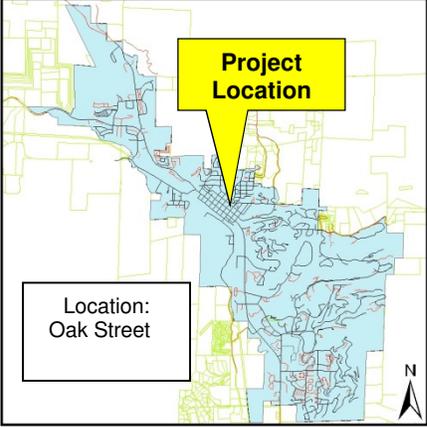


DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT CONSULTANT REPORT

HISTORIC PRESERVATION COMMISSION AGENDA ITEM #4:	
Project Name:	Morning/Willett House 443 Oak Street
Prepared By:	Jan M. Kaminski, HP Consultant Mountain Architecture ♦ Design Group (970.879.5764 x12)
Through:	Tyler Gibbs, AIA Director of Planning & Community Development (Ext. 244)
Historic Preservation Commission (HPC):	February 10, 2016
Zoning:	Commercial Neighborhood (CN)
Applicant:	443 Oak Non-Profit Center, LLC
Request:	Application for designation on the Steamboat Springs Register of Historic Places



Project
Location

Location:
Oak Street

N

Staff Report - Table of Contents		
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443 Oak Street**I. CONSULTANT ANALYSIS SUMMARY**

The application for designation on the Steamboat Springs Register of Historic Places has been submitted for the Morning/Willett House located at 443 Oak Street. Section 26-84 of the Community Development Code describes three criteria for being entered on to the register.

Eligibility Criteria—Historic Resource Designation. A building, site, structure or object may be eligible for designation as a Historic Resource on the Local Register if it meets at least one 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 a 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 a 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.

II. BACKGROUND

A Cultural Resource Survey – Architectural Inventory Form was created for 443 Oak in 2007 (5RT.1713) by Carl McWilliams. This intensive survey states the importance relating to the Morning and Willett families and status of the current resource



III. PRINCIPAL DISCUSSION ITEMS

1. CD Code Criterion
2. Seven Aspects of Integrity
 1. Location
 - Where and why the property was created or why something happened
 2. Design
 - Organization of space, proportion, scale, technology, ornamentation and materials
 3. Setting
 - Character of the place where the property was built. Relationships between buildings and its surroundings
 4. Materials
 - The physical elements that were combined during a particular period of time and in a particular pattern or configuration
 5. Workmanship
 - Physical evidence of the crafts of a particular people during a particular period in history
 6. Feeling
 - A property's expression of the aesthetic or historic sense of a period of time
 7. Association
 - The direct link between an important event or person and the property.

IV. CONSULTANT FINDING

443 Oak Street has gone through some physical modifications over the years. but history relating to the Morning and Willett families has remained constant. This application is being made under the CD Code Criteria (1) *Historic Importance* with implications that it may also be eligible for, or at least supported by (2) *Architectural Importance*.

The application form states *“To have historic importance, the resource shall be at least 50 years old and: 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.”*

It also goes on to state *“To qualify as an Historic Resource, a property must meet at least one criterion in at least one of the three categories.....and therefore has the exceptional, unusual, or outstanding characteristics that make it qualify as an Historic Resource.”*

It is undeniable that the resource’s primary significance lies with the Morning and Willett families as demonstrated in the application. The question lies in whether the significance is supported by the historic physical integrity of the resource. The cultural resource survey inventory form is quoted as saying:

“The building's integrity has been diminished by alterations to the front porch, the installation of an oriel window on the façade, the construction of a large bay window on the northwest elevation, and the construction of a large shed-roofed dormer, also on the northwest elevation. The property's integrity and significance would be enhanced, particularly if the bay and oriel windows were restored to their historic appearance”.

On the other hand, the application contends that the resource maintains integrity based upon location setting, materials, workmanship, feeling and association.

The consultant believes HPC has the ability to determine which criterion or criteria apply to the nomination. An integrity analysis discussion of the architectural resource would be necessary for the nomination to be included for Architectural Importance.

V. MOTION

Possible Motions

HPC shall consider the application at a regularly scheduled or special meeting after the completion of the staff review. HPC shall approve, recommend modifications to, or deny the application.

1. The application for 443 Oak can be accepted to the Steamboat Springs Register of Historic Places under Criterion (1) Historic Importance
- or
2. The application for 443 Oak can be accepted to the Steamboat Springs Register of Historic Places under Criteria (1) Historic Importance and (2) Architectural Importance.

VI. ATTACHMENTS

Attachment 1:

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

**Attachment 2:
EXISTING PHOTOS**

**Attachment 3:
Historic Photos**

**Attachment 4:
EXISTING DRAWINGS**

STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
APPLICATION FOR HISTORIC RESOURCE DESIGNATION

Address of Resource:

443 Oak Street, Steamboat Springs, CO 80487

Legal Description of Property:

Legal Summary

Lot 6, Blk 19 Original town of Steamboat Springs, in the NE1/4 Section 17, T.6

Historic Names:

Morning House

Willett House

Current Name

443 Oak Nonprofit Center, LLC

Historic Use:

Residential

Present Use:

Offices of Integrated Community and Routt County United Way

Year of Construction:

Estimated 1906. Routt County Assessor records list 1906 as this house's year of construction.

Source of information: COLORADO CULTURAL RESOURCE SURVEY Architectural Inventory Form, 443 Oak Street

<http://steamboatsprings.net/DocumentCenter/View/990>

Architect or Builder: Unknown Architect or Builder:

Original Warranty Deed of 1900 shows George Wither purchased the land from the Steamboat Springs Company.

