

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
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.2493** Parcel number(s): **100304042**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Boggs House**
- 6. Current Building Name: **Miller House**
- 7. Building Address: **428 8th Street**
- 8. Owner Name: **Richard Dean and Sally Anne Miller**
- Owner Organization:
- Owner Address: **3112 Rustic Court
Fort Collins, CO 80526**



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

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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** **344847 mE** **4483438 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 42 and 43, North 1/2 of Lot 41, South 1/2 of Lot 44, 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): **L-Shaped Plan**
15. Dimensions in feet: **1344 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal/Aluminum**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Metal Roof**
20. Special features:
Porch
Chimney
Garage/Attached Garage
21. General architectural description:
This is a single-story, wood frame, hip-roofed dwelling with an attached garage addition built onto its northeast (side) elevation, and an older shed-roofed enclosed rear porch addition built onto its southeast (rear) elevation. The original house is supported by a low stone foundation, and its exterior walls are clad with beige color horizontal aluminum siding. The hipped roof is moderately-pitched, and is covered with metal roofing material. The eaves are boxed, while non-historic skylights penetrate the northeast and southwest-facing roof slopes. A red brick fireplace chimney is located on the southwest elevation, and a tall brown brick chimney is located at the northeast end of the southeast elevation. The house's asymmetrical façade has been significantly altered from its historic appearance. A glass-in-wood-frame entry door, covered by a brown metal storm door, enters an enclosed porch from a rounded 3-step concrete stoop at the northwest end of the southwest (side) elevation. The concrete stoop is covered by a gable roof with knee brace supports. A band of three 5-light windows penetrates the enclosed porch at the southwest end of the front-facing northwest elevation. A band of three non-historic single-light casement windows also penetrate the northwest elevation, to the northeast of the enclosed porch. A slightly projecting rectangular bay, with three non-historic single-light windows, is located on the southwest elevation. This elevation is also penetrated by a large non-historic 1x1 horizontal sliding window. A wood-paneled door, with one upper sash light, and covered by a silver aluminum storm door, enters the enclosed shed-roofed porch on the southeast (rear) elevation.

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The attached two-stall garage addition to the original dwelling's northeast side has a concrete slab foundation, and beige color aluminum exterior siding over wood frame construction. The garage is covered by a shed roof, with metal roofing material, and with painted beige boxed eaves. A brown metal-paneled garage door on the front-facing northwest elevation opens onto a concrete driveway which extends to 8th Street. A painted brown wood-paneled door, with four upper sash lights, also enters the attached garage's northwest elevation.

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. The planted grass front yard is lined with decorative river rocks, and features a large fir tree adjacent to the driveway. The backyard is enclosed by a wood privacy fence and a chain link fence. A historic secondary building, of unknown original use, is located in the back yard. A large, modern, 2½-story secondary residence is located adjacent to the alley at the rear of the property.**

24. Associated buildings, features or objects:

Workshop

A small building, perhaps used historically as a workshop, is located in the backyard generally east of the primary dwelling. This rectangular-shaped building has painted white horizontal weatherboard exterior siding with 1" by 4" corner boards, and it is covered by a moderately-pitched front gable roof with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted white and are exposed beneath the eaves. A painted white wood-paneled door, with four upper sash lights, enters the building on its southeast elevation. A set of paired 6/6 double-hung sash windows penetrate the southwest elevation. A 24-light window penetrates the southeast elevation. A 2-light window penetrates the northwest elevation.

Secondary Residence

A modern 2½-story secondary dwelling is located adjacent to the ally at the rear of the property. This residence, which incorporates a two-stall garage in its lower level, is supported by a low concrete foundation. Its first and second story walls are clad with contrasting shades of beige color stucco, and it is covered by a cross gable roof, with red asphalt composition shingles and painted buff red boxed eaves. Decorative painted buff red purlins and a ridge pole with knee braces appear in the upper gable end. Large intersecting gables on the southwest and northwest elevations extend to cover balconies. A shed-roofed dormer, with two 6-light glass block windows, is located on the northwest-facing roof slope. A white metal-paneled door, with nine upper sash lights, enters the southeast end of the southwest elevation from a small shed-roofed porch. Two beige color roll-away garage doors on the southeast elevation open onto a short concrete driveway which extends to the alley.

