

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHF use only)

OAHF1403  
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.2491** Parcel number(s): **100304038**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Blackmer House; Etzler House; Gourley House**
- 6. Current Building Name: **Kavanaugh House**
- 7. Building Address: **416 8th Street**
- 8. Owner Name: **D. Ann Denison Kavanaugh and J. Morgan Kavanaugh**
- Owner Organization:
- Owner Address: **10 Colinas Drive  
Sedona, AZ 86351**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**  
**SW ¼ of NE ¼ of SW ¼ of SE ¼ of Section 8**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344829 mE** **4483416 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **North 1/2 of Lot 38, and all of Lot 39, Block 4**  
 Addition: **First Addition to Steamboat Springs** Year of addition: **1909**
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): **Rectangular Plan**
15. Dimensions in feet: **1278 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Fence**
21. General architectural description:  
**This single story wood frame dwelling features a rectangular-shaped plan, and is supported by a low stone foundation. Its exterior walls are clad with painted white horizontal weatherboard siding, with 1" by 4" corner boards, and its hip roof is covered with metal roofing material and has painted white boxed eaves. The house's asymmetrical façade faces toward 8th Street on the northwest elevation. A glass-in-green-metal- (or synthetic) frame storm door enters an enclosed foyer at the southwest end of the façade from a 3-step concrete porch. The porch is covered by a gable roof supported by two painted white 4" by 4" wood posts. A wood-paneled door, with one upper sash light, leads from within the enclosed foyer into the interior of the residence. A slightly projecting rectangular bay, with three 1/1 double-hung sash windows (all with painted white wood frames and surrounds), is located on the southwest (side) elevation. Windows elsewhere are also primarily 1/1 double-hung sash with painted white wood frames and surrounds. The 1/1 double-hung sash window on the façade also features decorative wood shutters. A gabled extension to the southeast (rear) elevation may be an early addition. A painted white wood-paneled door, with one upper sash light, and covered by a gable hood with knee brace supports, enters this portion of the dwelling from a flagstone patio.**
22. Architectural style:  
 Building type: **Hipped-roof Box**

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23. Landscape or special setting features: **This well-maintained property is located on the southeast side of 8th Street in the block northeast of Aspen Street. The front yard is nicely landscaped with a large fir tree, a small aspen tree, and with low native plants and flowers. The name "Dr. Blackmer" is etched in the concrete of the front sidewalk leading to the front porch. A picket fence encloses part of the backyard.**

24. Associated buildings, features or objects:

**Garage/Shed**

**A wood frame garage, which measures approximately 18' by 20', is located at the rear southern corner of the property. This utilitarian building has painted white horizontal weatherboard walls, with 1" by 4" corner boards, and a shed roof with green metal roofing material laid over 1x wood decking and 2x wood rafters. A set of paired, painted white, vertical wood plank garage doors open toward the alley on the southeast elevation.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1910** Actual:
- Source of information: **"Routt County Assessor/Treasurer Parcel Detail Information."**
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:

**The First Addition to Steamboat Springs was platted in 1909, and construction in this block on 8th Street began to occur the following year. Routt County Assessor records list 1910 as the date of construction for this house at 416 8th Street, as well as the next two houses to the northeast, at 422 and 428 8th Street. These three houses were likely constructed by the same builder in 1910. Each of these houses features a rectangular-shaped hip-roofed plan, and each has a slightly-projecting bay, originally with three 1/1 double-hung sash windows, on the southwest (side) elevation. This house appears the least altered from its original construction. A modest gabled extension to the southeast (rear) elevation is probably an early addition. The garage was probably built at about the same time as the house.**

30. Original location:  Moved: \_\_\_\_\_ Date of move(s): \_\_\_\_\_

### 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 records list 1910 as this house's year of construction. The name "Dr. Blackmer" is incised in the concrete sidewalk leading to the front of the house, indicating that the house was associated with the Blackmer family during its early history. Natives of Minnesota, Dr. Loren G. Blackmer, and his brother, Dr. Franklin I. [J?] Blackmer, were both physicians in Steamboat Springs during the early 1900s. Dr. Loren G. Blackmer, his wife Zella [?], and a young son, Loren G. (born in 1908), are listed as Steamboat Springs residents in the 1910 United States Census. The firm "Crannell and Blackmer, Physicians and Surgeons," located in the Maxwell Block, advertised frequently in the *Steamboat Pilot* newspaper in the years surrounding 1910. Dr. Franklin I. Blackmer, his wife Eda W., and their son Franklin H. Blackmer (born in 1915), are listed as Steamboat Springs residents in the 1920 United States Census. The *Steamboat Pilot* reported the marriage of Franklin H. Blackmer and Miss Maxine Morse on June 16, 1938. This article indicates that his father, Dr. Franklin I. Blackmer had passed away sometime previously, but that his uncle, Dr. Loren G. Blackmer, was still living. A copy of a handwritten letter from Eda Blackmer to Marjorie Perry, dated April 15, 1928, is located in a clipping file at the Tread of Pioneers Museum.