Assume the house was built for the George Wither, as the Warranty Deed declares that George Wither purchased the land. However the Warranty Deed of sale of the house states that George and Archibald Wither sold the property to Emma P Morning on March 31st, 1919

Source of information: Warranty Deeds from Routt County Clerks and Records Office

Original Owner:

George Wither and Archibald Wither

Source of information: Warranty Deeds from Routt County Clerks and Records Office

Photographs and sketch map: See attached

Historical Importance

The Building

Although Steamboat Springs was established in 1875, it did not legally incorporate until 1900, by which time it had a population of approximately 400 citizens. Incorporation enabled the town to build a small coal-fired power plant to provide electricity to its citizens, making it the first community in northwestern Colorado to have electricity. By the time the Moffat Railroad finally reached Steamboat Springs, the town began to grow rapidly. By 1910, Steamboat Springs had more than 1200 residents.

Until the railroad reached Steamboat Springs, the town was remote, accessible only by an arduous journey in horse and wagon. Residents had to be resourceful and self-reliant. Buildings and structures from the pre-railroad era had to be constructed using readily available native materials: lumber milled from nearby forests, stone from the quarry on Emerald Mountain, and locally made wooden shingles. Building materials that had to be freighted in by wagon were costly and used sparingly. There were no local architects. Carpenters constructed simple frame buildings based on what they knew or from readily available pattern books.

Sources of Information:

The Historical Guide to Routt County, 2010 Edition, Tread of Pioneers Museum, Steamboat Spring, CO

Historic Property Survey of Downtown Steamboat Springs, Marty Alexandroff, 1996, Tread of Pioneers Museum, Steamboat Springs, CO

The building at 443 Oak Street is one of the few remaining examples of pre-railroad vernacular wood frame architecture in Steamboat Springs. Early 20th century photographs of Steamboat Springs show many similar modest front-gabled wood frame houses along Oak and Pine. Streets. One hundred years later, this building type has become scarce, lost to fire, demolition, neglect, and changing land

uses. Even though there have been several alterations to the building over the years, 443 Oak Street still conveys its history. It exhibits the five of the seven aspects of integrity required for historic designation: location, setting, materials, workmanship, feeling, and association with the building's past owners and residents.

Source of Information:

http://www.nps.gov/nr/publications/bulletins/nrb34/nrb34_8.htm Steamboat Springs, 1908.

The People

The owners and occupants of the building played major roles in the formation of present day Steamboat Springs.

1) The original owners were brothers, George and Archibald Wither.

Archibald Wither was born in Scotland in 1862. Archie immigrated to Canada in 1887. In 1889 he moved to Routt County, joining his brother George. George Wither was one year younger than Archie. In Glasgow, Archie had worked in the mercantile business, rising from office boy to head bookkeeper. The firm then sent him to Sierra Leone, to manage the company's interests in West Africa. In 1887, he arrived in Routt County. Here, the Wither brothers supported themselves initially with construction work and stonemasonry, and reportedly were responsible for much of the clearing and grading of Steamboat's early streets.

In the 1890s, during the Hahn's Peak and Columbine mining boom, George and Archie established a mercantile store at Hahn's Peak, then the seat of Routt County government. In 1897, George was elected county clerk, a position he held for at least two terms. However, the Routt County mining boom proved to be short-lived, and in 1901, George and Archie Wither returned to Steamboat Springs where they purchased William Adair's General Store. Under their stewardship, the Wither's mercantile business prospered, and, in 1906, the brothers built a new two story stone building across Lincoln Avenue from their original store. At one time the A and G Wither Mercantile firm was the largest store of its kind between Denver and Salt Lake City. In addition to his business accomplishments, Archie Wither served three terms as Steamboat's mayor, and was one of the original organizers of the company that constructed the Steamboat Springs waterworks.

Source of information: "COLORADO CULTURAL RESOURCE SURVEY." *Architectural Inventory Form*, 443 Oak Street <http://co-steamboatsprings.civicplus.com/DocumentCenter/View/990>

2) Purchased in 1919 by County Judge Charles Morning and Emma Morning "Morning House"

According to Yampa Valley native and local historian Jim Stanko, "Dr. Willett was my great-uncle, and I spent a lot of my childhood in that house," Stanko wrote in a recent letter to the Steamboat Pilot & Today. "In addition, the Willett House is really the Morning House. It was originally owned by Judge Charles Morning, and all the real old-timers referred to the house as the 'Morning House'.

"For the Pilot's information and for the information of all those that think they know the history of Steamboat, Judge Morning was the last county judge on the bench when the courthouse was in Hahn's Peak (Village), and the first county judge to serve on the bench in Steamboat Springs. Judge Morning was very prominent in Steamboat community affairs and well known throughout the state.

My uncle, Dr. Willett, boarded with the Mornings when he came to Steamboat Springs," Stanko continued. "He did not own the house until he purchased it from the Morning estate in the mid-1950s. He owned the house until his death, and then my mother, Natalie Stanko, owned the house until she sold it to the Dismuke family."

Source of information:

http://www.steamboattoday.com/news/2008/mar/22/willett_house_not_part_church_plan/

- 3) Dr. Frederick Willett "Willett House" Doc Willett was a "boarder" before purchasing the house from Morning in the 1950's

The residence is historically significant for its association with Dr. Frederick E Willett, He came to Steamboat Springs in 1912 and established a sanitarium on the second floor of the Campbell Building. In 1921, Dr. Willett used his own funds to buy a house on 7th Street and convert it into a 12-room hospital. He worked from there for four decades, and somehow found time to serve two terms as mayor.

Old-timers say Frederick Willett would go out at any hour, in any weather, to make a house call, deliver a baby, or slice out an appendix. During the flu epidemic of 1918, the story goes, Dr. Willett went for days on end without sleep.

Doc Willett was Steamboat Springs' leading health care provider and advocate. Willett lived here until his death in 1970 at age 87.

