walls are made of stained brown manufactured half-log siding (sawn on three sides). It is covered by a moderately-pitched front gable roof, with metal roofing material and with 2x wood rafter ends exposed beneath the eaves. Stained brown square-cut wood shingles appear in the garage's upper gable ends. A round bubble skylight penetrates the garage's south-facing roof slope. Three stained natural brown wood-paneled roll-away garage doors, each with three upper sash lights, enter the garage's west elevation from a concrete driveway which extends to The Boulevard.

22. Architectural style/building type: **Late 19th and Early 20th Century American Movements/Rustic**
23. Landscaping or special setting features: **This house is located on a spacious, well-maintained, property on the south side of The Boulevard in the block east of Yahmonite. A planted grass front yard is landscaped with numerous fir, spruce and deciduous trees, and a curving circle driveway leads to the attached garage from The Boulevard. A planted grass backyard slopes downward to a small pond east of the house.**
24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1941 (original); 1993 (addition)** 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):
This residence consists of an original, circa 1941 side gabled dwelling, with a large two-story addition and an oversized three-stall attached garage addition which were built in 1993.
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/Single Dwelling**
34. Site type(s): **Single Family Residence**

35. Historical background:

The original portion of this house was built in the early 1940s, and circa 1951 it became the residence of Helen “Dee” Daska Richards and her husband Dr. Hugh S. Richards. Dee Richards (1920-2007) was among Steamboat Springs’ most influential and remarkable citizens for more than a half century. She was born in Portland, Oregon on October 6, 1920, and grew up on the west coast where her father was engaged in the restaurant business. She earned a degree in Art History at Oberlin College in Ohio, and in the early 1940s, she married Hugh S. Richards who was then pursuing a medical degree.

Dr. and Mrs. Richards moved to Estes Park, Colorado in 1949 and to Steamboat Springs in 1951. A physician and surgeon, Dr. Richards had his medical practice at 521 Lincoln Avenue. By the mid-to-late-1950s, the Richards’ household included five children: Hugh, Bruce, Tom, Pam, and Marianne. A short time later, Mr. and Mrs. Richards were divorced, and Dee suddenly found herself with five children to raise and in need of a job. She went to work as a secretary for the Chamber of Commerce and for the Steamboat Springs Winter Sports Club where her abilities were recognized by Charles Leckenby, publisher of the *Steamboat Pilot*. Impressed with Dee’s intellect and with her knowledge and passion for the local community, Leckenby offered her a job as a reporter for \$300.00 per month. Dee ultimately worked at the *Pilot* for more than a quarter century, as a reporter, a columnist, and eventually as the managing editor, as she shepherded the paper into the modern era. She was fearless about sharing her editorial opinions, and whether they agreed with her or not, members of the community marveled at her passion and at her knowledge of the issues. In a 2003 interview, Dee related that in a small town in the 1960s it took time to be taken seriously as a professional woman, “but I had the best job of any woman in town, and I eventually earned people’s respect because I was honest.” Dee’s passion, knowledge, and sense of community also led to a seat on the Steamboat Springs City Council

During her tenure with the *Pilot*, Dee became an active member of the International Society of Newspaper Editors, meeting with other publishers and editors in Europe, Asia, the Middle East, Africa, and Central America. She wrote numerous stories about the places she visited, introducing much of the world to the *Pilot*’s readers, while at the same time serving as an ambassador to the world for the Steamboat Springs community.

In 1977, the *Pilot* published Dee Richards’ book *Steamboat Round The Bend*, a highly-regarded thematic history of Steamboat Springs and the Yampa Valley. Dee retired from the *Pilot* in 1991 and then in her early 70s spent two years with the Peace Corps in Sri Lanka. She returned to Steamboat Springs in 1993, and refusing to slow down, at the age of 74 she took a job as a ticket agent with the Steamboat Springs Ski Area. She worked there for the next

ten years before retiring in 2004. Helen "Dee" Richards passed away in Steamboat Springs on June 10, 2007 at the age of 86.

After they divorced in the late 1950s, Hugh and Dee Richards sold this house on The Boulevard and moved to separate residences in Steamboat Springs. This property then became the home of Donald Lorenz, a prominent local attorney. The Lorenz family, which included five children, lived in this house from circa 1960 to the late 1970s. In 1958, Mr. Lorenz purchased what became known as the "Lorenz Building" at 928 Lincoln Avenue where he then had his law offices for many years. In September 1965, Mr. Lorenz was named District Judge for the 14th Judicial District by Governor John A. Love. Earlier in his career, Mr., Lorenz served as the attorney for the towns of Hayden and Oak Creek. A native of Missouri, Mr. Lorenz had earned his law degree at Washington University in St. Louis.

In more recent years, this property has been owned by Lyman and Julie Orton.

36. Sources of information:

"A Newspapering Life Well Lived." *Steamboat Pilot and Today*, June 12, 2007, p. 2. Located in biographical file at Tread of Pioneers Museum.

"Autograph Party Set for Dee Richards' New Book." *Steamboat Pilot*, January 27, 1977, p. 8. Located in biographical file at Tread of Pioneers Museum.

