

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: **5RT.3357** Parcel number(s):
2. Temporary resource no.: **N/A** **115207011**
3. County: **Routt**
4. City: **Steamboat Springs**
5. Historic building name: **Concordia Evangelical Lutheran Parsonage**
6. Current building name: **Concordia Evangelical Lutheran House**
7. Building address: **579 Grand Street**
8. Owner name and address: **Concordia Evangelical Lutheran Congregation**
P. O. Box 770428
Steamboat Springs, CO 80477



National Register field eligibility assessment: **Not Eligible**
State Register field eligibility assessment: **Not Eligible**
Local Landmark eligibility field assessment: **Not Eligible**

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**
SW ¼ of NW ¼ of NE ¼ of SE ¼ of section 8
10. UTM reference (**NAD 27**)
Zone **13**; **345073** mE **4483543** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **2000** Map scale: **7.5'**
12. Lot(s): **11-13** Block: **7**
Addition: **Crawford Addition to Steamboat Springs** Year of Addition: **1902**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **1914 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Garage / Attached Garage, Dormers**
21. General architectural description:

This building consists of an original (circa 1940) dwelling, joined by a connecting element, to a large two-story addition. The ground floor of the addition is a two-stall garage, while the second floor is residential. The original dwelling consists of: a main, 1½-story, rectangular-shaped front gabled section; a one-story gabled projection at the south end of the east elevation (façade); and a one-story hipped-roof projection at the north end of the west elevation (rear). The main 1½-story gabled section measures 31' N-S x 43' E-W; the gabled projection on the façade measures 16' x 6'; the hipped-roof rear projection measures 15' x 7'.

The original residence is supported by a low unpainted poured concrete foundation, and its exterior walls are clad with painted beige horizontal wood siding with painted white 1" by 4" corner boards. The gabled roof is covered with brown metal roofing material, and the eaves are boxed with painted white wood trim. A painted beige brick chimney, with a metal cap, is located on the west elevation. A stained dark brown wood-paneled door, covered by an exterior storm door, enters the façade from an open 6' x 6' shed-roofed porch. This porch features a wood frame half wall and a painted white 6" x 6" wood post which supports the corner of the porch's shed roof. A stained brown solid wood door, covered by a white metal storm door, enters the west elevation. The front door is flanked by two single-light casement windows. The façade wall is penetrated by a single-light fixed-pane window, flanked on each side by a single-light casement window. Windows elsewhere are primarily single-light casements with painted white wood surrounds.

A shed-roofed connecting element, which measures approximately 15' x 8', connects the rear northwest corner of the dwelling to the two-story addition. The addition features a rectangular plan, measuring approximately 26' N-S x 24' E-W. The addition rests on a low poured concrete foundation, with a poured concrete slab floor in the garage. The exterior walls are clad with painted beige horizontal wood siding, with painted white 1" by 4" corner boards. The roof is a moderately-pitched front gable, covered with brown metal roofing material, and with painted white boxed eaves. Low profile shed-roofed dormers, each with two 1/1 sash windows, are on the east and west facing roof slopes. Two white metal rollaway garage doors on the north elevation open onto a concrete driveway which extends to Logan Avenue. The north elevation's second story wall contains two sets of paired single-light casement windows, with the inner windows each topped by a transom window.

22. Architectural style/building type: OAHLP Lexicon: **No Defined Style**
Steamboat Springs Lexicon: **Steamboat Springs Wood Frame**

23. Landscaping or special setting features:
This property is located at the southwest corner of Grand Street and Logan Avenue. The east – west trending paved alley between Logan and Missouri Avenues is to the south. The north and east sides of the dwelling are flanked by a nicely landscaped planted grass lawn with stands of aspen trees.