Source of information: <http://steamboatsprings.net/DocumentCenter/View/383>

Architectural Description:

General Description: This former single family dwelling was remodeled to serve as an office building and is presently utilized as offices for local nonprofit organizations. Several of the buildings in the immediate block are of the same era of construction and architectural design. 443 Oak Street is across 5th Street from the Routt County courthouse.

Featuring a modified T-shaped plan, the wood frame building overall measures 26' NW-SE (across) by 48' NE-SW (deep). It is supported by a low unpainted coursed sandstone foundation, and the exterior walls are clad with painted grey-blue horizontal wood siding with painted dark blue 1" by 6" corner boards. Painted beige square-cut wood shingles appear in the upper gable ends on the southeast, northeast and southwest elevations. The former dwelling is covered by a steeply-pitched cross gable on hip roof, with metal roofing material. The eaves are boxed with painted blue wood trim. A large, non-historic, shed-roofed dormer, with two single-light casement windows, is located on the northwest-facing roof slope. A small gable-roofed dormer is located near the southwest end of the southeast facing roof slope. A wood-paneled door, with latticed upper sash lights, enters the northeast end of the northwest elevation from a small 4-step wood porch. This porch is covered by a gable roof supported by two 4" by 4" wood posts. This entrance was an alteration from the original home which had the main entrance on Oak St side of this corner of the building. The northwest elevation is also penetrated by a large hip-roofed bay window, with three single-light fixed-pane windows. A non-historic canted oriel window, with three casement windows, penetrates the northeast elevation which traditionally was the façade. Windows elsewhere are primarily either original 1/1 double-hung sash, or non-historic casements - all with painted dark blue wood surrounds. A single-story, wood frame, hip-roofed

enclosed rear porch forms the rear elevation and measures 21' by 6'. A wood-paneled door, with one upper sash light, enters the enclosed porch from a newly constructed 6-step wood stair system replacing the original, disintegrated concrete steps to the back door. Much of the interior entry of the structure, including the stairway to the second floor includes original woodwork.

Bibliography:

"COLORADO CULTURAL RESOURCE SURVEY." *Architectural Inventory Form*, 443 Oak Street <http://co-steamboatsprings.civicplus.com/DocumentCenter/View/990>

Application Information:

Owner: 443 Oak Nonprofit Center, LLC

P O Box 774005, Steamboat Springs, Colorado 80477

Representatives for the LLC include: Sheila Henderson, Executive Director of Integrated Community 970-871-4599 and Kate Nowak, Executive Director of Routt County United Way 970-879-5605

Owner Consent to Designation:

We, the undersigned, acting as owners of, the property described in this application for Historic Resource designation do, hereby, give our consent to the designation of this structure as an Historic Resource.

Signature Kate Nowak
Printed name Kate Nowak
Date 12/30/2015

Signature Sheila Henderson
Printed name Sheila Henderson
Date 12/30/15



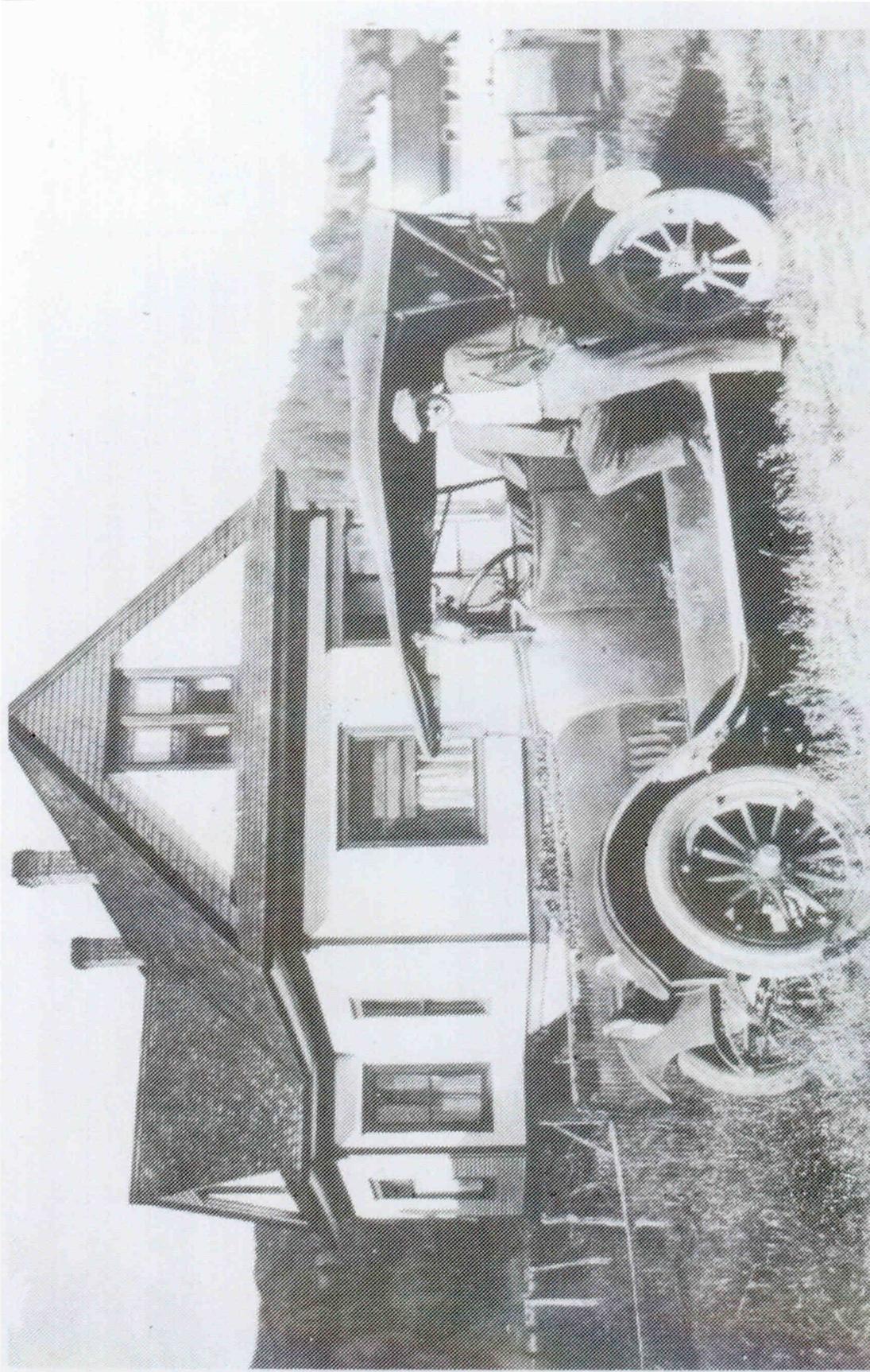
United Way
Routt County United Way
Advancing the Common Good
CEC
INTEGRATED COMMUNITY



