

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.2464** Parcel number(s): **144401004**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Not Applicable**
- 6. Current Building Name: **Howell House**
- 7. Building Address: **250 Hill Street**
- 8. Owner Name: **Jane M. Howell**
- Owner Organization:
- Owner Address: **P.O. Box 773142**  
**Steamboat Springs, CO 80477**



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

## Architectural Inventory Form

Page 2 of 7

### 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** **345041 mE** **4483339 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 4 and 5, 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: **1056 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
21. General architectural description:  
**This is a single-story, prefabricated, modular dwelling. It is supported by a low concrete foundation, and its exterior walls are clad with green horizontal wood siding. The house is covered by a low-pitched front gable roof, with asphalt shingles, and with painted green boxed eaves. The asymmetrical façade faces toward Hill Street on the south elevation. Here, a stained dark brown wood-paneled door, with an oval-shaped upper sash light, and with a glass-in-green metal frame storm door, enters the façade from a full-width front porch which is recessed under the front end of the house's low-pitched front gable roof. The porch is approached by three wooden steps, and features a wood plank floor, and painted green square wood posts which support the front end of the roof. A secondary entry door leads into the west (side) elevation from a small wood deck. Multi-paned horizontal sliding windows flank the front entry door, overlooking the front porch. Windows elsewhere, on the east, west, and north elevations, are primarily 1x1 horizontal sliders in metal frames.**
22. Architectural style: **Modern Movements**  
 Building type:
23. Landscape or special setting features: **This property is located on the north side of Hill Street, the second house east of Laurel Street. The front yard is xeriscaped with native stones, low plants and shrubs, and with two small aspen trees and a large spruce tree. A gravel driveway extends from the street to along the west side of the house.**

## Architectural Inventory Form

Page 3 of 7

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24. Associated buildings, features or objects: **Shed: A wood frame shed is located directly behind the house. This rectangular-shaped building rests on a concrete slab foundation, and its exterior walls are clad with painted green vertical wood siding with 1" by 4" corner boards. The shed is covered by a gambrel roof, with asphalt shingles and closed eaves. The entry door is on the west elevation.**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:    **1975**      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 prefabricated modular house was erected on this site in 1975. There are no apparent additions to the original dwelling.**

30. Original location:       Moved:                    Date of move(s):

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### 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 prefabricated modular house was erected in 1975. The property's address (250 Hill Street) is not listed in the 1980 or 1988-1989 telephone directories for Steamboat Springs. Jane M. Howell, the current owner, has held title to the property since July of 1990, according to Routt County Assessor files.**

36. Sources of information:  
**Heid, Corky. Oral interview with Carl McWilliams, October 2007.**

**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."**

## Architectural Inventory Form

Page 4 of 7

### 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.  |

39. Area(s) of significance:                    **Not Applicable**

40. Period of significance:                    **Not Applicable**

41. Level of significance:    National:                    State:                    Local:

## Architectural Inventory Form

Page 5 of 7

42. Statement of significance:

**This dwelling is of too recent construction to be considered for listing in the National or State Registers, or for local landmark designation.**

43. Assessment of historic physical integrity related to significance:

**This modular dwelling displays a high 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. There have been no apparent additions or adverse exterior alterations subsequent to its original construction.**

### 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 69-73**                      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**

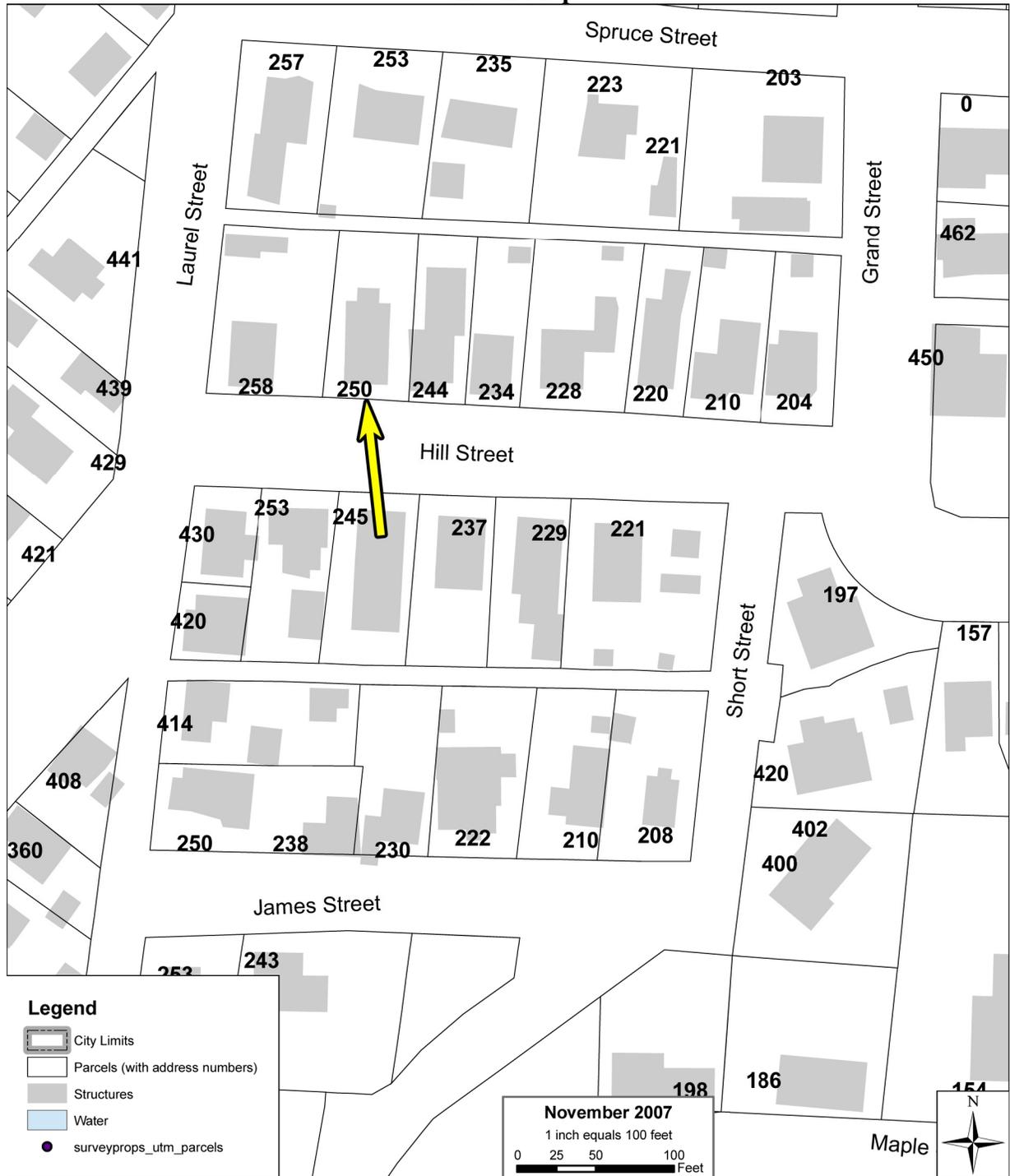
51. Organization:                      **Cultural Resource Historians**

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