24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1940** Actual:
Source of information: **Routt County Assessor records, Steamboat Springs telephone directories**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **Unknown**
Source of information: **N/A**
28. Original owner: **Concordia Evangelical Lutheran Church**
Source of information: **Routt County Clerk and Recorder records**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Routt County Assessor records indicate that this property's original gabled dwelling was built circa 1940, and that the two-story addition and connecting element (described above in section 21) were erected circa 1985. The original building's door and window openings were altered at an unknown date.
30. Original location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Religion / Religious-Related Residence**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Single family dwelling / former parsonage**

35. Historical background:

The Crawford Addition where this house is located was platted by James H. Crawford in 1902. As platted, the Crawford Addition encompassed lots and blocks on Hill Street, Spruce Street, Missouri Avenue, Logan Avenue, and Park Avenue, between Laurel Avenue and North Park Road. Crawford and his wife Margaret built the region's first permanent cabin in 1875, and are credited as the founders of Steamboat Springs. Residential development in the neighborhood occurred over an extended period of years, generally from the southeast to the northwest. The earliest houses were built on Hill and Spruce Streets, while those on Missouri Avenue and Logan Street were constructed somewhat later. According to Routt County Assessor records, this property's original dwelling was erected in 1940. Other lots in the Crawford Addition were not developed until after the end of World War II.

Routt County Assessor and Clerk and Recorder records reveal that from May 1949 to the present, this property has been owned by the Concordia Evangelical Lutheran Church of Steamboat Springs. The "Residential Property Appraisal Record" card for the property indicates that the original dwelling was erected in 1940, and that in May 1949 it was sold by a person with the surname of "Angell" to the "Concordia Evangelical Lutheran Congregation." The 1940 U. S. census lists Lynn Angell (age 33), his wife, Melvelyn (age 30), and an infant daughter, named Judith, as residing on 6th Street in Steamboat Springs. At that time, the census listed Mr. Angell's occupation as "linotype man, printing office," and Mrs. Angell's occupation as "graduate nurse."

The Concordia Evangelical Lutheran Church in Steamboat Springs traces its roots to 1936. From circa 1949 to the mid-1980s, the church was located at 110 Missouri Avenue, while this dwelling, located a block west of the church, served as the parsonage. Some of the pastors who lived in the residence include Herman Klein, circa late 1950s, E. L. Smith, circa early 1970s, and Marion Hofman, circa early 1970s.

Circa mid-to-late-1980s, the Concordia Evangelical Lutherans erected a new modern church] northeast of downtown at 755 Concordia Lane. The earlier church property at 110 Missouri Avenue was sold off and converted to residential use while the parsonage here at 579 Grand Street was retained by the Evangelical Lutherans. In recent years, it has been maintained as a rental property by the church. Recent tenants include Scott and Janis Hebert, Timothy Cartwright, and David McKnight.

36. Sources of information:

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Residential Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Steamboat Springs, CO. About 1910." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.

Steamboat Briefs: Evangelical Lutheran Church Secures New Pastor. *Steamboat Today*, November 20, 2015. <http://www.steamboattoday.com/news/2015/nov/20/steamboat-briefs-evangelical-lutheran-church-secur/>

U.S. federal census records (referencing the Angell family), accessed through www.ancestry.com.

VI. Significance

37. Local landmark designation: **N/A** Date of designation: **N/A**

Designating authority: **N/A**

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

38A. **Standards for Listing in the Colorado State Register of Historic Properties: Criteria for consideration of properties for nomination and inclusion in the Colorado State Register includes the following:**

A. The association of the property with events that have made a significant contribution to history;

B. The connection of the property with persons significant in history;

C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;

D. The geographic importance of the property;

E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria

38B. Applicable Steamboat Springs Landmark Criteria

A building, site, structure or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one (1) criterion in one or more of the following categories:

1. **Historic Importance.** The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.

2. **Architectural Importance.** The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.

3. **Geographic Importance.** The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

✓ Does not meet any of the above Steamboat Springs Landmark criteria.

39. Area(s) of significance: **N/A**

40. Period of significance: **N/A**

41. Level of significance: **Local**

42. Statement of significance:

This property is historically significant for its association with residential development in the Crawford Addition, and for its long use as the parsonage for the Concordia Evangelical Lutheran Church. Due to a loss of integrity, however, the property may be regarded as ineligible for inclusion in the National and State Registers, and ineligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property displays a below average level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and History Colorado - setting, location, design, materials, workmanship, feeling and association. The original dwelling's integrity has been compromised by the construction of a large two-story addition and connecting element, and by altered door and window openings.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

