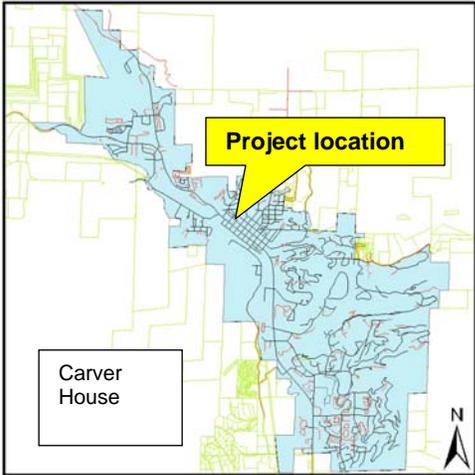


**DEPARTMENT OF PLANNING & COMMUNITY
 DEVELOPMENT STAFF REPORT**

HISTORIC PRESERVATION COMMISSION ITEM 4D:	
Project Name:	Carver House, 927 Oak Street
Prepared By:	Laureen Schaffer, Historic Preservation Coordinator (Ext 278)
Through:	Tom Leeson, AICP Director of Community Development (Ext. 244)
HPAC	June 4, 2009
Planning Commission (PC):	N/A
City Council (CC):	N/A
Zoning:	Commercial Neighborhood (CN)
Applicant:	City of Steamboat Springs
Request:	City of Steamboat Springs Historic Register Application



DEVELOPMENT STATISTICS - OVERVIEW	
Lot Area:	
Gross Floor Area:	
Lot Coverage:	
Floor Area Ratio:	
Residential Units:	
Parking Spaces:	
Building Height	
Average Plate Height (APH):	
Overall Height (OH):	

I. CITY OF STEAMBOAT SPRINGS HISTORIC REGISTER – STAFF ANALYSIS SUMMARY

Staff finds that the Carver House at 927 Oak Street eligible to the City’s Historic Register as an Historic Resource. The Carver House is listed on the Routt County Register of Historic Places. Staff recommends that the Historic Preservation Commission approve listing of the Carver House as an Historic Resource.

Carver House



II. BACKGROUND

The City of Steamboat Springs Historic Register was created in 2009. The Historic Preservation Policy Review Committee reviewed historic preservation policies in 2007 and 2008 and recommended the creation of the City’s historic register. The Committee also recommended that all properties within the City of Steamboat Springs already listed on the Routt County Register of Historic Places be automatically listed on the newly created City Register. Additionally, the Committee recommended that the City of Steamboat Springs designate the City-owned historic properties on the City of Steamboat Springs Historic Register.

III. PRINCIPAL DISCUSSION ITEMS

Since the Carver House is already listed on the Routt County Register of Historic Places, the Carver House is eligible to the City of Steamboat Springs Historic Register.

IV. NOMINATION DESCRIPTION

See attached Routt County historic register nomination for information regarding the nominated property.

V. HISTORIC PRESERVATION COMMISSION (HPC)

The Historic Preservation Commission will review the nomination for the Carver House to the City of Steamboat Springs Historic Register on June 4.

VI. PROJECT ANALYSIS

The following section provides staff analysis of the application as it relates to nomination criteria as outlined in Ordinance 2230. It is intended to highlight those areas that may be of interest or concern to HPC, staff, or the public. For a comprehensive list of designation criteria, standards and requirements applicable to this proposal please refer to Ordinance 2230 or contact the staff planner.

A) KEY ISSUES

Ordinance 2230, Sec. 26-84(f)

- 1) *Staff Analysis:* **Eligible;** the attached historic register nomination suggests that the Carver House qualifies for listing on the City of Steamboat Springs Historic Register as an Historic Resource.

VII. STAFF FINDING & RECOMMENDATIONS

Recommended Resolution

The City of Steamboat Springs's Historic Preservation Commission hereby resolves that the Carver House at 927 Oak Street, which is more particularly described as Lot 4, Block 14 in the Original Addition to Steamboat Springs, Section 8, Township 6 North, Range 84 West, Steamboat Springs, CO, is eligible for listing on the Steamboat Springs Register of Historic Places as an Historic Resource under Criterion 1 in the area of History as set forth in the Routt County Register of Historic Places designation and approves inclusion of the Carver House in the Steamboat Springs Register of Historic Places.

