

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.2492** Parcel number(s): **100304040**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **VanCleave House**
- 6. Current Building Name: **Sears House**
- 7. Building Address: **422 8th Street**
- 8. Owner Name: **Paula M. Sears**
- Owner Organization:
- Owner Address: **P.O. Box 772964**
Steamboat Springs, CO 80477



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

Architectural Inventory Form

Page 2 of 9

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** **344839 mE** **4483428 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lot 40 and South 1/2 of Lot 41, 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: **1276 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
Fence
21. General architectural description:
This single-story wood frame house features a rectangular-shaped plan, and is supported by a low unpainted concrete foundation. Its exterior walls are clad with white asbestos shingle siding, and its hip roof is covered with metal roofing material. The eaves are boxed, with painted white wood trim, and there are two brick chimneys. One chimney is located at the southwest end of the southeast (rear) elevation, while the other chimney is located on the northeast-facing roof slope. The house features an asymmetrical façade which faces toward 8th Street on the northwest elevation. A painted white glass-in-wood-frame door, covered by a silver aluminum storm door, enters the southwest side of the façade from a 4-step concrete porch which is covered by a gable roof with knee brace supports. A historic shed-roofed enclosed rear porch which extends across the entire southeast elevation may be an early addition to the original hip-roofed dwelling. A rear entry door, covered by a white metal storm door, enters the southwest side of the shed-roofed extension's southeast elevation. A band of five 1/1 double-hung sash windows, with painted white wood frames and surrounds, penetrates the wall to the northeast of the rear entry door. A slightly projecting rectangular bay, with two 1/1 double-hung sash windows and a single-light window, is located on the original dwelling's southwest (side) elevation. Windows elsewhere on the original dwelling are single or paired 1/1 double-hung sash with painted black wood frames and surrounds. The one double-hung sash window on the façade also features decorative wood shutters.

Architectural Inventory Form

Page 3 of 9

22. Architectural style:

Building type: **Hipped-roof Box**

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. A planted grass lawn, with minimal landscaping features, surrounds the house. The backyard is enclosed by a low picket fence.**

24. Associated buildings, features or objects:

Barn/Garage

A wood frame barn/garage, which measures approximately 18' by 20', is located near the alley. This utilitarian building rests on a wood timbers on grade foundation, and appears to have a wood plank floor. Its exterior walls are clad with painted white horizontal weatherboard siding, with 1" by 4" corner boards, and it is covered by a gambrel roof with metal roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are exposed beneath the eaves and are painted white. A set of paired, historic, vertical wood plank garage doors, side-hinged with metal strap hinges, and a set of paired, non-historic, vertical wood plank garage doors, both open toward the alley on the southeast elevation. A hayloft opening in the southeast elevation's upper gambrel end is covered with a side-hinged horizontal weatherboard door. A band of three 4-light windows, and a single 4-light window, all with painted white wood frames and surrounds, penetrate the southeast (side) elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1922** 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 422 8th Street, as well as the two houses on either side of it at 416 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. The shed-roofed extension to this house's southeast (rear) elevation is probably an early addition. The barn/garage was probably built at about the same time as the house.

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

Architectural Inventory Form

Page 4 of 9

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**

35. Historical background:

Routt County Assessor records indicate that this house was built in 1910. Information regarding the early owners and residents of this house has not been uncovered; however, historic articles from the *Steamboat Pilot* indicate that it was constructed during a residential building boom in 1909-1910. On March 16, 1910, under the heading "Building Boom - Steamboat Still Continues to Make Records in Construction," the *Pilot* reported:

"The record of 1909 in the way of buildings promises to be far eclipsed in Steamboat the present year. Up in the eastern part of town is growing wonderfully nearly a dozen new residences being in the course of construction or recently completed. They are all big, handsome buildings, too, costing up to \$4000. Crawford addition is no longer out of town, for the intervening distance, including the First and Norvell additions, is all built up and it is now a very handsome part of town. Other residences are planned to begin soon in the residence districts, while some substantial business buildings will be put up this year also. Steamboat is growing more rapidly than any other town in the state."

Later that summer, on July 27, 1910, the *Pilot* proudly reported in an article titled "Steamboat Springs and Its Splendid Outlook," that:

"Steamboat Springs is growing faster than any other town in the state. New residences and business blocks are going up on every side and the present population of 2,000 will double and treble within the next few years."

Mountain States Telephone and Telegraph directories, and later Mountain Bell telephone directories, indicate that this house was owned and occupied by Chris E. VanCleave from at least 1956 until the early 1980s. The 1920 United States census lists a Mr. Church VanCleave, his wife Lila [?], son Chris (age 18), daughter Florence (age 16), and son Arthur (age 12), as residents of Milner in Routt County, west of Steamboat Springs. According to the census, both Church VanCleave (age 44), and his son, Chris VanCleave, both earned their living as "farmers." Additional biographical information regarding the VanCleave family was not uncovered at the Tread of Pioneers Museum. In recent years, this property has been owned and occupied by Paula Kovach/ Paula Sears.

Architectural Inventory Form

Page 5 of 9

36. Sources of information:

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

"Building Boom." *Steamboat Pilot*, March 16, 1910, p. 1.

"Steamboat Springs and Its Splendid Outlook." *Steamboat Pilot*, July 27, 1910, p. 1.