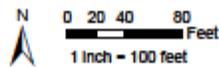
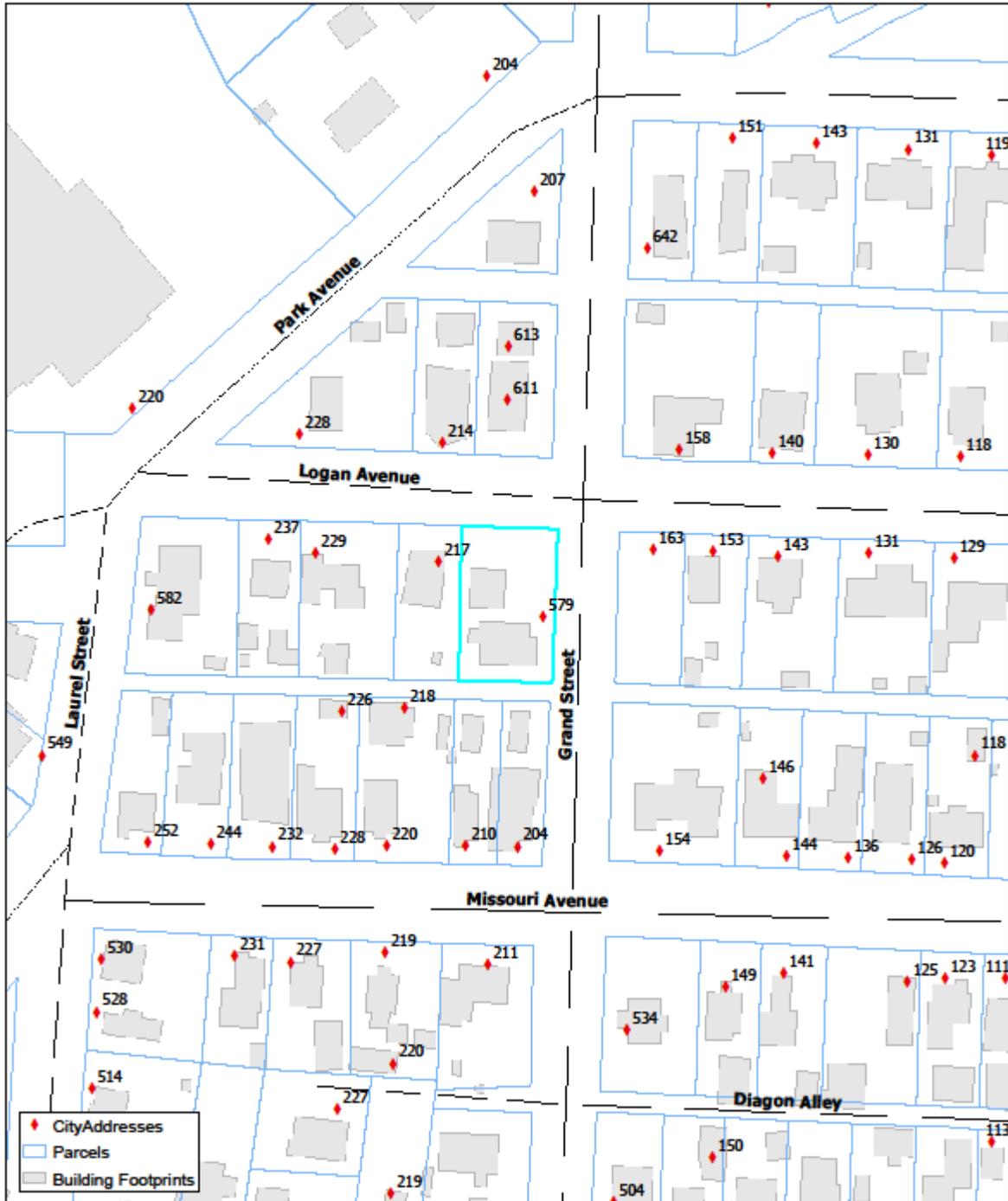
44. National Register eligibility field assessment: **Not Eligible**
State Register eligibility assessment: **Not Eligible**
Local Landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? **No**
Discuss: **Historic buildings within the survey area do 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 N.R. district potential, is this building contributing or noncontributing? **N/A**
46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1, Images 1-5**
CDs/Negatives filed at: **City of Steamboat Springs, 137 10th Street, Steamboat Springs, CO 80477**
48. Report title: **Old Town Steamboat Springs Residential Survey Phase X**
49. Date(s): **June 28, 2016**
50. Recorder(s): **Carl McWilliams**
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**
53. Phone number(s): **(970) 493-5270**

