

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.2494** Parcel number(s): **100304050**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Hidy House**
- 6. Current Building Name: **Brown House**
- 7. Building Address: **464 8th Street**
- 8. Owner Name: **Kelly K. Brown**
- Owner Organization:
- Owner Address: **P.O. Box 774086**
Steamboat Springs, CO 80477



| | |
|---|---------------------|
| 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**
NW ¼ of NE ¼ of SW ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344887 mE** **4483488 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **North 1/2 of Lot 50, All of Lot 51, 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: **1430 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
Fence
21. General architectural description:
This Bungalow style house is supported by a concrete foundation, faced with river rock, and its exterior walls are clad with beige color stucco. The dwelling is covered by a clipped gable roof, with an intersecting clipped gable addition extending over the back half of the original roof. The roof is covered with metal roofing material, with painted white rafter ends exposed beneath widely-overhanging eaves. Grey color wide horizontal composition board siding appears in the upper gable ends, while a red brick chimney is located just below the ridge on the southwest-facing roof slope. A painted white glass-in-wood-frame door enters the southwest (side) elevation from a non-historic entry porch which is recessed under the clipped gable addition. Another entry door leads into the back half of the addition at the southeast end of the southwest elevation, beneath a balcony with a painted white wood railing. The home's windows predominantly feature painted white wood frames and surrounds. A band of three horizontally-oriented fixed-pane windows is located in the façade's upper gable end. A band of three 1/1 double-hung sash windows penetrates the façade wall directly below the three fixed-pane windows.
22. Architectural style:
 Building type: **Bungalow**

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23. Landscape or special setting features: **This property is located on the southeast side of 8th Street in the block northeast of Aspen Street. The planted grass front yard is landscaped with low plantings along the perimeter of the house. A wood privacy fence encloses the backyard.**

24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1924** 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:
Routt County Assessor records list 1924 as this house's year of construction. This date seems plausible given the dwelling's Bungalow style and overall appearance and condition. The original dwelling has been altered by the construction of a rear addition which extends above the original roof line.

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, which encompasses the land where this house is located, was platted in 1909, and several houses were constructed in this block the following year. This house, near the northeast end of the block, was not built until 1924, however. Information regarding the house's early owners and residents has not been uncovered; however, a chronology of the home's residents from 1956 to the present (2008) is gleaned from Mountain States Telephone and Telegraph directories, and later from Mountain Bell telephone directories for Steamboat Springs. The directories list James Hidy as this property's resident in 1956, followed by Melvin Richmond in 1961, and Gladys M. Story in 1970. Tod and Robin Allen then resided here in the years surrounding 1980, followed by Roger Fuller in the late 1980s and early 1990s. Routt County Assessor records, meanwhile, indicate that the property was owned by the Whitmer family in the years prior to 1979, and that it was subsequently owned by the Mosher family from 1979 until the early 1990s. The Whitmer and Mosher names were not found in the directory listings in association with this property, thus, they may have maintained it as a rental during those years. Tod and Robin Allen presently reside at 1006 Crawford Avenue and are the proprietors of Allen's Clothing in downtown Steamboat Springs.

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36. Sources of information:

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."

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. |
| 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. |

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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 dating from the time of its construction, circa 1924, and it is also architecturally significant for its representative Bungalow style of architecture and for such features as its clipped gable roof. Due to a loss of integrity, however, this building is no longer able to adequately convey a sense of its historic and architectural significance. As such, it may be considered ineligible for inclusion in the National and State Registers, and ineligible 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 less than optimal 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 historic dwelling's integrity has been compromised by the construction of a large rear addition which extends above the original roof line, and the front entry porch has been altered as well. A sense of time and place of a 1920s Bungalow style dwelling remains only partially intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