Fourteenth Census of the United States, 1920, Routt County Colorado, Precinct No. 23, Milner.

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."

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.

Architectural Inventory Form

Page 6 of 9

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. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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:

42. Statement of significance:

This property is historically significant for its associations with Steamboat Springs' residential development during the early 1900s, and it is also architecturally significant for its representative rectangular-shaped hip-roofed plan. The gambrel-roofed barn is also architecturally significant because it represents a once common, but now rare, building type in Steamboat Springs. Although this property's combined level of significance and integrity is not to the extent that it would qualify for inclusion in the National Register of Historic Places or in the State Register of Historic Properties, it may be considered eligible for local landmark designation in the Routt County Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property exhibits 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, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. The house's siding and extant front porch probably date to the 1950s or 1960s. There are no other apparent recent additions or adverse exterior alterations to either the house or garage/barn. The integrity of setting is enhanced by the presence of the intact historic garage/barn.

Architectural Inventory Form

Page 7 of 9

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:

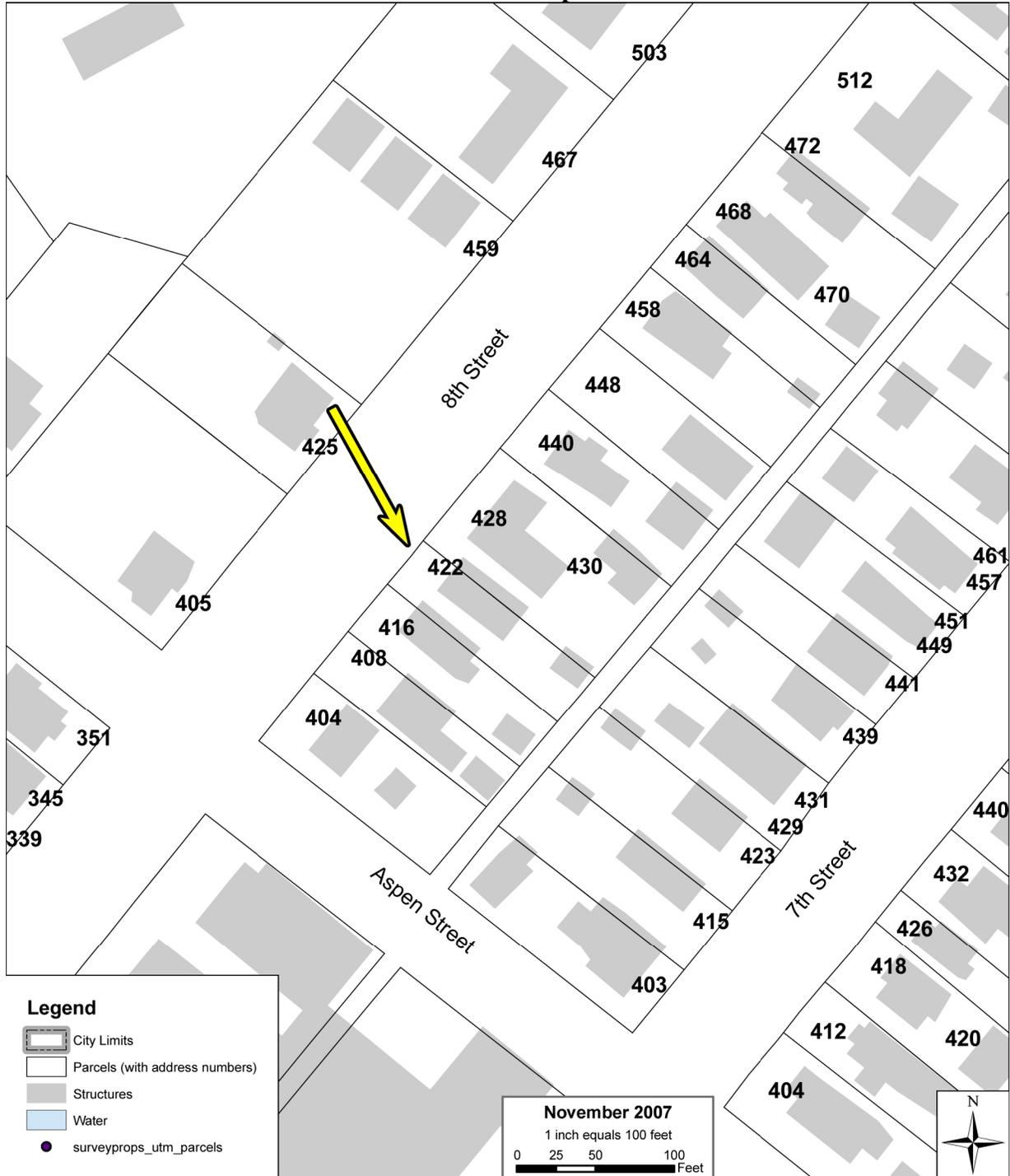
VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #1, Images 259-264** CDs filed at: **City of Steamboat Springs**
48. Report title: **Old Town Steamboat Springs Residential Survey** **137 10th Street**
49. Date(s): **05/10/08** **Steamboat Springs, CO**
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**

Architectural Inventory Form

Page 8 of 9

Sketch Map



Architectural Inventory Form

Location Map

