

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.2495** Parcel number(s): **100302010**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Eckstein House; Brodel House**
- 6. Current Building Name: **Hicks House**
- 7. Building Address: **327 9th Street**
- 8. Owner Name: **Wendell C. and Beth A. Hicks**
- Owner Organization:
- Owner Address: **P.O. Box 771023**
Steamboat Springs, CO 80477



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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**
SW ¼ of NW ¼ of SW ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344649 mE** **4483448 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Tract East of Soda Creek, 110 FT. on 9th Street, Block 2**
 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: **1937 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Synthetics/Vinyl**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
Garage/Attached Garage
Window/Glass Block
21. General architectural description:
This 1.5-story wood frame dwelling is supported by a low concrete foundation, and its exterior walls are clad with beige color horizontal wood siding. The house's side gable roof is steeply pitched, and is covered with metal roofing material. The eaves are boxed, with painted beige wood trim, and a red brick chimney is located on the northwest-facing roof slope. The dwelling's façade faces toward 9th Street on the southeast elevation. A white metal storm door enters an enclosed 4' by 4' gabled porch from a deck made of recycled material which covers the southwest half of the façade. A vertically-oriented glass block window penetrates the façade wall. Windows elsewhere are primarily 1x1 horizontal sliders; however, the southwest elevation is penetrated by three 1/1 double-hung sash windows.
- An attached garage, which measures approximately 20' by 20', is located on the house's northeast elevation. The garage has a concrete slab foundation, with beige horizontal vinyl clad walls, and a side gable roof covered with metal roofing material. A white metal-paneled garage door, and a beige metal-paneled door, penetrate the garage's southeast elevation. These doors open onto an asphalt driveway which extends to 9th Street to the southeast.**
- A shed-roofed addition is located at the southwest end of the house's northwest (rear) elevation.**

Architectural Inventory Form

Page 3 of 8

22. Architectural style: **No Style**
 Building type: **Ranch Type**
23. Landscape or special setting features: **This property is located on the northwest side of 9th Street in the block between Pine and Aspen Streets. Soda Creek, flowing generally northeast to southwest, is located directly behind (northwest of) this property.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1942** 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:
Wendell and Beth Hicks, owners and residents of this house since 1966, related that the house was built at Hahn's Peak (probably in the early 1940s), and was moved to this site in Steamboat Springs by Chuck Eckstein. This house's address (327 9th Street) is not listed in the 1956 Steamboat Springs telephone directory; however, it is listed in the (next available) 1961 directory. The dwelling, thus, was likely moved here between 1956 and 1961. The attached garage, and a small shed-roofed extension to the northwest elevation were added to the dwelling at this location prior to when Mr. and Mrs. Hicks acquired the property in 1966.
30. Original location: Moved: Date of move(s): **circa 1958**

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**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

Wendell and Beth Hicks, who have owned and lived here since 1966, related that this house was built at Hahn's Peak (probably in the early 1940s), but was moved by Chuck Eckstein to this location in Steamboat Springs (probably between 1956 and 1961). Information regarding the building's early history at Hahn's Peak has not been uncovered. This address (327 9th Street) first appears in Steamboat Springs telephone directories in 1961, with Frank Brodel listed as the resident at this location. In 1966, the property was acquired by Wendell and Beth (Weeks) Hicks, and they have made their home here from that time to the present (2007). Ralph and Helen Weeks, Beth's parents, helped the young couple acquire the property in 1966 by first purchasing it themselves and then selling it to their daughter and son-in-law. As of 2007, Wendell Hicks has been employed at the Steamboat Lumber Company for forty-three years, while Beth has been employed by the Rabbit Ears Motel in downtown Steamboat Springs for thirty-six years.

36. Sources of information:

Hicks, Beth and Wendell. Oral interview with Carl McWilliams, October 23, 2007

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.

Architectural Inventory Form

Page 5 of 8

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:

Because it was moved to this location from Hahn's Peak in the late 1950s, this house was not historically associated with Steamboat Springs' development prior to that time. As a result, this property may be regarded as ineligible for individual listing in the National and State Registers, and ineligible for listing in the Routt County Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property exhibits a marginal 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 building has been moved from its original location at Hahn's Peak, and, thus, has lost its original integrity of setting; however, the building has now been at its present location for nearly fifty years. The dwelling at this location has been altered by the construction of an attached garage addition, and a small rear addition, both prior to 1966. More recently, the house has been sided with vinyl. Some of the windows also appear to have been altered.