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**

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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 428 8th Street, as well as the two adjacent houses to the southwest at 416 and 422 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 has been significantly altered from its original appearance. The shed-roofed extension to this house's southeast (rear) elevation is probably an early addition, while the attached garage is a modern addition. The house's front porch and windows have also been altered. The secondary residence was built in 2006.

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**

35. Historical background:

The First Addition to Steamboat Springs was platted in 1909, and this house, along with other residences, was constructed the following year. Information about the earliest owners and residents of this property has not been uncovered. The property, however, was owned and occupied by William H. and Sylvia Boggs from at least 1956 until the late 1960s. William H. "Harold" Boggs was the founder and long time owner of Boggs Hardware Store at 730 Lincoln Avenue in downtown Steamboat Springs. According to his obituary, Harold was born in Reamsville, Kansas on March 4, 1911, the son of John and Daisy Boggs. He passed away at the Doak Walker Care Center in Steamboat Springs on November 23, 2003 at the age of 92. In 1939, after enduring years of the Great Depression and the Dust Bowl era of the eastern plains, Harold sold his family's farm near Burlington and came west to Steamboat Springs. Here, Harold purchased the local Gambles store, and then founded Boggs Hardware in 1939. Soon after, though, Harold served in the U.S. Army during World War II. Following the war, he contracted rheumatic fever, and was sent to the Glenwood Springs Hot Springs Hospital for treatment. There, he met a young nurse named Sylvia. As related in his obituary, upon his arrival, "Harold asked Sylvia, 'Am I at the right hospital?' 'You sure are,' Sylvia replied. Harold recovered and he and Sylvia [maiden name unknown] were married in July 1948." Harold and Sylvia raised two sons, Doug and Garry, in Steamboat Springs. The retired from the hardware business in 1974, passing the business onto the Boggs' family's next generation. In the ensuing years they continued to live in Steamboat Springs during the summer months, while spending the winters in Mesa, Arizona. Boggs Hardware later was owned by Bob and Catherine McCullough before it finally went out of business in January of 2003.

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36. Sources of information:

"Boggs Hardware to Close Shop." *Steamboat Pilot and Today*, January 25, 2003. Located in clipping file at Tread of Pioneers Museum.

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.

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."

"William Harold Boggs." (obituary) *Steamboat Pilot and Today*, n.d. (circa November 24, 2003). Located in clipping file at Tread of Pioneers Museum.

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.

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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.
- Not Applicable 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.
- Not Applicable 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 house may have been historically significant for its association with Steamboat Springs' residential development during the early 1900s, and it was perhaps also architecturally significant as a representative Hipped-roof Box type dwelling. Due to a loss of integrity, though, the property is no longer able to adequately convey a sense of its former potential historical and architectural significance. This property, therefore, may be considered ineligible for listing in the National and State Registers, and ineligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property displays a below average 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 physical integrity is diminished by an attached garage addition, and by other alterations. The integrity of setting has been compromised by the construction of a large incompatible secondary residence on the back half of the lot.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Not 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 251-258** CDs filed at: **City of Steamboat Springs**