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Ready for yet another rough trip along the rutted roads of the county is Dr. Willett, early doctor in Steamboat Springs. Behind his touring car is his home, at the corner of Oak and Fifth.



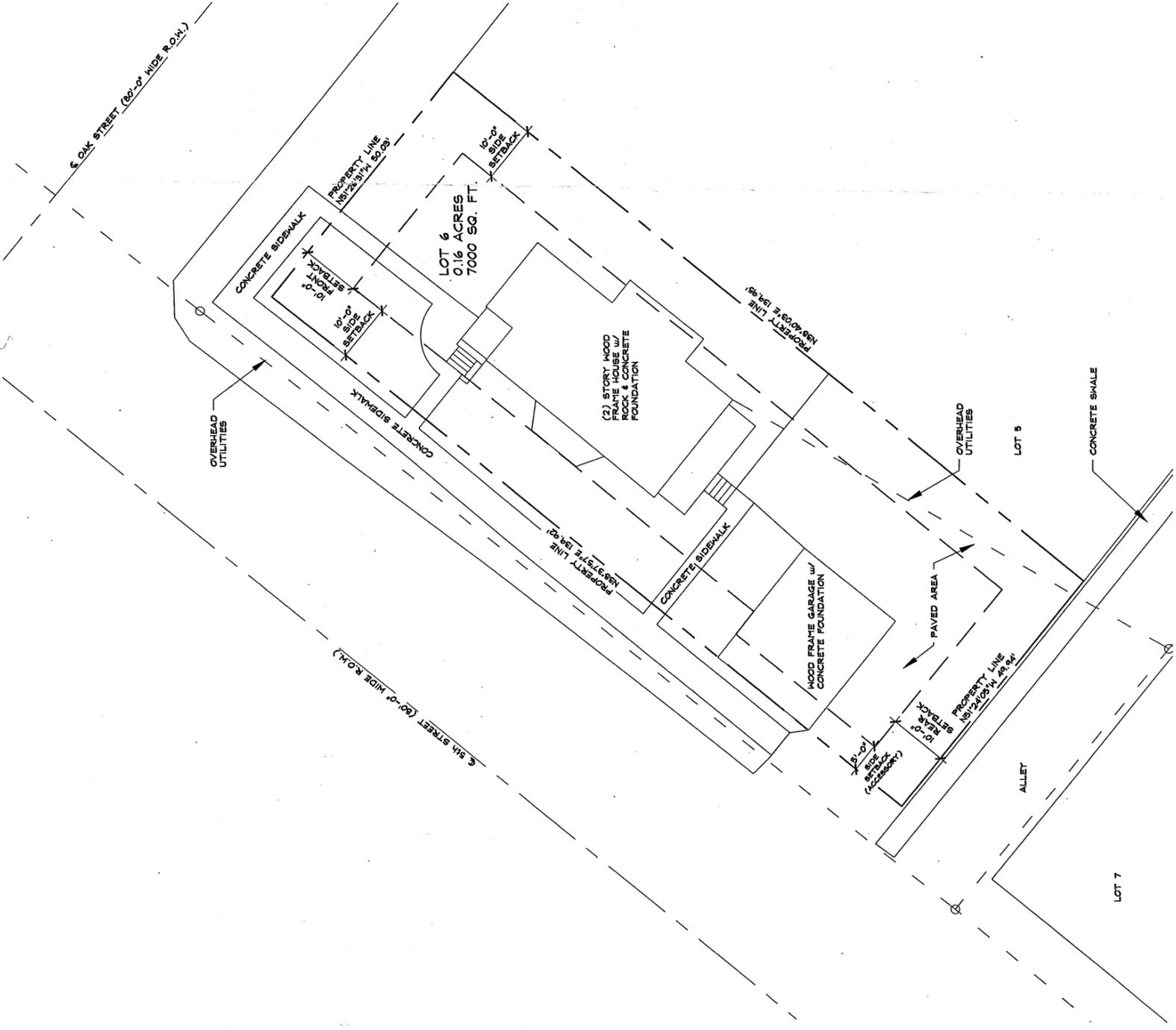
Steamboat Engineering & Architectural Design, Inc.
 2740 Ace Lane Suite "E" Steamboat Springs, CO 80487
 Phone: 970 871 9101 Fax: 970 871 9089
 Email: steve@seadinc.com

Steamboat Engineering & Architectural Design, Inc.