Architectural Inventory Form

Page 6 of 8

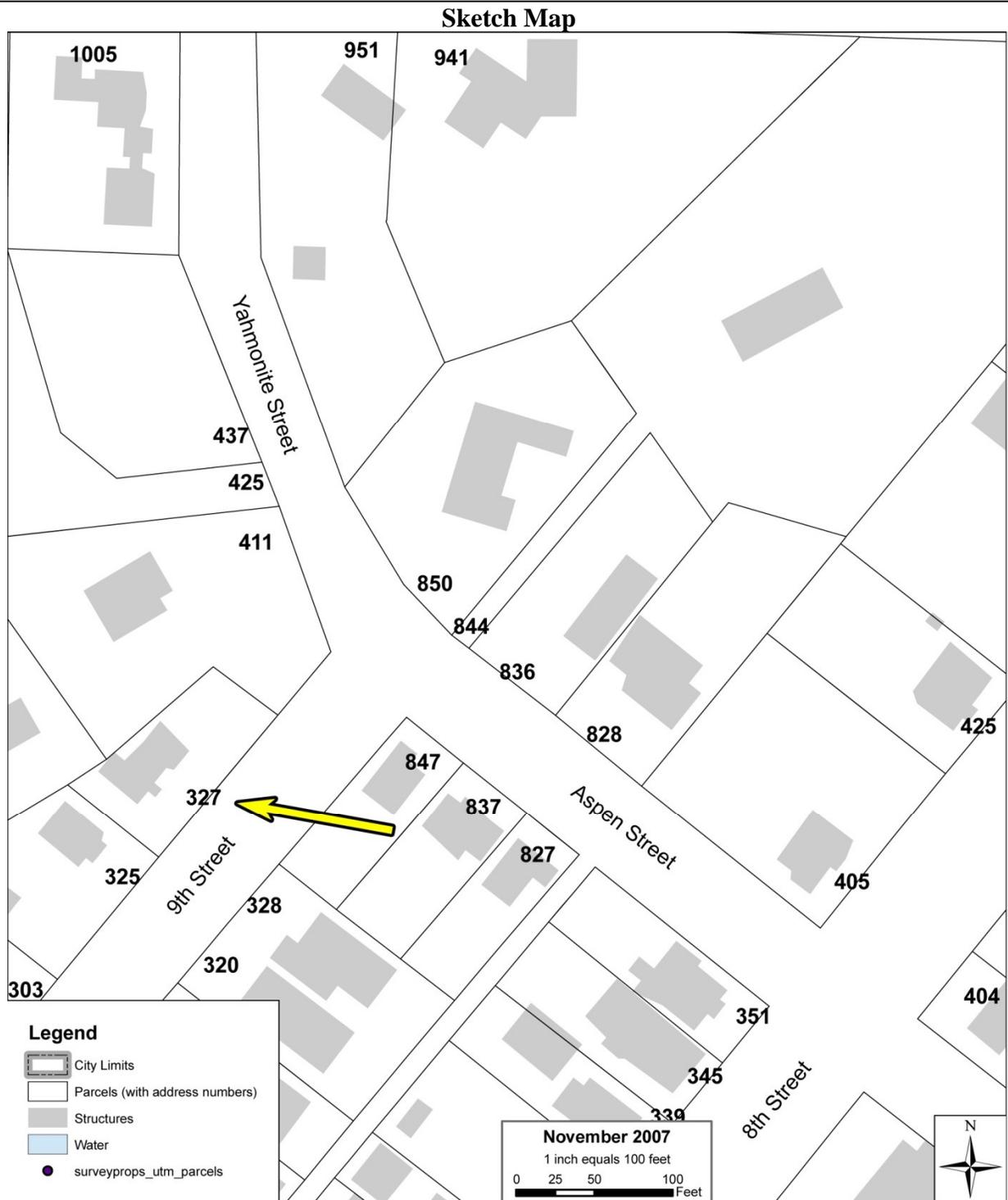
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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 215-218 | 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



Architectural Inventory Form

Location Map