VIII. ATTACHMENTS

Attachment 1 – City of Steamboat Springs Historic Resource Application
Attachment 2- Routt County Register of Historic Places nomination

**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
APPLICATION FOR HISTORIC RESOURCE DESIGNATION**

Property Identification

1. **Address of Resource:** 927 Oak Street, Steamboat Springs, CO
2. **Legal Description of Property:** The Carver House is located in Lot 4, Block 14 in the Original Addition to Steamboat Springs, Section 8, Township 6 North, Range 84 West. Otherwise known as 927 Oak Street, Steamboat Springs, CO.
3. **Historic Building Name:** Carver House
Current Building Name: Elkins House
4. **Historic Use:** Residential/Single Dwelling
Present Use: Commerce/Office Building

Historical Data Summary

5. **Year of Construction:** see attached Routt County Historic Register nomination
Source of Information:
6. **Architect or Builder:** see attached Routt County Historic Register nomination
Source of Information:
7. **Original Owner:** see attached Routt County Historic Register nomination
Source of Information:

Photographs

8. Please refer to **photographs** attached.

Sketch Map

9. Please refer to **sketch map** attached.

Statement of Significance

10. **Explain how the resource meets at least one criterion in one or more of the following categories. Please cite specific criteria in the summary.**

see attached Routt County Historic Register nomination

Architectural Description

11. **Concisely describe the resource and its surrounds**

see attached Routt County Historic Register nomination

Bibliography

12. Provide a list of research sources used in compiling this application.

see attached Routt County Historic Register nomination

Application Information

13. **Owner:** City of Steamboat Springs
Mailing Address: PO Box 775088, Steamboat Springs, CO 80477
Telephone: (970) 879-2060

14. Owner Consent to Designation:

I/We, the undersigned, acting as owner(s) of, the property described in this application for Historic Resource designation do, hereby, give my consent to the designation of this structure as an Historic Resource.

Signature: _____

Printed Name: _____

Date: _____

15. **Applicant/Preparer Name:** Lauren Schaffer
Affiliation/Interest in Property: City of Steamboat Springs
Address: PO Box 775088, Steamboat Springs, CO 80477
Telephone: (970) 879-2060

PHOTOGRAPHS





Carver House – Southeast Façade – Camera looking Southwest



Carver House – Southwest Façade – Camera looking Northeast

Routt County Historic Preservation Board
Application Form for Local Historic Designation

Name of Site or Property: CARVER HOUSE

Physical Address: 927 OAK STREET

Name of Owner: ELKINS SURVIVORS TRUST

Mailing Address: _____

Contact Name Winnie DelliQuadri Contact Phone: 879-2060

Contact Address: (if different from above) Box 775088, SS, CO 80477

There are three parts to this application process. Each part must be completed in full, and submitted with eight (8) copies, for the application to be reviewed by the Historic Preservation Board. Completed applications should be submitted to the Routt County Historic Preservation Board, c/o the Tread of Pioneers Museum, Box 772372, Steamboat Springs, CO 80477, one month before the meeting of the Board for consideration.

Part 1: Legal Description

Submit and attach a legal description of the property.

Part 2: Statement of Significance

Submit and attach a statement of significance for the property; please do not exceed three typewritten pages in length. Include maps (8 1/2" X 11") as appropriate. Submit at least one historic and one current photo of each structure, if available. The statement of significance must possess significance when evaluated in relationship to other properties locally, statewide, or nationally within a specific historic theme, period, and geographical area. Relate the specific facts about the property to the themes or patterns of historical development that make up the history or prehistory of the geographical area where the property or site is located.