48. Report title: **Old Town Steamboat Springs Residential Survey** **137 10th Street**

49. Date(s): **Phase V** **05/10/08** **Steamboat Springs, CO**
80477

50. Recorder(s): **Carl McWilliams**
Timothy Wilder

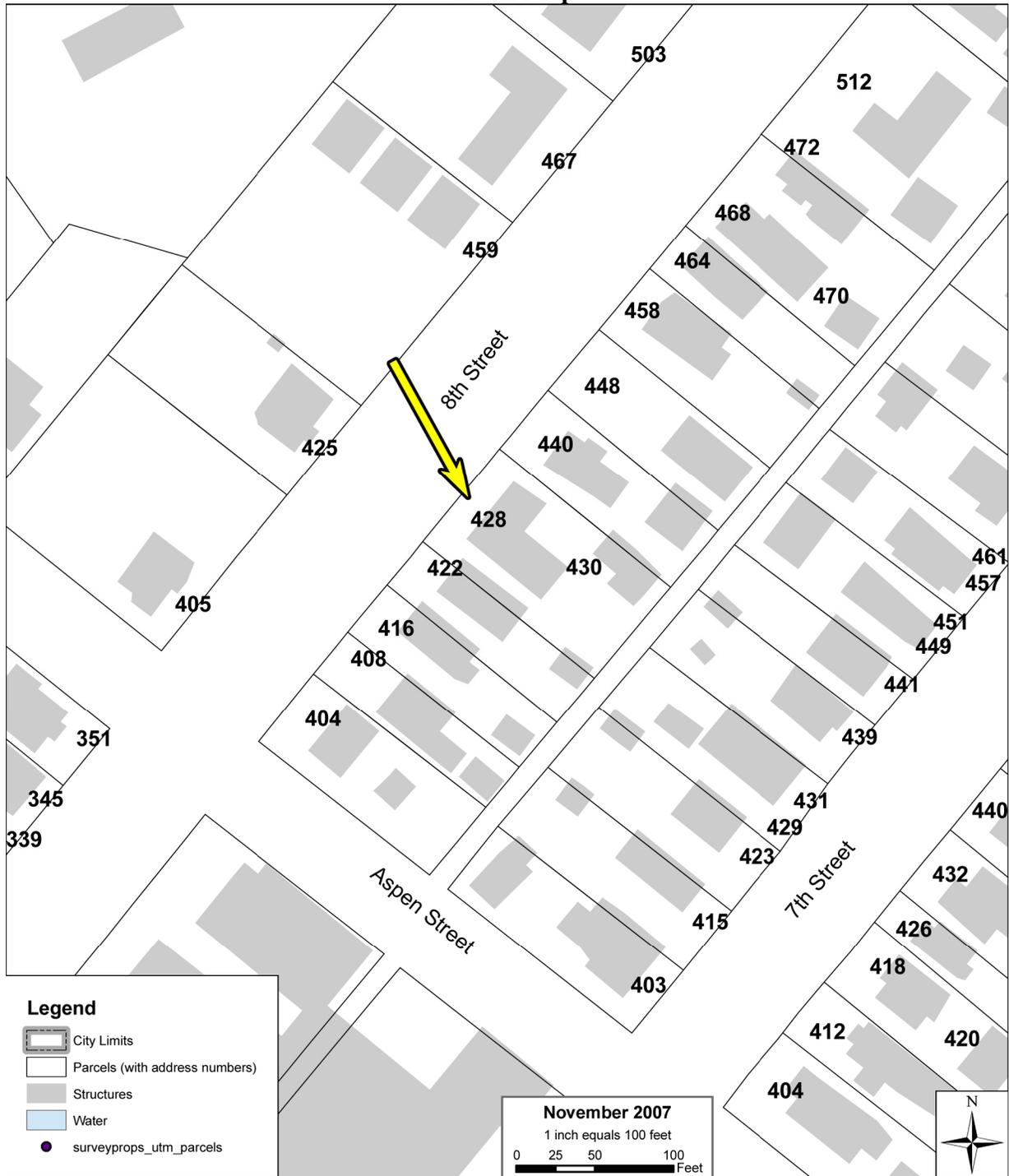
51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**
Fort Collins, CO 80525

53. Phone number(s): **(970) 493-5270**

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Sketch Map



Architectural Inventory Form

Location Map