"Don Lorenz Named Judge of 14th Judicial District." *Steamboat Pilot*, September 16, 1965. Located in biographical file at Tread of Pioneers Museum.

"Helen 'Dee' Daska Richards 1920-2007." (obituary, ca. June 11, 2007), *Steamboat Pilot and Today*. Located in biographical file at Tread of Pioneers Museum.

Phillips, Autumn. "Her Story's Worth Sharing." *Steamboat Today*, November 24, 2003. Located in biographical file at Tread of Pioneers Museum.

"Longtime *Pilot* Editor Dies." *Steamboat Today*, June 12, 2007, pp. 3, 12. 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.

Orton, Lyman K. Telephone interview with Carl McWilliams, February 25, 2010.

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:

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:

The original portion of this house is historically significant for its association with Steamboat Springs' residential development dating from the time of its construction, circa 1941, and for its successive associations with Dee Richards and Don Lorenz, both of whom made notable contributions to the Steamboat Springs community. The architectural significance of the original house is diminished because it was significantly altered and enlarged in the early 1990s. The property's historical and architectural significance is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. Due to the loss of integrity, the property should also be considered ineligible for local landmark designation by the City of Steamboat Springs.

43. Assessment of historic physical integrity related to significance:

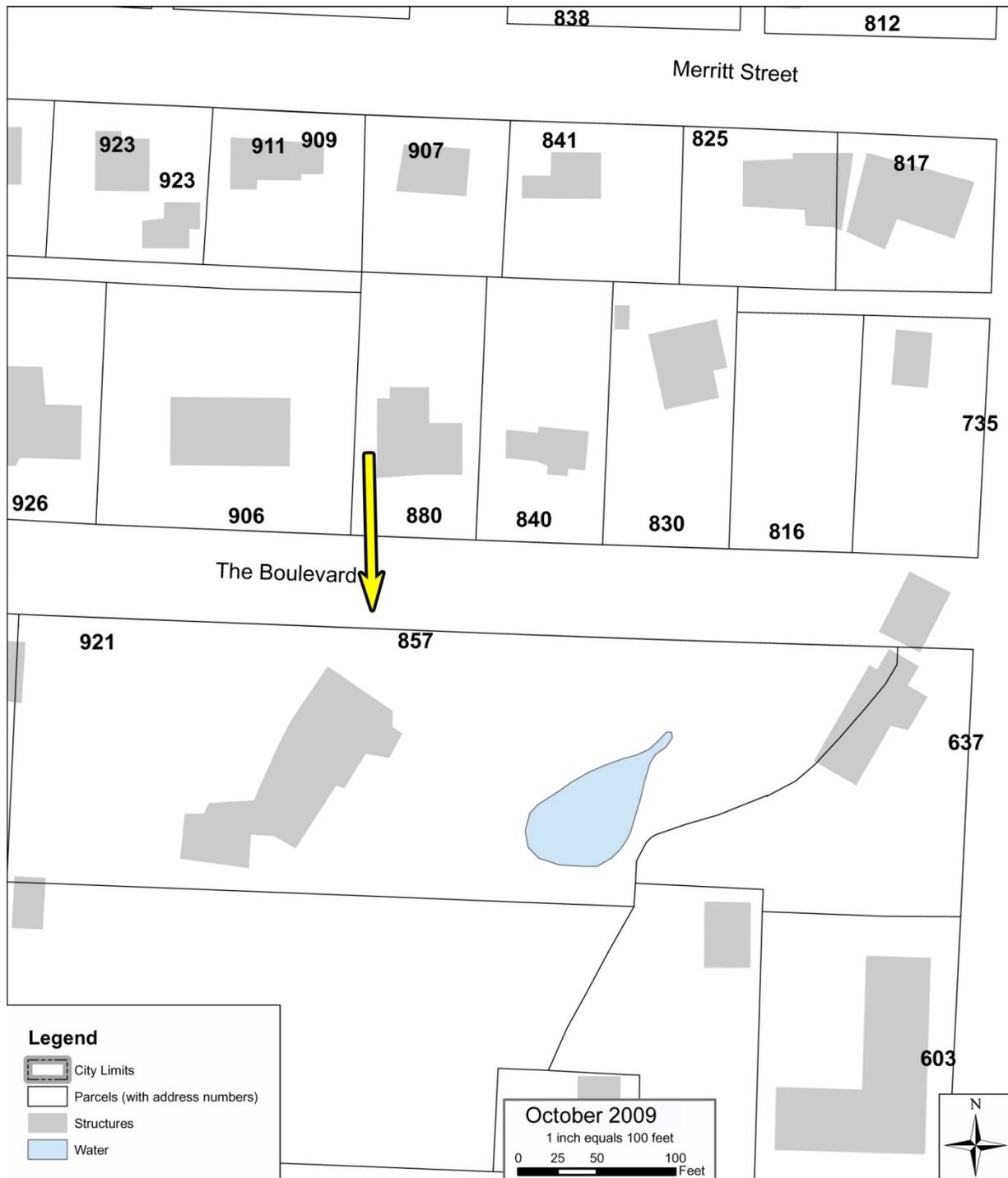
This property displays a below average level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The original residence was extensively enlarged and altered in the early 1990s.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. 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 64-71**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