The statement of significance must address one or more of the criteria as stated in Routt County Resolution No. 93-006, Section 3. Criteria for Designation of Historic Sites, which follows. Please mark an X in the boxes for all criteria categories under which you would like the property to be considered. The resolution states "in order to qualify for designation as an historic site pursuant to this resolution, the site must be determined to have historic significance due to one or more of the following factors:

- A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, State of Colorado, or the United States.
- B. Its location as a site of a significant historic event.
- C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County.
- D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County.
- E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
- F. Its embodiment of distinguishing characteristics of an architectural type or specimen.
- G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County.
- H. Its embodiment of elements of architectural design, detail, materials, or craftsmanship that represent a significant architectural innovation.

(continued on next page)

- ___ I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.
- ___ J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community, or Routt County.

Part 3: Statement of Owner Support

I Stephan Elkins ^{co-executor} am ~~100%~~ owner of the Elkins Survivors Trust, the ^{100% owner} property and am requesting that this property be designated as historic in Routt ~~the~~ County at this time.

Stephan S. Elkins
Name

8-31-98
Date

NOTE: Please note Section 7: Notification, in *Routt County Resolution No. 93-006*, which states:

Any owner filing an application for designation of property under this resolution shall, as a part of the application, agree to notify the Board of the owner's intention to alter, demolish, move or remove the site subject to the application at least fifteen (15) days prior to undertaking any such work. Any such owner shall be responsible for notifying any subsequent purchaser of the property of this notification requirement and the Board may revoke the designation of the site hereunder unless the subsequent purchaser agrees in writing to the provisions of this Section 7.

Routt County Historic Preservation Board
 c/o Tread of Pioneers Museum
 P.O. Box 772372
 Steamboat Springs, CO 80477
 970-879-2214

Part 1:

LEGAL DESCRIPTION

The Carver House is located on the eastern ½ of Lot 5 and all of Lot 4, of Block 14 of the Original addition of Steamboat Springs, Colorado. See attached Appraisal Record. (Street address is 927 Oak Street)

Part 2:

STATEMENT OF SIGNIFICANCE

The Carver House meets criteria A and D for designation as historic buildings. The building (A) has character, interest or value as part of the development, heritage, or cultural characteristics of Routt County, and (D) exemplifies the cultural, economic, social, or historic heritage of Routt County.

Steamboat Springs follows the normal development pattern of communities during the Mountain Settlements period (1861-1943). Steamboat Springs was first claimed by James Crawford in 1874 and homesteaded by Crawford and his family in 1875. Because the Yampa Valley was isolated and transportation undeveloped, Steamboat Springs grew slowly. In 1879, about a dozen families had settled here. Development was encouraged when a sawmill was established in 1883. In 1885, the town was laid out in its present grid form by James Maxwell, southeast of the original Crawford claim. Businesses began to open; however the town remained relatively isolated until the railroad reached Wolcott in 1888 and a stage line was established. In 1900 the town was incorporated, and by 1902 the town had three hotels, three livery stables, three banks, four general stores, two meat markets, and other small businesses, including the Steamboat Springs Service Co., the community's first electric utility company.

The Carver House is significant because it represents the prosperity of the citizens associated with the Mountain Settlements era in Steamboat Springs. Built in 1898, the Carver House is one of the earlier, and larger houses built during this period. During this period, the reputation of the natural hot springs grew and outsiders came in the summers to participate in the vapors. Hotels were built to accommodate the tourists, and businesses during this time period not only served the town's people and tourists, but sustained the outlying ranchers. Many residential structures were constructed of log, wood frame, river rock, stone quarried from nearby Emerald Mountain quarry, or brick fired at Trogler's brick yard. Originally a wood frame house, the Carver House had a brick exterior added in the late 1940's. This brick exterior, a sign of post war prosperity, was added to tie the house and the adjacent power plant together.

The Downtown Properties Survey of Steamboat Springs identified five styles of buildings as representative of the construction of historic residential buildings in the original townsite of Steamboat Springs. The Carver House, as originally built, was a vernacular wood frame style house that consisted of a simple wood frame building with few architectural characteristics. With the addition of a brick exterior, the house now represents the Masonry Style building type which is a building that is made of brick, stone, or concrete block with little ornamentation and detail.

