

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHN use only)

OAHN1403
Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5RT.1063** Parcel number(s): **100306011**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Farrell House**
- 6. Current Building Name: **Conlon House**
- 7. Building Address: **313 8th Street**
- 8. Owner Name: **Francis D. and Sandra Conlon**
- Owner Organization:
- Owner Address: **P.O. Box 770148**
Steamboat Springs, CO 80477



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**
NW ¼ of SW ¼ of SW ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344704 mE** **4483345 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **South half of Lot 11, Lot 12, Block 6**
 Addition: **First Addition to Steamboat Springs** Year of addition:
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **Length: 59 feet x Width: 26 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Concrete/Ornamental Concrete Block**
18. Roof configuration: **Gambrel Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
Fence
21. General architectural description:
The Conlon House is a 1.5-story wood frame, Dutch Colonial Revival style dwelling. The extant house consists of the original 1.5-story gambrel-roofed house, which measures 22' SW-NE (across) by 37' NW-SE (deep), as well as a 22' by 22' flat-roofed (1975) addition to the northwest (rear) elevation. The original dwelling is supported by a painted red concrete block foundation. Its first story walls are made of painted cream white ornamental concrete block construction, while the upper gambrel ends are clad with painted cream white, green, and red square-cut wood shingles. The steeply-pitched gambrel roof is bisected by an intersecting gambrel on the southwest side. The roof is clad with metal roofing material, and the eaves are boxed with painted red and cream white wood trim. A mottled red brick chimney is located just below the ridge on the northeast-facing roof slope. A large 1/1 double-hung sash window overlooks the front porch to the southwest side of the entry door on the facade (southeast elevation). Sets of paired 1/1 double-hung sash windows penetrate the upper gambrel ends on the southeast and southwest elevations. Windows elsewhere are also primarily 1/1 double-hung sash, painted buff red wood frames and painted green wood surrounds. The house features an asymmetrical façade which fronts toward 8th Street on the southeast elevation. A wood-paneled front door, with one upper sash light, and covered by a painted green wood storm door, enters the house from a 22' by 7' porch which extends across all of the façade. The porch is recessed under the house's gambrel roof, and features a wood plank floor, rusticated painted cream white concrete columns, and painted buff red wood piers.

The 22' by 22' addition to the rear elevation features painted cream white concrete block walls to grade.

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22. Architectural style: **Late 19th And 20th Century Revivals/Dutch Colonial Revival**
 Building type:
23. Landscape or special setting features: **This property is located on the northwest side of 8th Street in the block northeast of Pine Street. The small planted grass front yard is enclosed by a woven wire fence.**
24. Associated buildings, features or objects:
Shed
A wood frame shed (originally a garage) is located adjacent to the alley at the rear of the property. This utilitarian building features a low unpainted perimeter walls foundation, and painted beige horizontal weatherboard walls with 1" by 4" corner boards. The shed is covered by a moderately-pitched front gable roof, with metal roofing material laid over 1x wood decking and 2x wood rafters. A set of paired horizontal weatherboard garage doors, side-hinged with metal strap hinges, face the alley on the northwest elevation. However, these doors have been fixed in place and are no longer functional.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1910** Actual:
 Source of information: **Routt County Assessor, Residential Property Appraisal Record**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Unknown**
 Source of information: **N/A**
29. Construction history:
Routt County Assessor records list 1910 as this house's year of construction. Oral tradition holds that this house and the house next door at 319 8th Street, were both constructed in 1908. This house stood largely as originally built until 1975 when a 22' by 22' flat-roofed addition was built onto the original northwest (rear) elevation.
30. Original location: Moved: 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 dwelling**

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35. Historical background:

Routt County Assessor's Records show that this home, at 313 8th Street, was constructed in 1910. The current owners of the property are Francis D. and Sandra Conlon. The couple met and married in San Diego. In 1969, the Conlons moved to Colorado, settling in Steamboat Springs. Here, while raising their family, Francis taught philosophy and English at Colorado Mountain College from 1969 through 1976. In 1977, Francis began teaching at SOROCO (South Routt County) High School in Oak Creek, where he taught high school-level English. Francis has since retired from teaching, but continues to work seasonally as a River Ranger at Yampa River State Park. Sandy Conlon, meanwhile, is also a high school English teacher with the Steamboat Springs school district, where she has been employed since 1970.

