

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.2461** Parcel number(s): **144401012**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Raley House**
- 6. Current Building Name: **Hanley House**
- 7. Building Address: **220 Hill Street**
- 8. Owner Name: **David W. and Diana Gail Hanley**
- Owner Organization:
- Owner Address: **P.O. Box 880185**  
**Steamboat Plaza, CO 80488**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Not Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**  
**NW ¼ of SW ¼ of SE ¼ of SE ¼ of Section 8**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **345098 mE** **4483339 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **East 4 FT. of Lot 11, All of Lot 12, West 6 1/4 FT. of Lot 13, Block 1**  
 Addition: **Norvell Addition** 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: **1350 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Chimney**
21. General architectural description:  
**This single-story wood frame dwelling is supported by a painted cream white concrete foundation, and its exterior walls are clad with painted blue horizontal wood siding with 1" by 4" corner boards. The front part of the house is covered by a hipped roof, while the rear part of the house (which may be an early addition) is covered by a gabled roof. The entire roof is covered with brown metal roofing material, and the eaves are boxed with painted blue wood trim. There are two red brick chimneys: one located on the ridge, and the other on the south-facing roof slope. The house's façade faces toward Hill Street on the south elevation. A brown metal storm door leads from a 4-step concrete stoop at the west end of the façade into an enclosed front porch which is recessed under the front southwest corner of the house's hipped roof. A stained brown wood-paneled door leads from within the enclosed porch into the house's interior. All of the dwelling's windows feature painted blue wood frames and surrounds. The façade wall is penetrated by a 1x1 horizontal sliding window, and by an 8/1 double-hung sash window. Another 8/1 double-hung sash window is located in the north (rear) elevation's upper gable end. Windows elsewhere are primarily double-hung sash. A lower, single-story gabled addition has been built onto the east end of the north elevation. This addition measures approximately 20' N-S by 14' E-W, and rests on a low concrete foundation. Its exterior walls are clad with painted blue horizontal wood siding, with 1" by 4" corner boards, and it is covered by a gable roof with brown metal roofing material and painted blue boxed eaves. A 6-light window penetrates the addition's west elevation. A painted blue glass-in-wood-frame door enters the addition's north elevation from a concrete stoop.**

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22. Architectural style:

Building type: **Hipped-roof Box**

23. Landscape or special setting features: **This property is located on the north side of Hill Street in the block east of Laurel Street. A planted grass front yard and a narrow side yard along the west side of the house is modestly landscaped. A gravel driveway extends from the street to along the east side of the house.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1911** 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 dwelling was erected in 1911. A gabled addition appears to have been built onto the north (rear) elevation some years after the house's original construction.**

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:

**Routt County Assessor records indicate that this house was built in 1911. Efforts to uncover information about its early owners and residents, at the Tread of Pioneers Museum, and through historic online articles from the *Steamboat Pilot* newspaper, have been unsuccessful. Mountain States Telephone and Telegraph directories, and later Mountain Bell telephone directories, indicate that this property had many residents from 1956 until the mid-1980s. Jack H. Raley is listed as the home's occupant in 1956, followed by Michael Malone in 1961 and James K. Phelps in 1965 and 1970. No further information regarding these individuals was located in biographical files at the Tread of Pioneers Museum. David W. and Diana Gail Hanley are the property's current (2008) owners. They have held title to the property since October of 1987, according to Routt County Assessor records.**

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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."

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

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### 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:

**his property exhibits a somewhat 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 physical integrity has been diminished by probable alterations to the façade, by the alteration of some window openings, and by the probable construction of a rear addition. A sense of time and place of an early 1900s Hipped-roof Box dwelling remains only partially intact.**

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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 51-55**                      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**

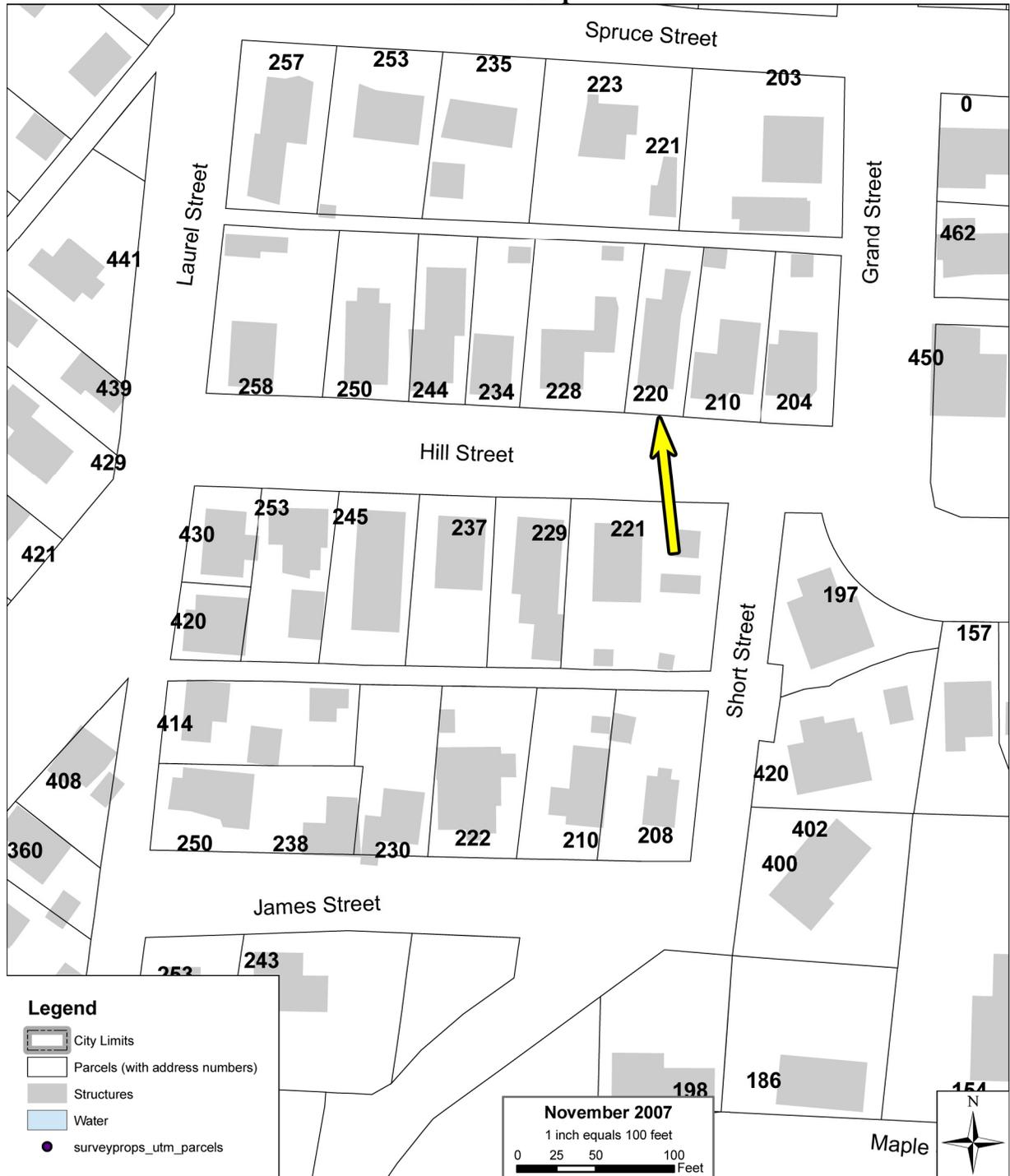
51. Organization:                      **Cultural Resource Historians**

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

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

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