Originally owned by the Steamboat Springs Company, the property was sold to GH Smedley on November 27, 1891. The house was built in 1898, and on June 23, 1902, Smedly sold the property to the Steamboat Springs Service Co. which was owned and operated by the Carver family. The Carver family lived in the house until the mid 1930's. The property changed hands to the Steamboat Service Co. in 1913 and was then sold to the Colorado Utilities Corporation on April 13, 1926. In turn, the

Colorado Utilities Corporation sold the Carver house to Geraldine and Ernest Elkins on October 3, 1950. Since this time, the Elkins family has owned and maintained and resided in the house.

The house was originally a vernacular wood frame house. In the late 1940's the brick exterior and east side addition was added. A fire in 1964 destroyed a portion of the kitchen. As a result, the kitchen was remodeled and the back porch was added. The house still contains most of its original 1898 windows and window frames and a fireplace/chimney that was quarried locally.

Building Description:

This residential building is a two story gable front and wing, cross-gabled structure with a relatively new cold roof executed with corrugated black metal. The second story is held entirely within the roof system. The major gable is terminated on the west side by a secondary cross gable. The lower rear level of the secondary gable is wrapped on the west and part of the south sides by a matching brick addition with a simple shed type roof. The structure sits on a concrete foundation.

The exterior red fired brick is laid in common bond with one row-locked course at approximately eight feet above the elevation of the first level. Observation of historic photos and conversations with the current owner (Mrs. Elkins) show that the brick was a later addition laid over an original wood frame and sided structure.

The roof pitch is of normal to steep type without dormers or other major elements attached. The major gable end has a quarry-cut, ashlar stone fireplace to the right of this elevation's centerline. There are double hung windows to either side of the fireplace, and another double hung window aligned from above with the left window; the entire grouping is to the right of the centerline. There are two double-hung windows adjacent to each other on the first floor to the left of the centerline with a single double hung window above. The two secondary gable ends are articulated with single double hung windows.

There are entries to the residence on the north and south sides of the major gable. The front entry (north) has a modern (circa 1970) door.

BIBLIOGRAPHY

- Alexandroff, Marty, Historic Property Survey of Downtown Steamboat Springs, 1996.
- Carver, William Thompson, *Memoirs of William Thompson Carver*, February 20, 1967.
- Colorado Historical Society, *Architectural/Historical Component Form: 5RT 254 - 927 Oak Street, Steamboat Springs, CO.*
- Elkins, Geraldine, Personal Interview 1998
- Elkins, Steve, Personal Interview 1998
- Leckenby, Chas H., The Tread of Pioneers, Pilot Press, 1944.
- Pearce, Sarah J; A Guide to Colorado Architecture, State Historical Society of Colorado, 1983.
- Tread of Pioneers Museum, *Historic Preservation File: 927 Oak Street*
- Tread of Pioneers Museum, Historical Guide to Routt County, 1979.
- Tread of Pioneers Museum, *Routt County Collection Geneological File: Walter Carver*
- Tread of Pioneers Museum, *Routt County Collection Geneological File: William Carver*
- Tread of Pioneers Museum, Tread Through Steamboat: A historical walking tour, 1996
- Winter & Company, Historic Context of Routt County, January 1994.

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Alexandroff, Marty, Historic Property Survey of Downtown Steamboat Springs, 1996.

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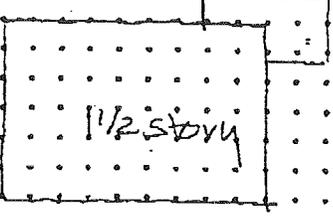
Winter & Company, Historic Context of Routt County, January 1994.