When the Conlons arrived in Steamboat Springs in 1969, they paid \$16,900 to Leland Harms to purchase this home. Leland O. Harms was a longtime Steamboat Springs developer and businessman. Born on September 10, 1929, in eastern Colorado, Leland Harms was the son of Frank and Mae Harms. After graduating from high school at the age of 16, Leland moved to Routt County. Soon after, at a Thanksgiving dance in November 1946, Leland met his future wife, Ilagrace Webber. A Steamboat native, she was the daughter of Walter and Gertrude Webber. Ilagrace and Leland were married one year later, on November 18, 1947. The couple began their married lives ranching and farming land at the foot of Sleeping Giant, a wedding present from Harms' parents. In 1957, Leland and Ilagrace purchased their home on Maple Hill, which they eventually developed as the Hilltop Trailer Court. Among their other business ventures, the Harms also owned and operated the Westside Self Service gas station, and Hilltop Rentals, a tool rental company which continues to be owned and operated by the Harms' son, Ernie Harms. Ilagrace Harms passed away on October 23, 2004, at the age of 75. Leland Harms lived to be 77 year old, passing away on January 24, 2006, in Grand Junction, where the couple spent their last years.

In the late 1960s, Leland Harms had purchased this 8th Street home from Lloyd B. Patterson. Previously, the home had belonged to Gilbert Bishop, and before this, to Joseph A. and Gertrude C. Farrell. Gertrude Campbell Farrell was the daughter of Isabelle (McPhee) and Grover Campbell, both descendents of pioneering families in Routt County. Gertrude's paternal grandfather was Angus Campbell who homesteaded the Deep Creek area in the late 1880s. Her maternal grandfather was Henry McPhee, who staked his homestead in the Elk River area, on land that is now a part of the Fetcher Ranch. Gertrude Campbell and Joseph Farrell met at a dance at the old Moonhill schoolhouse. The couple married and raised three children in Steamboat Springs. Joe Farrell passed away in 1967, when he was only in his early 60s. Until her retirement in 1977, Gertrude worked at Routt Memorial Hospital. She lived to be 87, passing away on August 17, 2000.

36. Sources of information:

Routt County Assessor Residential Property Appraisal Record

Conlon, Francis. Oral interview with Carl McWilliams, October 23, 2007.

The Steamboat Pilot and Today: www.steamboatpilot.com

"Gertrude C. Farrell, 1913-2000." (obituary)

"Ilagrace Harms, 1929-2004." (obituary)

"Leland O. Harms, 1929-2006" (obituary)

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

Steamboat Springs Standards for Designation:

Not Applicable A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States.

Not Applicable B. Its location as a site of a significant historic event.

Not Applicable 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.

Not Applicable 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.

Not Applicable G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County.

Not Applicable H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation.

Not Applicable I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.

Not Applicable J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County.

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

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42. Statement of significance:

This house is historically significant for its associations with Steamboat Springs' residential development beginning in the early 1900s. It is also architecturally significant for its gambrel-roofed Dutch Colonial Revival architectural style, and for its ornamental concrete block walls. The house's significance in these regards is 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. However, despite some loss of integrity, the property may be considered individually eligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably high standard 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 physical integrity of the house has been diminished by the construction of a rear addition in 1975. The addition, though, is minimally visible from the front, and has left nearly all of the original dwelling intact.