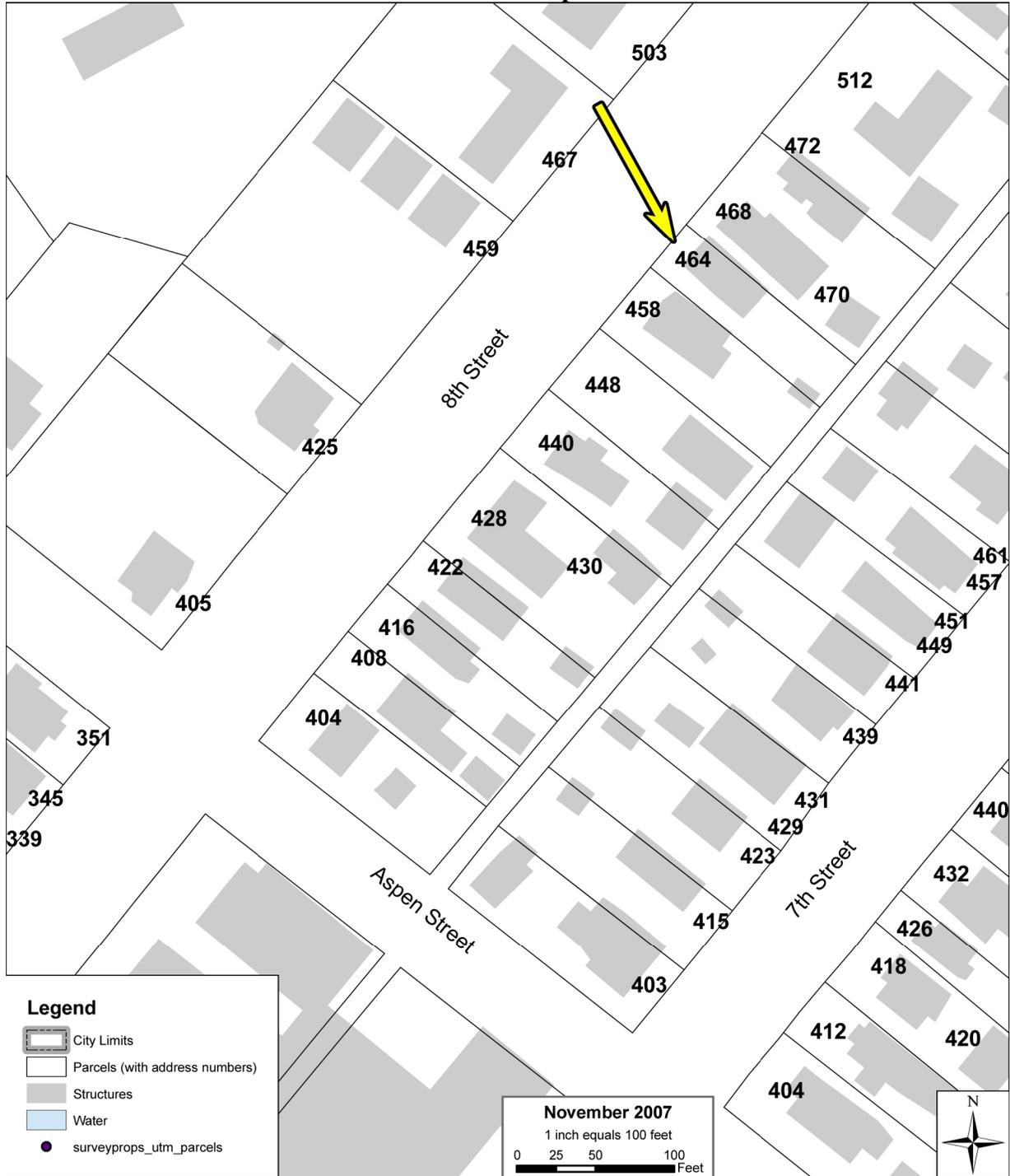
44. National Register eligibility field assessment: **Not Eligible**
Local landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? Yes No
Discuss: **Historic buildings within the survey area do not collectively possess sufficient historical or architectural 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 240-244** CDs filed at: **City of Steamboat Springs**
48. Report title: **Old Town Steamboat Springs Residential Survey Phase V** **137 10th Street**
49. Date(s): **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**

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