Office of Archaeology and Historic Preservation
 1300 Broadway Denver, Colorado
 Historic Building Inventory Record

NOT FOR FIELD USE
 ELIGIBLE
 DET. NOT ELIG.
 NOMINATED
 CERTIFIED REHAB
 DATE _____

project name	county Routt	city Steamboat Springs	state ID no. <u>5RT254</u> temporary no.	
current building name	owner Elkins, Ernest & Roberta			
address 927 Oak Street Steamboat Springs, CO	tnsp (AN) range <u>84W</u> sec <u>8</u> , <u>1/4</u> , <u>1/4</u>			
historic name	USGS quad name <u>Steamboat Springs</u> <u>169</u> yr. <u>X7.5'</u> <u>15'</u>			
district name	blk <u>14</u> lot(s) <u>4,5,6</u> addition yr. of addition Original			
film roll by Pfaff <u>C</u> no. <u>1</u>	negative nos. <u>31 + 37</u>	loc. of neg. <u>CH5</u>	date of construction 1902 estimate _____ actual source Tax Assessor	
paste photograph here. use archival glue.			use residential _____ present residential _____ historic	
			condition _____ excellent <u>XX</u> good _____ fair _____ deteriorating	
			extent of alterations <u>XX</u> minor _____ moderate _____ major describe: some double-hung windows replaced with single sheets of glass	
			<u>XX</u> original _____ moved date(s) of move:	
style Vernacular masonry	stories 1 1/2	field assessment _____ eligible <u>XX</u> not eligible		
materials brick with metal roof	sq. footage 1500	district potential _____ yes _____ no _____ contributing _____ non-contributing		
architectural description Plain 1 1/2 story brick house with an intersecting gable roof. 1 story enclosed porch at rear corner of house. Chimney on south side.			local landmark designation _____ name _____ date	
			associated buildings? <u>XX</u> yes type garage	
			if inventoried, list ID nos.	

plan shape  1 1/2 story	architect unknown source	original owner See construction history source
	builder/contractor unknown source	theme(s) Residential

construction history (descriptions, names, dates, etc. relating to major additions or alterations to original structure)
 According to the tax assessor's records this building was constructed in 1902. Deeds for the property show it being transferred in June 1902 from G.H. Smedley to the Steamboat Service Company.

continued yes no

historical background (discuss important persons and events associated with this structure)

No known important events or persons are associated with this structure.

continued yes no

significance (check appropriate categories and briefly justify below)

architectural significance: <input type="checkbox"/> represents the work of a master <input type="checkbox"/> possesses high artistic values <input checked="" type="checkbox"/> represents a type, period or method of construction	historical significance: <input type="checkbox"/> associated with significant persons <input type="checkbox"/> associated with sig. events patterns <input type="checkbox"/> contributes to an historic district <input type="checkbox"/> geographically significant
---	--

statement of significance

This plain brick structure is somewhat unusual for Steamboat Springs in that most early residences are of wood or in some cases, stone, construction.

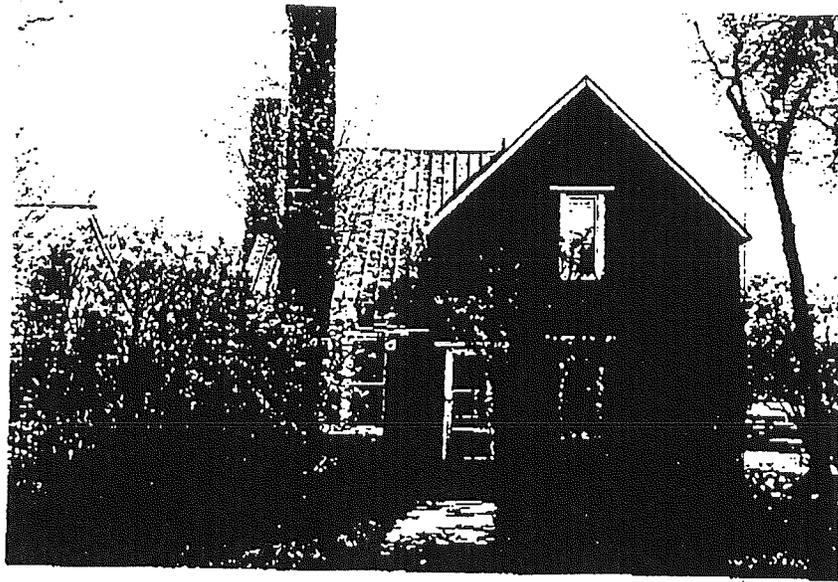
continued yes no

references (be specific)