2 SITE PLAN

NOT A CERTIFIED PLAT-BASED ON SURVEY BY EAF ASSOCIATES DATED: 06/01/2014

SCALE: 1" = 10'-0"



1 VICINITY MAP

1" = 1000'



CLIC - UNITED WAY
 443 OAK STREET
 STEAMBOAT SPRINGS, COLORADO
 A NEW RAMP PLAN FOR:
 443 OAK NON-PROFIT CENTER LLC

ISSUE DATES
 PROGRESS
 08 . 21 . 15

DRAWN BY:
 SLM/JEM
 PROJECT # 15034
 SITE PLAN
1-1
 SHEET 1 of 4

Steamboat Engineering & Architectural Design, Inc.
 2740 Ace Lane Suite "E" Steamboat Springs, CO 80487
 Phone: 970 871 9101 Fax: 970 871 9089
 E-mail: steve@seadinc.com



LEGAL DESCRIPTION

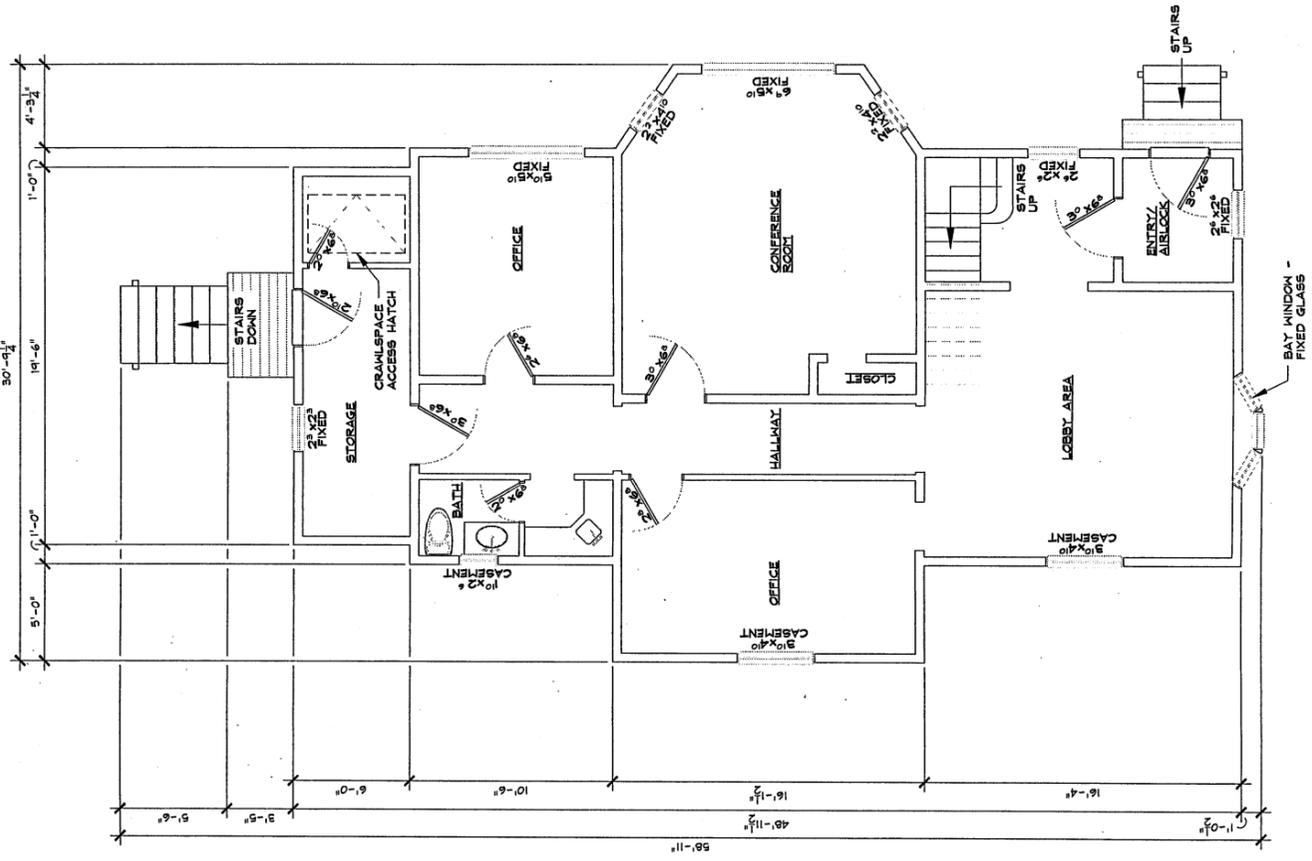
LOT 6, BLOCK 19, ORIGINAL TOWN OF STEAMBOAT SPRINGS IN THE NE1/4 SECTION 17, T.6 N., R.84 W. OF THE 6th P.M., ROUTT COUNTY, COLORADO

