

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH P use only)

OAH P1403
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.2460** Parcel number(s): **144401014**
- 2. Temporary resource number:
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Forgey House; Werner House**
- 6. Current Building Name: **Seabert House**
- 7. Building Address: **210 Hill Street**
- 8. Owner Name: **Elizabeth G. & C. Walter Seabert**
- Owner Organization:
- Owner Address: **35 Valverdant Circle
Steamboat Springs, CO 80487-3063**



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**
 ¼ of ¼ of ¼ of ¼ of Section
10. UTM reference (Datum: NAD27)
 Zone: **13** **345112 mE** **4483340 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lot 14, Westerly 2 FT OF Lot 15, Easterly 18 3/4 FT of Lot 13 Block 1**
 Addition: **Norvell** Year of addition: **1908**
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: **1260 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Garage/Attached Garage
Fence
21. General architectural description:
This 1½-story wood frame dwelling is supported by an unpainted concrete foundation, and its exterior walls are clad with beige color horizontal wood siding. The house is covered by a moderately-pitched front gable roof, with an extension of the roof covering the attached garage which forms the south (front) end of the west (side) elevation. The roof is covered with metal roofing material, and the eaves are boxed with painted purple wood trim. The dwelling's asymmetrical façade faces toward Hill Street on the south elevation. A painted lavender wood-paneled front door, with a large oval-shaped light, enters the façade from a 3-step wood porch. The porch is recessed under the front eave of the garage roof, and has a painted lavender wood railing and one 4" by 4" wood post support. Two non-historic 1x1 horizontal sliding windows penetrate the façade wall - one to the east of the entry porch, and the other in the upper gable end. The east elevation is penetrated by a single-light fixed-pane window and by two 1x1 horizontal sliding windows. The north (rear) elevation is penetrated by a 1x1 horizontal sliding window and by a small single-light window in the upper gable end. An enclosed rear porch, covered by a low-pitched gable roof, forms the west end of the north elevation. A painted white wood door, covered by a painted lavender wood screen door, enters the enclosed porch from a concrete stoop. A single-light window penetrates the porch wall to the west of the door.
22. Architectural style: **No Style**
 Building type:

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23. Landscape or special setting features: **This property is located on the north side of Hill Street in the block between Laurel and Short Streets. A planted grass front yard, and narrow side yard flank the house's south and east elevations. A planted grass backyard is enclosed by an older wood privacy fence. A concrete driveway extends from the street to the garage door at the west end of the façade.**

24. Associated buildings, features or objects:

Garage/Shed

A single-stall garage is located at the rear northwest corner of the property. This wood frame building measures 12' N-S by 16' E-W, and is supported by a concrete foundation. Its exterior walls are clad with vertical beige color metal siding, with horizontal wood siding in the upper gable ends. The garage's front gable roof is covered with metal roofing material laid over 1x wood decking. A painted beige vertical wood plank door enters the garage's east elevation. This building apparently is no longer being used as a garage.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1908** 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 indicate that this property was first developed in 1908. The extant building is either an entirely new dwelling (probably dating from the 1960s or 1970s), or it is a substantially remodeled version of the original dwelling.

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 indicate that this property was initially developed in 1908. Efforts to uncover information regarding the property's early owners and residents, at the Tread of Pioneers Museum, and through historic online articles from the *Steamboat Pilot* newspaper, have been unsuccessful. The Mountain States Telephone and Telegraph directory for 1956 lists Mrs. Harper L. Forgey as the resident of this property at that time. Harper L. Forgey (born in 1887 and died in 1952) is interred at the Steamboat Springs Cemetery, according to online Routt County Burial Index records. Later Mountain Bell telephone directories list Robert J. Werner as this property's resident during the 1970s and early 1980s, followed by E.A. Altman in the late 1980s. The property is presently owned by Elizabeth G. and Walter C. Seabert of Steamboat Springs, who apparently maintain it as a rental.

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."

