

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.2776 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 144003011 |
| 3. County: | Routt | |
| 4. City: | Steamboat Springs | |
| 5. Historic building name: | N/A | |
| 6. Current building name: | Hicks House | |
| 7. Building address: | 880 The Boulevard | |
| 8. Owner name and address: | Rebecca R. & James L. Hicks | |
| | P. O. Box 771879 | |
| | Steamboat Springs, CO 80477-1879 | |



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**
SE ¼ of NW ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference (**NAD27**)
Zone **13**; **344811** mE **4483760** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **11** Block: **3**
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): **L-Shaped Plan**
15. Dimensions in feet: **3880 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch; Garage/Attached Garage**
21. General architectural description:

This is a two-story wood frame residence, with the home's second story extending over an attached two-stall garage. The house is supported by a concrete foundation, faced with river rock which extends to approximately 4 feet above grade on the façade (south elevation). A 1x1 horizontal sliding basement-level egress window penetrates the foundation wall near the west end of the façade. The house's exterior walls are clad with wide horizontal wood siding, with 1" by 4" corner boards, and the moderately-pitched cross gable roof is covered with asphalt composition shingles with painted beige/grey boxed eaves. Multiple casement windows, with large square and triangular-shaped transom lights, penetrate the façade wall. Windows elsewhere are primarily casements with painted beige/grey wood surrounds. A stained natural brown wood-paneled front door, with flanking sidelights, enters the façade from a 6-step wood porch which is covered by the house's extended front gable roof. This porch measures 6' by 8', and has a wood plank floor, an open wood railing, concrete and stone pedestals, and stained brown 4" by 4' wood post supports. A pentagon-shaped transom light is centered over the front door. A rear entry door, covered by a screen door, leads into the north elevation from a redwood deck. Two beige color metal-paneled garage doors on the attached garage's south elevation open onto an asphalt driveway which extends to The Boulevard. A white metal-paneled door, with one upper sash light, enters the garage at ground level near the east end of the north

elevation.

22. Architectural style/building type: **Post World War II/Split Level**
23. Landscaping or special setting features: **This well-maintained property is located on the north side of The Boulevard in the block east of Yahmonite Street. A planted grass front yard is nicely landscaped with numerous aspen trees, and with flagstone steps approaching the front porch flanked by low shrubs and native plants. A large planted grass backyard is also nicely landscaped.**
24. Associated buildings, features, or objects:
Garage/Shed
This utilitarian structure is located near the north (rear) end of the property. It measures approximately 20' N-S by 16' E-W, with river rock and concrete foundation perimeter walls extending to approximately 3 feet above grade. Above the foundation, the building's exterior walls are covered with green color stucco, with painted grey/beige 1" by 4" corner boards. The building's front gable roof is steeply-pitched and covered with metal roofing material. An extended overhang of the roof covers a concrete porch and a wood-paneled roll-away garage door on the south elevation.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1995**
Source of information: **Routt County Assessor files**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **Unknown**
Source of information: **N/A**
28. Original owner: **Rebecca R. and James L. Hicks**
Source of information: **Routt County Assessor records**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Routt County Assessor records and Steamboat Springs telephone directories indicate that this house was built in 1995.
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**

35. Historical background:

This residence was built in 1995. It has been the home of Rebecca R. and James L. Hicks from that time to the present (2010).

36. Sources of information:

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:

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 residence is of too recent construction to be considered eligible for inclusion in the National Register of Historic Places or as a Steamboat Springs landmark.

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. There have been no additions and no adverse exterior alterations subsequent to its original construction.

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 72-76**

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**

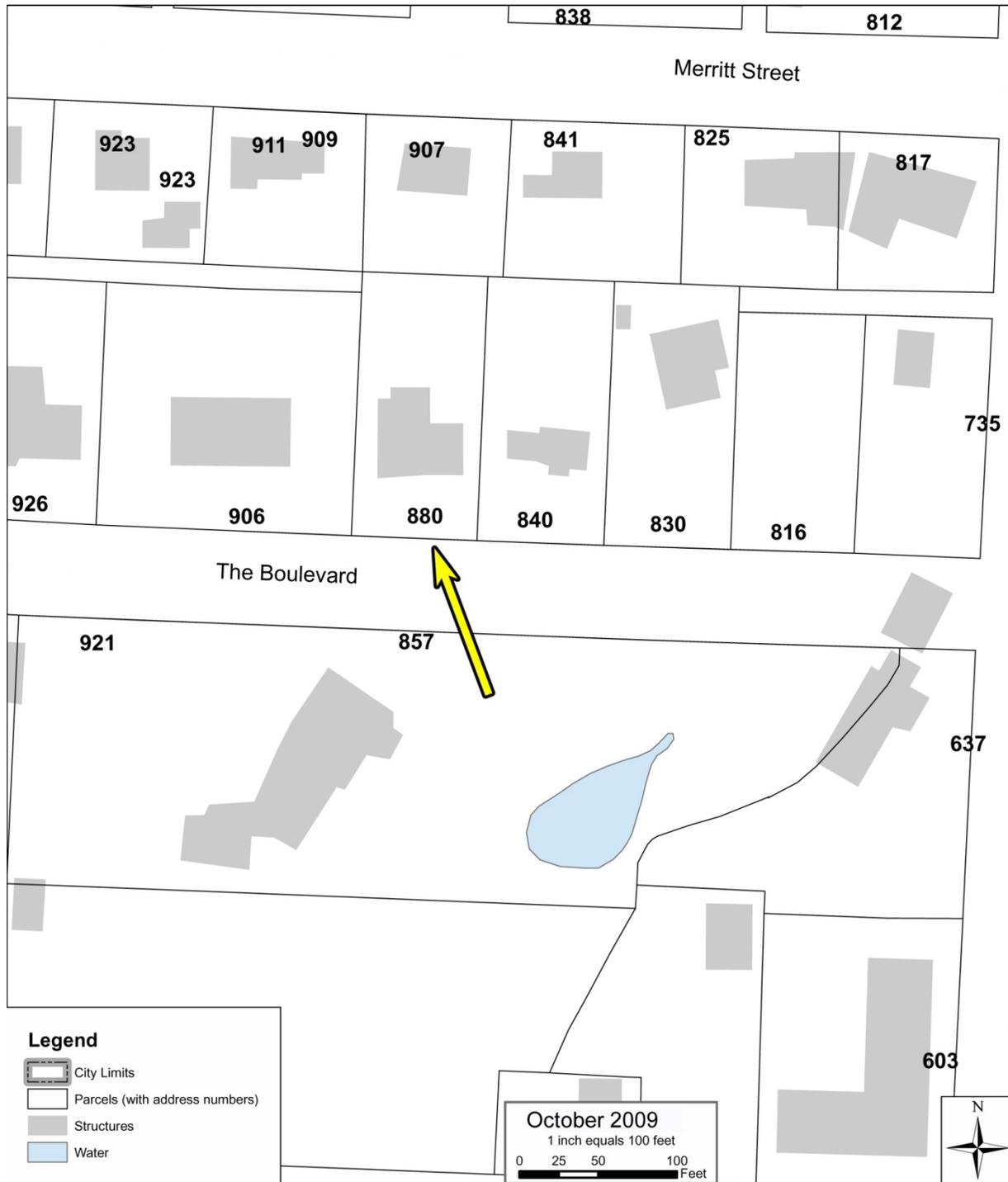
50. Recorder(s): **Carl McWilliams, Karen McWilliams, Timothy Wilder**

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