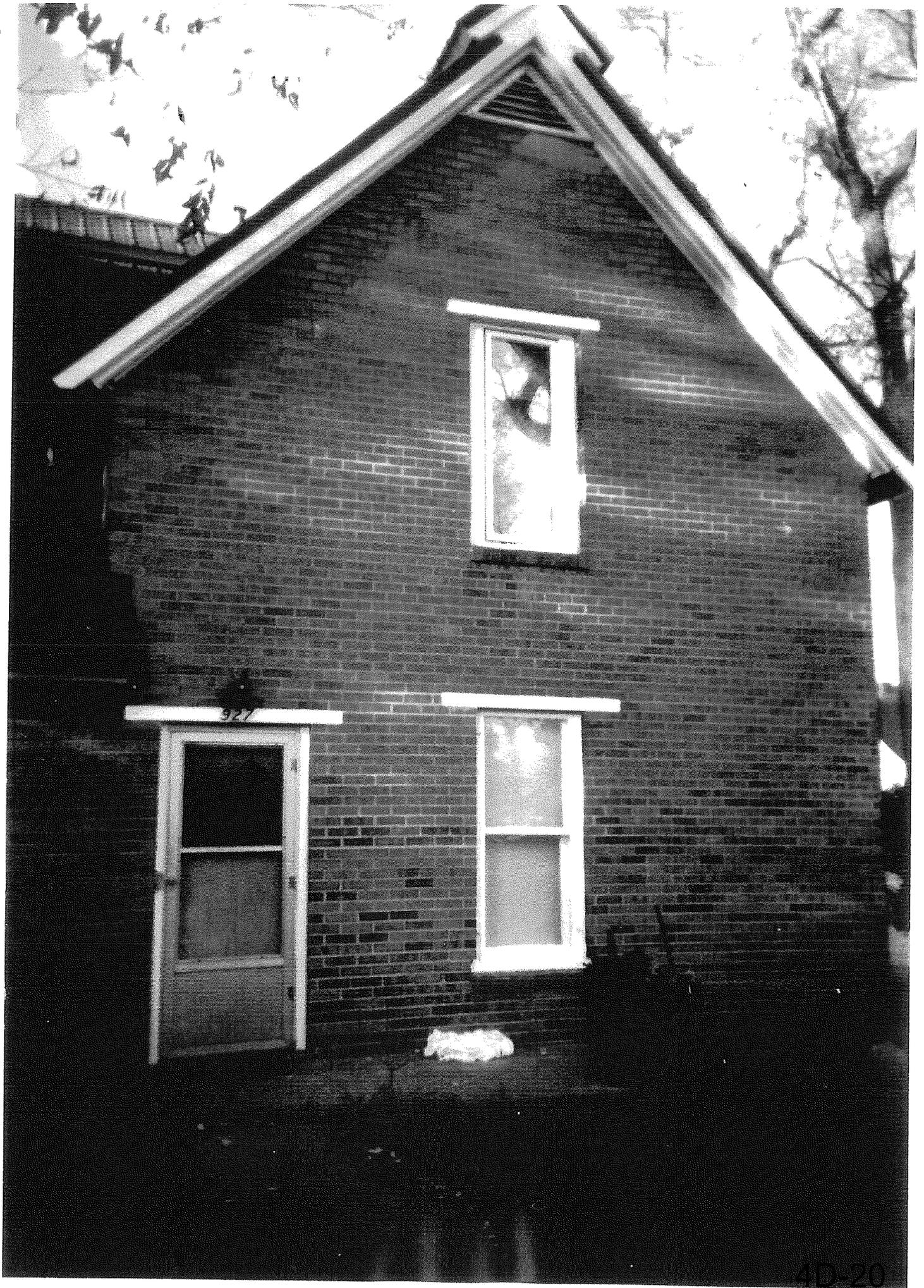
Routt County Tax Assessor's Records
 Property Deeds

