

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.2462** Parcel number(s): **144401009**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Chard House; Ambos House**
- 6. Current Building Name: **Newman House**
- 7. Building Address: **228 Hill Street**
- 8. Owner Name: **Matthew J. and Lynn S. Newman**
- Owner Organization:
- Owner Address: **P.O. Box 772286**
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**
NW ¼ of SW ¼ of SE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345081 mE** **4483339 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 9, 10, W. 21' of Lot 11, 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: **1904 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:
This is a two-story wood frame dwelling. It is supported by a low concrete foundation, and its exterior walls are clad with painted pale grey color horizontal weatherboard siding, with painted dark blue 1" by 4" corner boards. Stained brown variegated wood shingles appear in the upper gable ends, however, on the south and north elevations. The house is covered by a moderately-pitched front gable roof, with metal roofing material and with painted pale grey boxed eaves. The house features a symmetrical façade which faces toward Hill Street on the south elevation. A non-historic stained brown wood-paneled door, with a fanlight, and covered by a stained brown wood screen door, enters the center of the façade from a 3-step concrete porch, covered by a gable hood with knee brace supports. A shed-roofed rectangular bay, with two 1/1 double-hung sash windows is located on the east (side) elevation. A 1x1 horizontal sliding window, beneath a fixed-pane rounded arch window, penetrates the façade's upper gable end. Windows elsewhere are primarily single and paired 1/1 double-hung sash with white synthetic or metal frames and painted blue wood surrounds.
22. Architectural style: **No Style**
 Building type:
23. Landscape or special setting features: **This well-maintained property is located on the north side of Hill Street. Two large fir trees are located in the planted grass front yard. A concrete driveway extends from the street, along the east side of the house to a detached garage.**

Architectural Inventory Form

Page 3 of 8

24. Associated buildings, features or objects:

Garage

A detached single-stall garage is located just northeast of the house. The garage has a concrete slab foundation and floor, and its exterior walls are clad with painted pale grey horizontal weatherboard siding. Stained brown variegated wood shingles appear in the garage's upper gable ends. A wood-paneled roll-away garage door, on the south elevation, opens onto a concrete driveway which extends along the east side of the house to Hill Street. Low shed-roofed extensions are located on the garage's east and north elevations.

Shed

A wood frame shed, which measures approximately 8' by 12', is located at the rear of the property. This small building features painted pale grey horizontal weatherboard walls, with painted blue 1" by 4" corner boards. It is covered by a shed roof, with metal roofing material laid over 1x wood decking and 2x wood rafters.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1928** 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 1928 as this house's original date of construction. In 1990, owner Matt Newman added a second story to the home, upgraded its heat and electrical service, and re-sided both the house and garage with new weatherboard siding.**
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**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

Routt County Assessor records indicate that this house was built in 1928. Efforts to uncover information about its early owners and residents, through sources at the Tread of Pioneers Museum and through online historic issues of the *Steamboat Pilot* newspaper, have not been successful. Mountain States Telephone and Telegraph directories, and later Mountain Bell telephone directories, indicate that John J. Ambos was this property's resident in 1956, followed by W.M. Stender in 1965 and 1970. The property's address is not listed during some years in the 1980s, indicating that it may have been unoccupied for a time. No further information regarding the Ambos and Stender families was located in biographical files at the Tread of Pioneers Museum, or in online Routt County Burial Index records. Matthew and Lynn Newman have owned and occupied the property since 1986. They significantly remodeled the house in 1990, adding a second story, upgrading the heat and electrical service, and re-siding the house and garage with new weatherboard siding.

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.

Newman, Matthew. Oral interview with Carl McWilliams, October 2007.

"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.

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:

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 displays a below average level of integrity, relative to the seven aspects of integrity as defined by the Colorado Historical Society and National Park Service - location, setting, design, materials, workmanship' feeling and association. The physical integrity of the historic house has been compromised by a 1990 second story addition, as well as by the application of new siding and the alteration of some windows A sense of time and place relative to the historic 1920s dwelling on this property is no longer present.