CODE STUDY

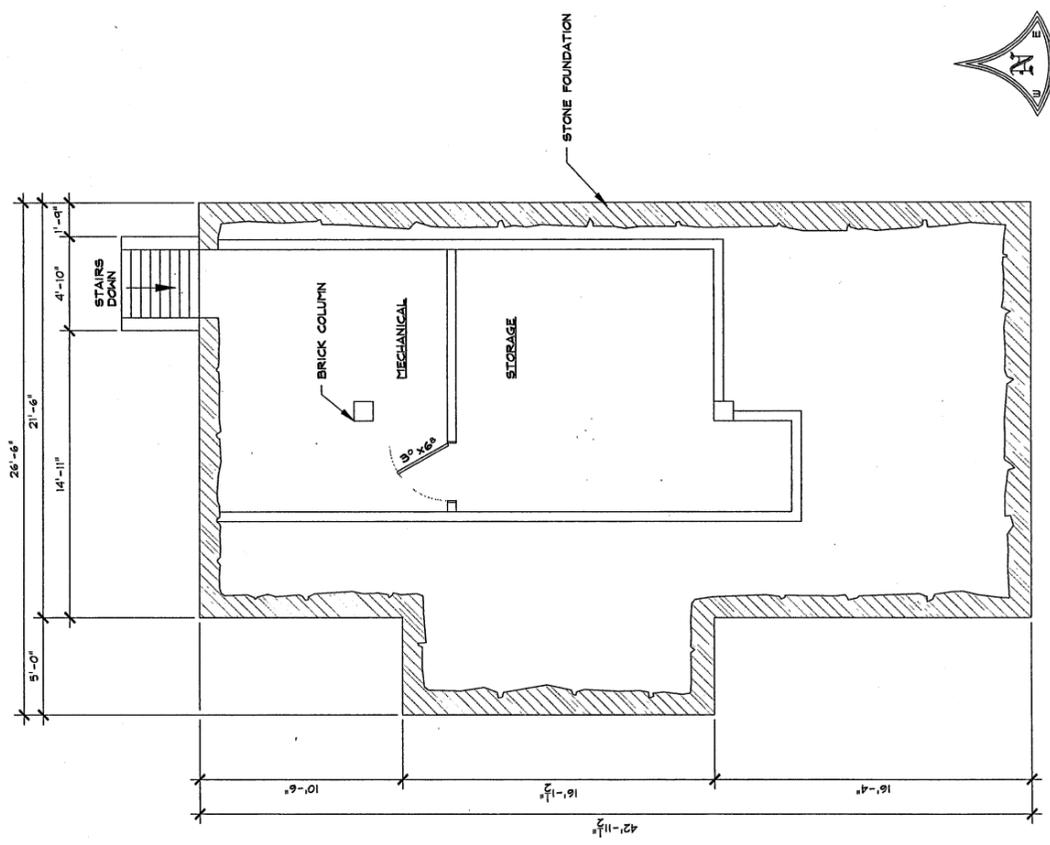
Re: 2009 IBC, 2009 IBC, CITY OF S.S. COMMUNITY DEVELOPMENT CODE
 ZONING: CN - COMMERCIAL NEIGHBORHOOD ZONE
 CONSTRUCTION TYPE: V-3
 OCCUPANCY CLASSIFICATION: GROUP R-3
 NO. STORIES: 2 w/ PARTIAL BASEMENT
 SIZE OF BLDG: 2,800 SQ. FT. (OFFICE)
 460 SQ. FT. (GARAGE)
 OCCUPANCY LOAD: XX PEOPLE (XXXX SQ. FT./200)
 SIZE OF LOT: 7,000 SQ. FT., 3,000 MIN. 14,000 MAX.
 F.A.R. .33 MAX, .60 ALLOWED
 LOT COVERAGE: 0.24, .30 ALLOWED
 BLDG. HEIGHT: APH: 14'-6" MAX, 20' ALLOWED
 CH: 25'-8" MAX, 32' ALLOWED

SHEET SCHEDULE

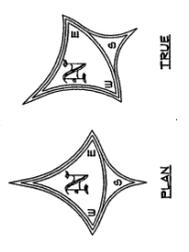
SHEET	CONTENTS
C-1	SITE PLAN & VICINITY MAP
AB-1	AS-BUILT BASEMENT & MAIN FLOOR PLANS
AB-2	AS-BUILT UPPER LEVEL & ROOF PLANS
AB-3	AS-BUILT ELEVATIONS