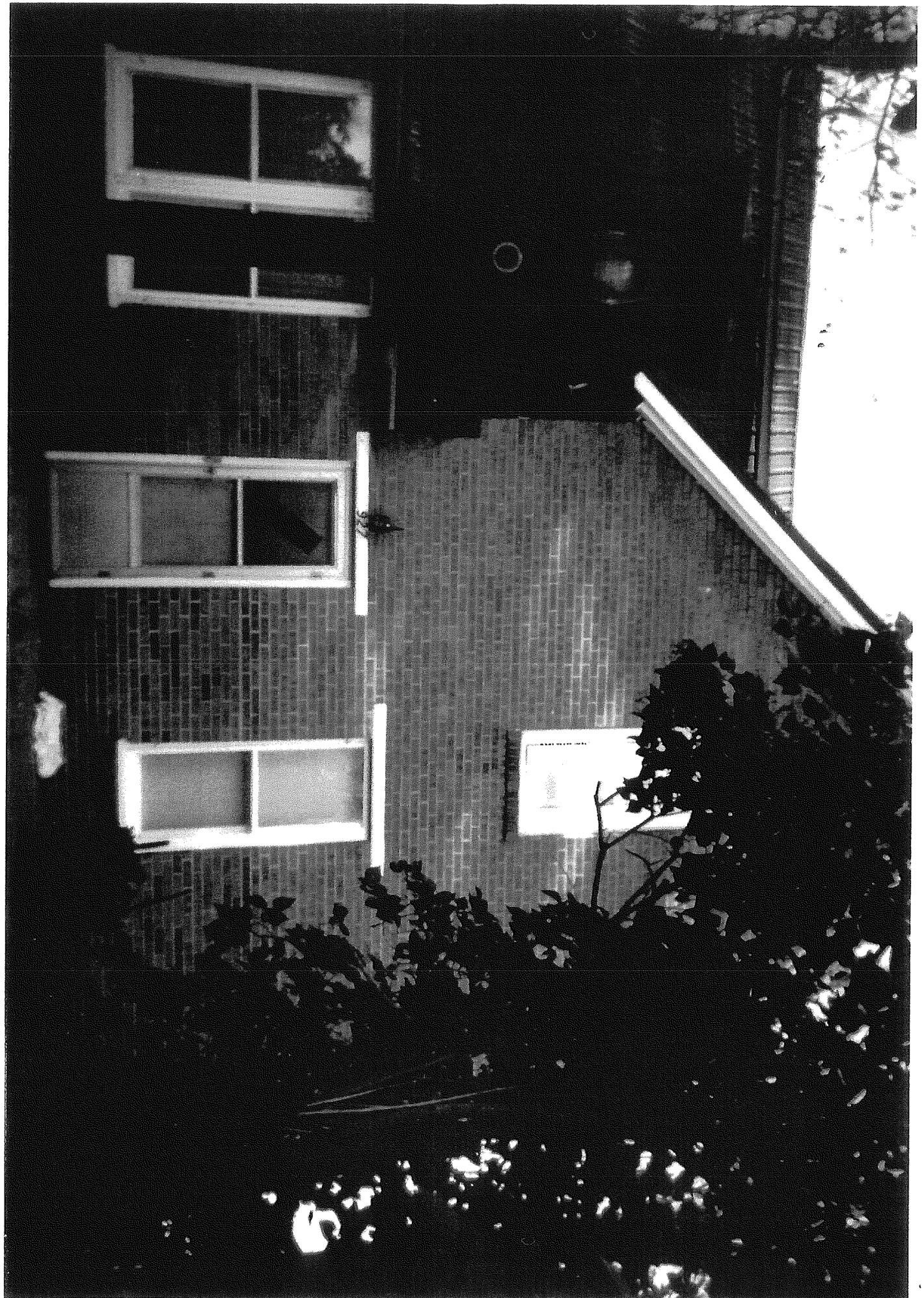
continued yes no

surveyed by Chris Pfaff Affiliation Cold Historical Society date 4/85



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