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? Yes 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.**

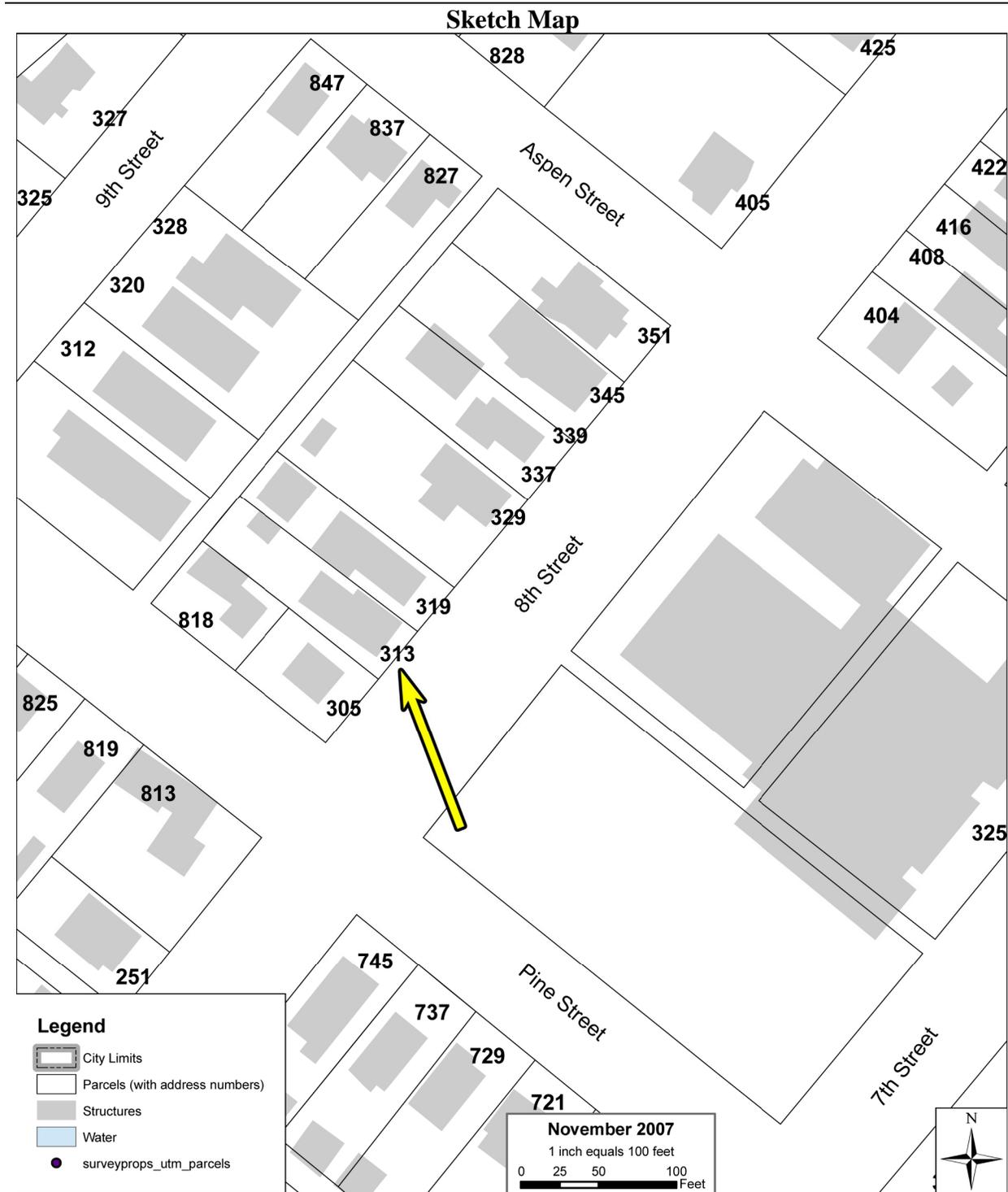
If there is National Register district potential, is this building: Contributing Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #1, Images 219-225** CDs filed at: **City of Steamboat Springs**
48. Report title: **Old Town Steamboat Springs Residential Survey Phase V** **137 10th Street**
49. Date(s): **10/20/07** **Steamboat Springs, CO 80477**
50. Recorder(s): **Carl McWilliams**
Timothy Wilder
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**
Fort Collins, CO 80525
53. Phone number(s): **(970) 493-5270**

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Location Map