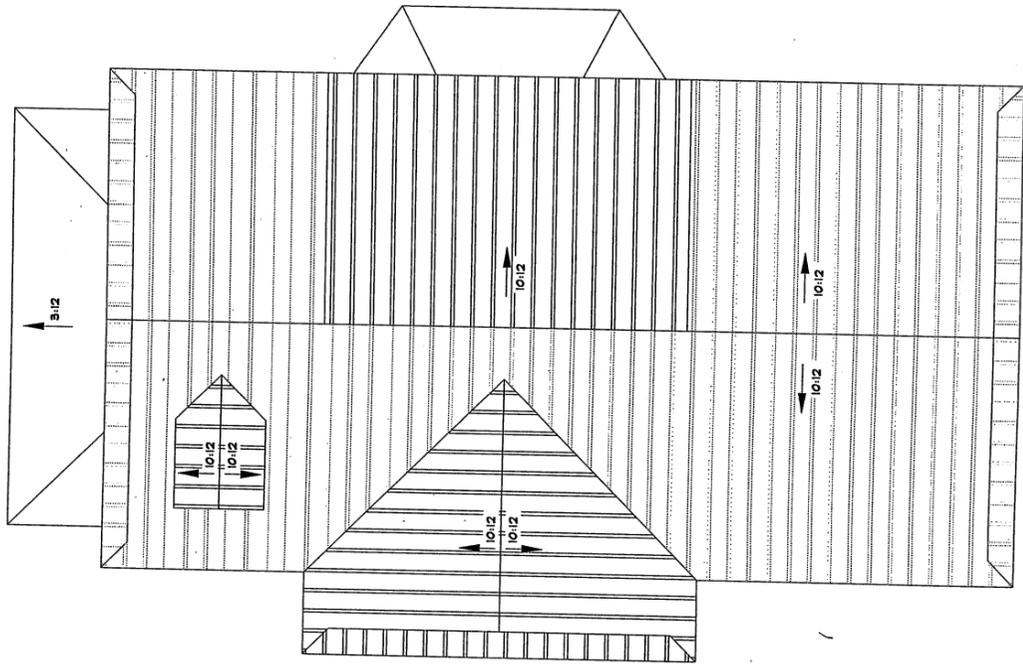


2 AS-BUILT MAIN LEVEL FLOOR PLAN
 SCALE: 1/16" = 1'-0"



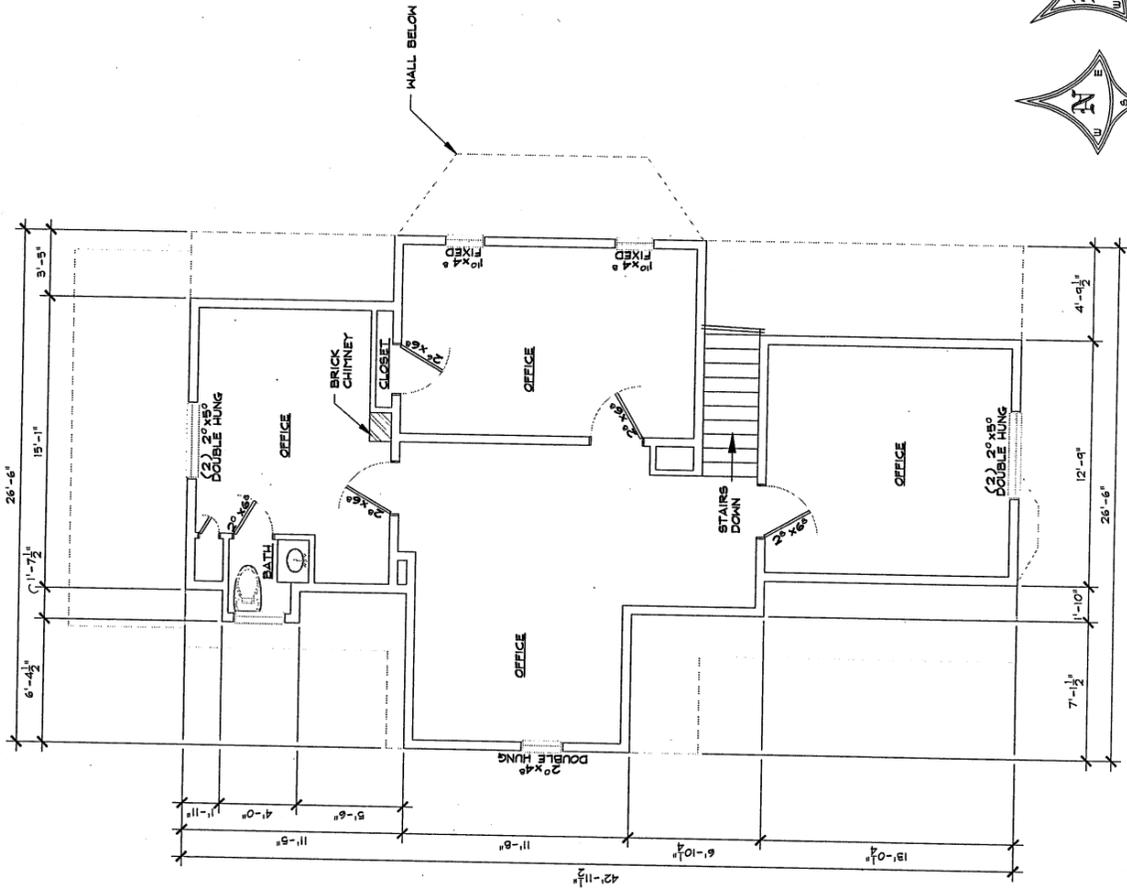
1 AS-BUILT BASEMENT / CRAWLSPACE FLOOR PLAN
 SCALE: 1/4" = 1'-0"





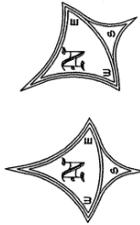
2 AS-BUILT ROOF PLAN

SCALE: 1/4" = 1'-0"



1 AS-BUILT UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



PLAN

TRUSS

AB-2
SHEET 3 of 4

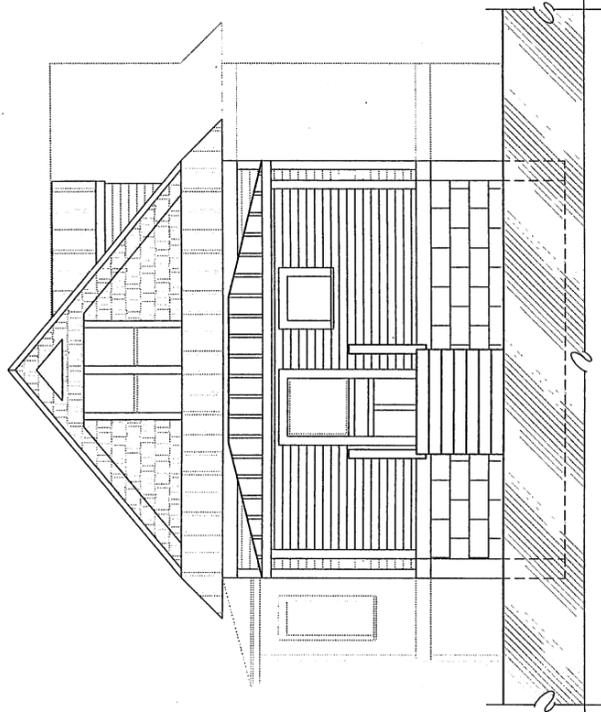
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SUN/JEM
PROJECT # 15034
AS-BUILT
UPPER FLOOR &
ROOF PLANS