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 56-62** CDs filed at: **City of Steamboat Springs**

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

49. Date(s): **10/31/07** **Steamboat Springs, CO**
80477

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

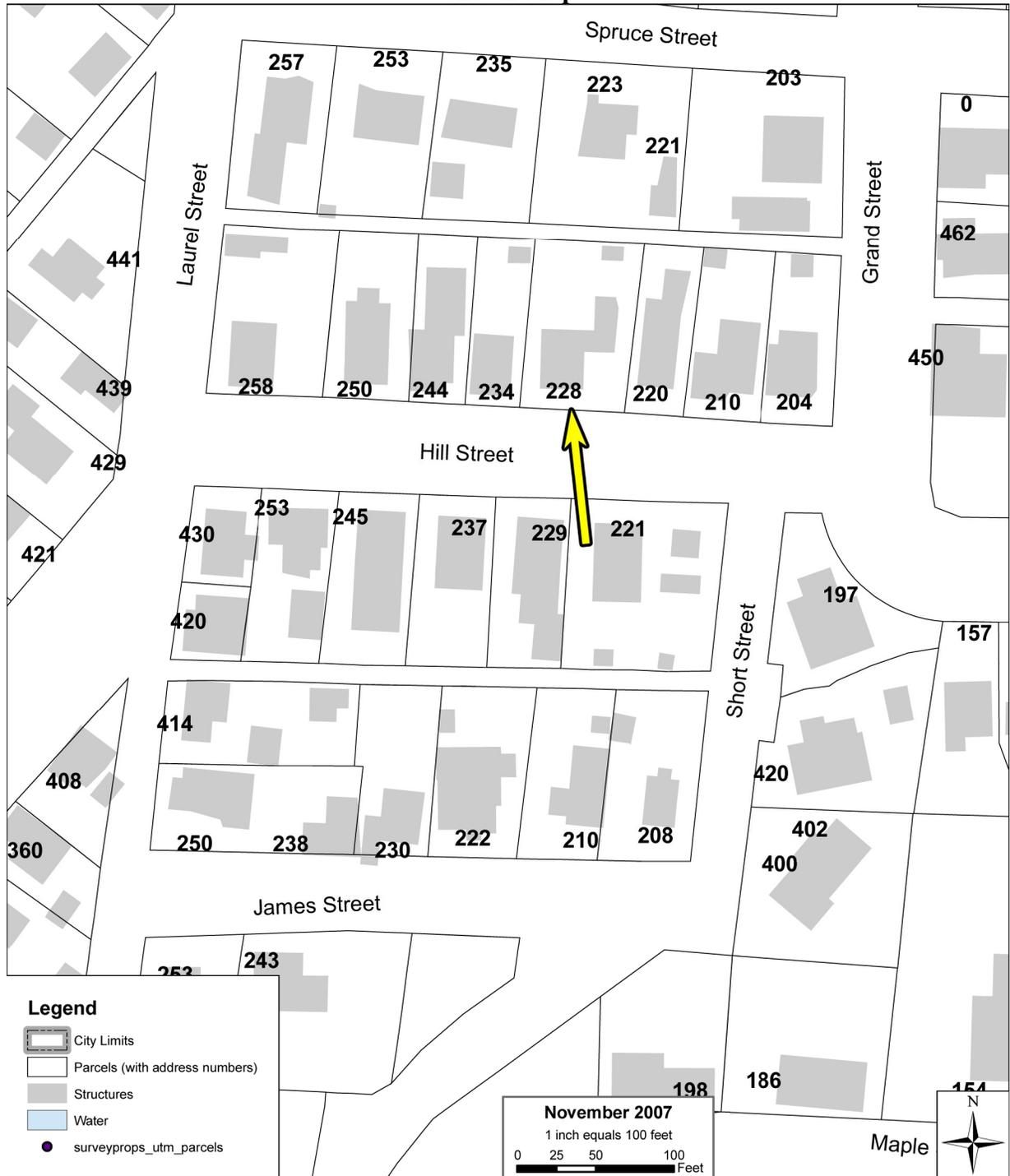
51. Organization: **Cultural Resource Historians**

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