Mountain States Telephone and Telegraph directories indicate that this home was occupied by Henry Etzler in 1956, and that it was owned and occupied by Ben Gourley between circa 1960 and the early 1990s. Edward Weihman is then listed as the property's resident in 2003. D. Ann Denison Kavanaugh and J. Morgan Kavanaugh have owned the property since October of 2005.

36. Sources of information:

"Crannell & Blackmer, Physicians & Sergeons." (sic.) *Steamboat Pilot*, July 21, 1909, p. 7.

Fourteenth Census of the United States, 1920, Routt County Colorado, Precinct No. 1, Steamboat Springs.

"Franklin Blackmer and Maxine Morse Married in Denver." *Steamboat Pilot*, June 16, 1938. Located in clipping file at Tread of Pioneers Museum.

"Letter from Eda Blackmer, wife of Dr. Frank Blackmer, to Marjorie Perry." April 15, 1928. Located in clipping file at Tread of Pioneers Museum.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Routt County Assessor, Residential Property Appraisal Record."

Thirteenth Census of the United States, 1910, Routt County Colorado, Precinct No. 1, Steamboat Springs.

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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.

   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**

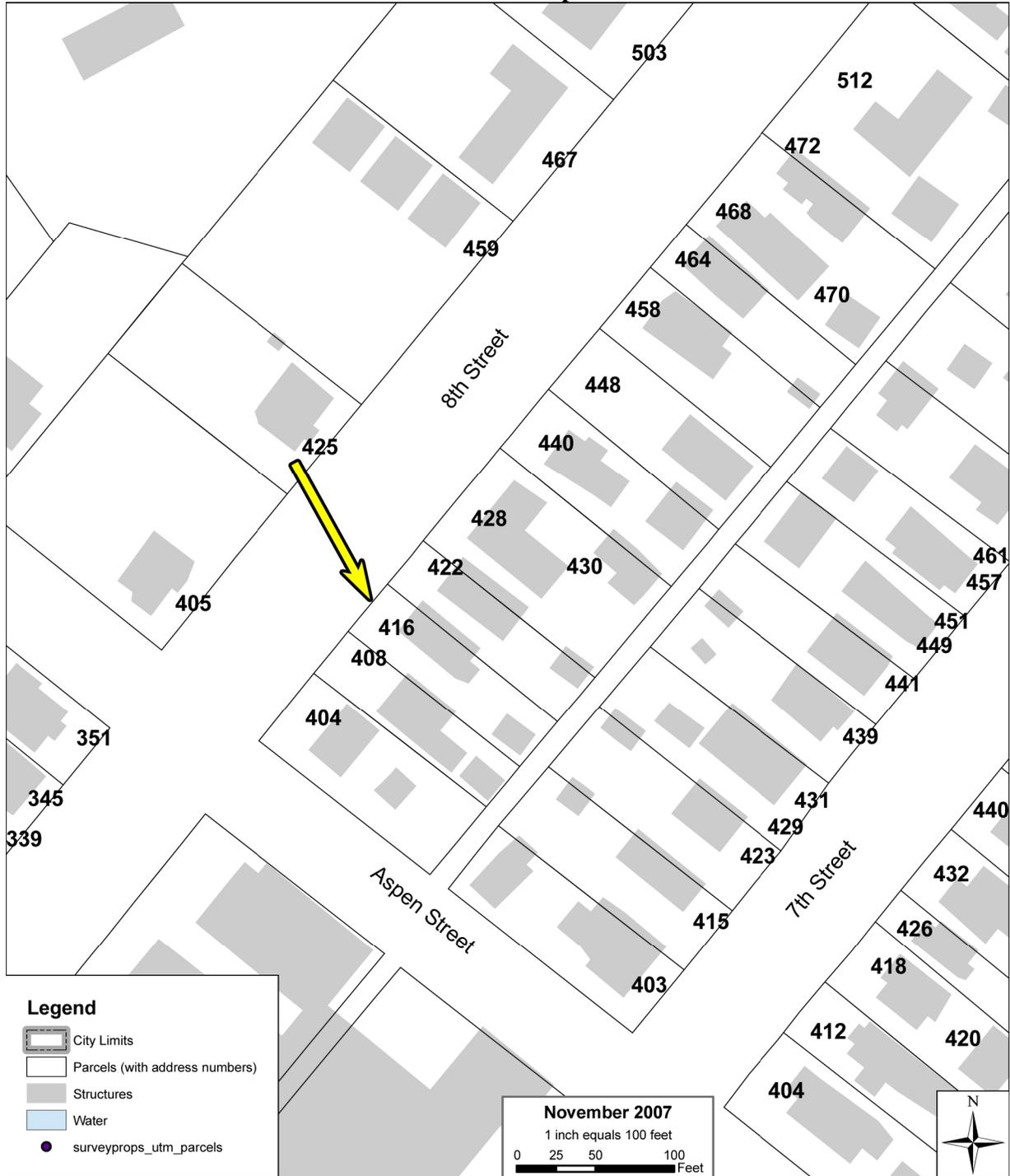
40. Period of significance:                    **Not Applicable**

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



# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