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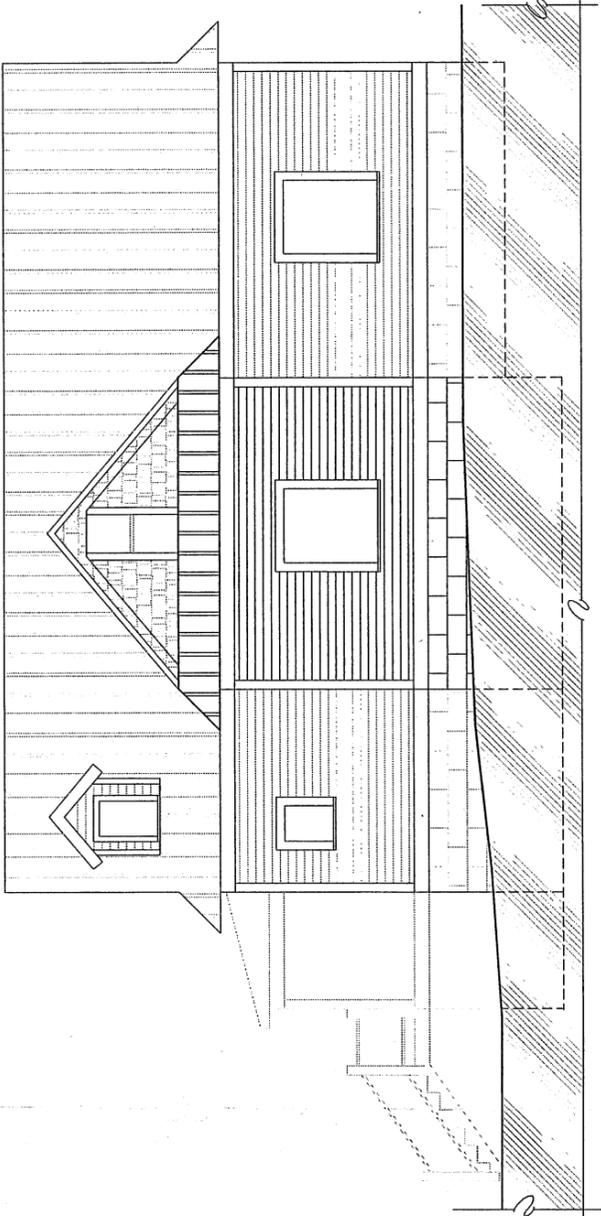
Steamboat Engineering & Architectural Design, Inc.
2740 Acre Lane Suite E, Steamboat Springs, CO 80487
Phone: 970.871.9101 Fax: 970.871.9089
E-mail: Steve@eedinc.com





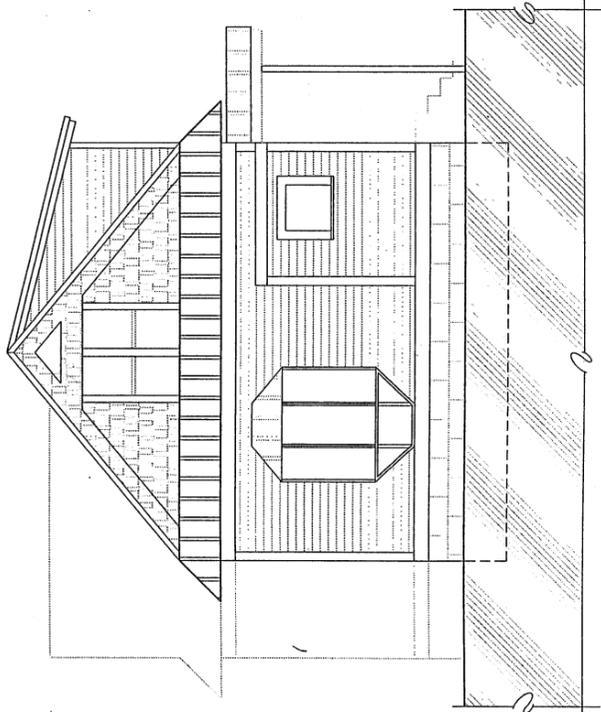
3 AS-BUILT SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



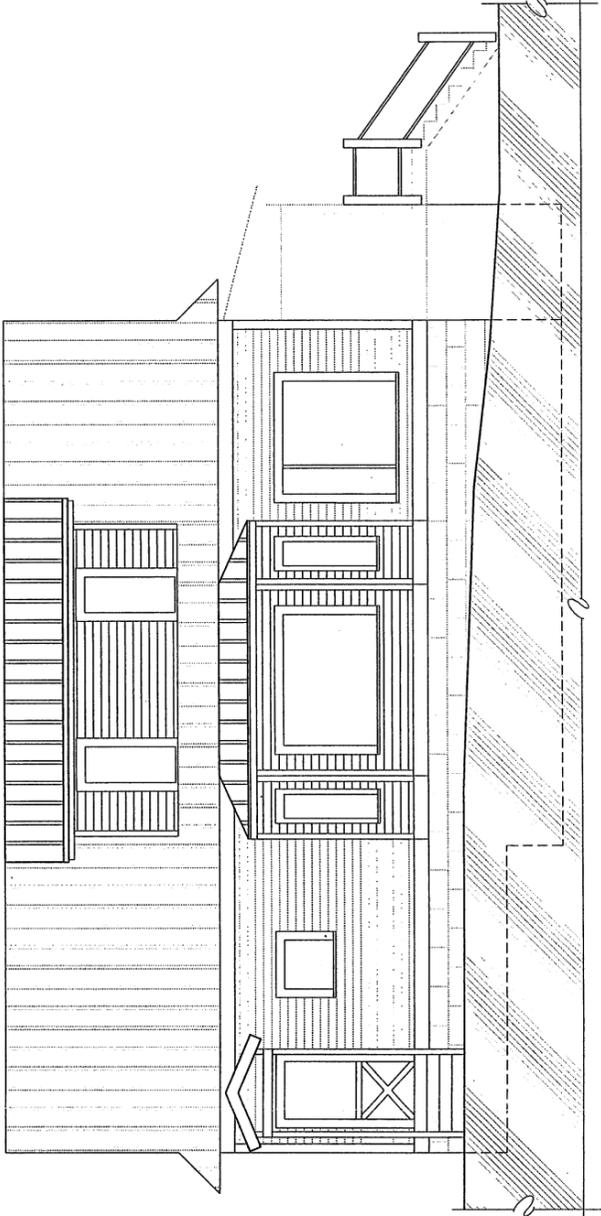
4 AS-BUILT WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 AS-BUILT NORTH ELEVATION

SCALE: 1/4" = 1'-0"



1 AS-BUILT EAST ELEVATION

SCALE: 1/4" = 1'-0"

CLIC - UNITED WAY
 443 OAK STREET
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Steamboat Engineering & Architectural Design, Inc.
 2740 Acra Lane Suite 'E' Steamboat Springs, CO 80487
 Phone: 970 . 871 . 9101 Fax: 970 . 871 . 9089
 E-mail: Steve@seadinc.com



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 AS-BUILT
 ELEVATIONS

AB-3

SHEET 4 of 4