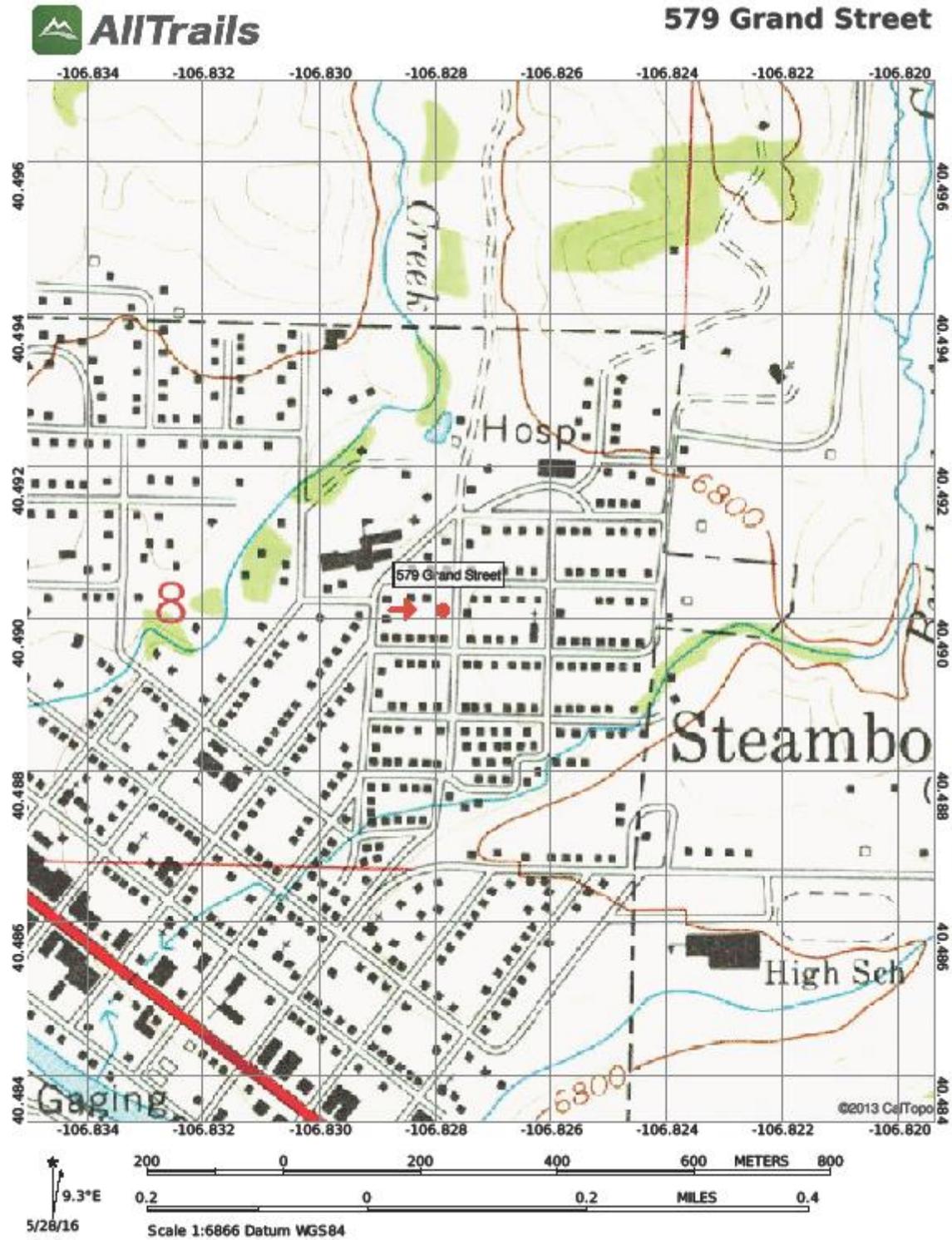
Sketch Map

579 Grand Street



Map Date: 09/14/2016
Imagery Date: 10/2015

Location Map





CD 1, Image 1, View to NW



CD 1, Image 2, View to SW



CD 1, Image 3, View to NE



CD 1, Image 4, View to West



CD 1, Image 5, View to South