"Routt County Burial Index." <http://yampavalley.info/history>

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:

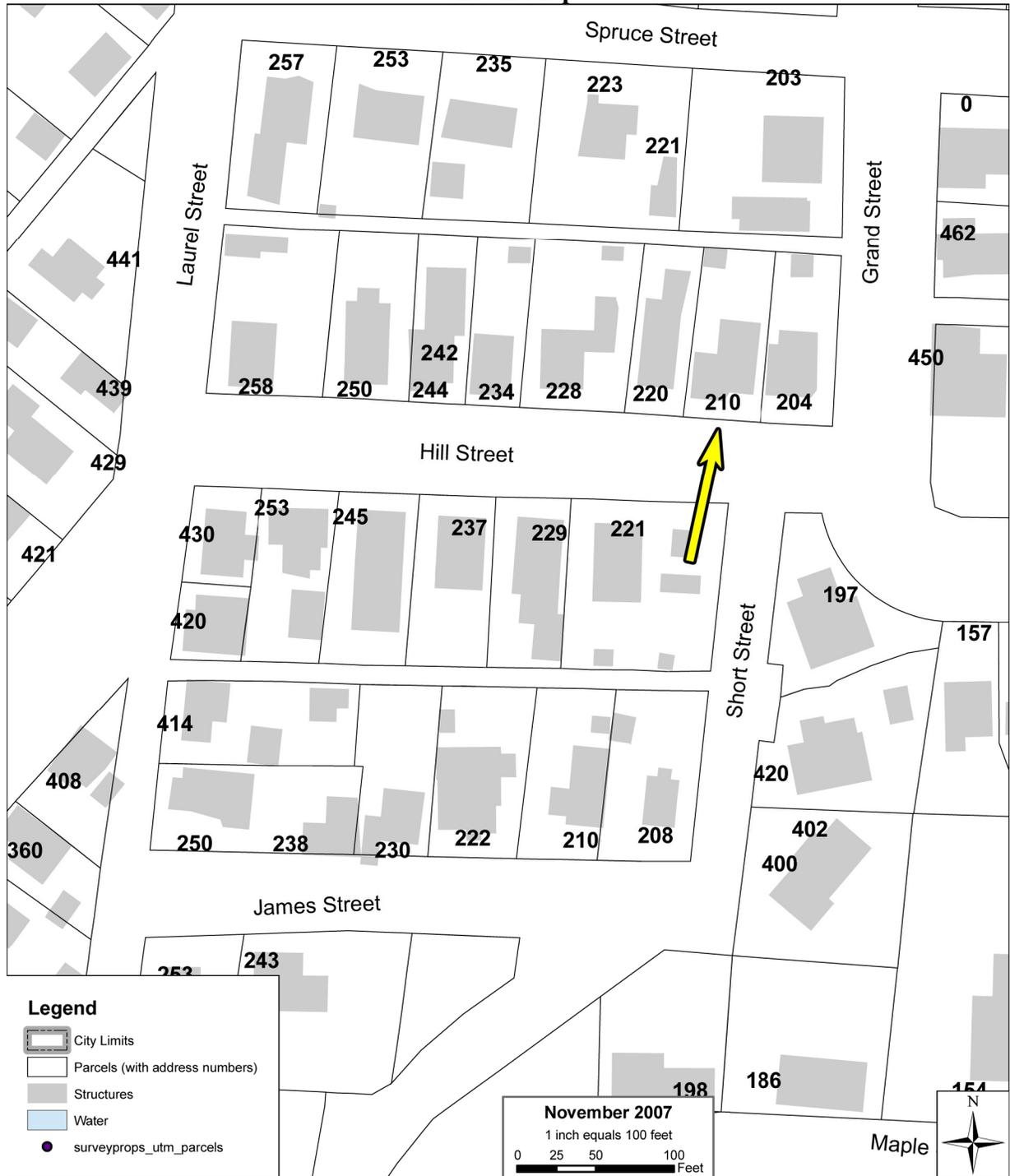
Due to a loss of integrity, this property may be considered ineligible for local landmark designation, and ineligible for listing in the National and State Registers.

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 house's vertical wood siding, the 1x1 horizontal siding windows, and the attached garage all appear non-historic. The enclosed rear porch is also likely not original. A sense of time and place of an early twentieth century dwelling is no longer intact.

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Sketch Map



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Location Map

