

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.3363** Parcel number(s):
- 2. Temporary resource no.: **N/A** **115206014**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Chotvacs House**
- 6. Current building name: **Chotvacs House**
- 7. Building address: **105 Logan Avenue**
- 8. Owner name and address: **Maybelle Chovtacs**
P. O. Box 771005
Steamboat Springs, CO 80477



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- National Register field eligibility assessment: **Not Eligible**
 - State Register field eligibility assessment: **Not Eligible**
 - Local Landmark eligibility field assessment: **Not Eligible**
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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**; **345222** mE **4483543** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **2000** Map scale: **7.5'**
12. Lot(s): **14-16** Block: **6**
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: **2075 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Stucco, Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Chimney, Dormer. Garage / Attached Garage**
21. General architectural description:
This building is composed of the following elements: a small original (circa 1907) 1½-story front gabled dwelling, facing Logan Avenue, which measures 25' N-S (deep) by 23' E-W (across); a (circa 1971) two-story addition to the south (rear) elevation of the original dwelling, which measures 23' N-S by 14' E-W; another (circa 1971) two-story addition, with a garage in its lower level, built onto the south elevation of the previous addition, which measures 26' N-S by 20' E-W; a (circa 1996) shed-roofed enclosed porch connecting element, at the south end of the garage addition's west elevation, which measures 10' N-S by 9' E-W; a (circa 1996) two-stall garage addition, joined to the connecting element, and which measures 24' N-S by 26' E-W.

The original dwelling is supported by a low painted cream yellow concrete foundation, and its exterior walls are clad with painted cream yellow stucco over wood frame construction. Horizontal wood siding, also painted cream yellow, appears in the façade's upper gable end on the north elevation. The front gabled roof is steeply-pitched, with silver metal roofing material and boxed eaves. A non-historic shed-roofed dormer, with a 1x1 horizontal sliding window is on the west-facing roof slope. A red brick chimney is just below the ridge on the west-facing roof slope. A painted white wood-paneled door, with one upper sash light, and covered by a cream yellow wood storm door, enters the center of the symmetrical façade from an uncovered 4' x 5' wood stoop. The original dwelling's windows are entirely single or paired 1/1 sash, with painted white wood frames and painted brown wood surrounds.

The two 1971 additions rest on poured concrete foundations. They are of wood frame construction, with painted beige vertical wood exterior siding, and with gabled roofs. The roofs are covered with silver metal roofing material, and the eaves are boxed. A beige color metal rollaway garage door and a single entry door, open toward Larimer Street on the west elevation. Windows in the 1971 additions are 1x1 horizontal sliders.

The circa 1996 two-stall garage addition has a poured concrete foundation and a poured concrete slab floor. Its exterior walls are clad with beige color horizontal vinyl siding. The roof is a low-pitched front gable, with silver metal roofing material and boxed eaves. A wood-paneled rollaway garage door, and a single metal-paneled door with one upper sash light, in the south elevation, open onto a short concrete driveway which extends to the alley. This garage's east and west elevations contain 1x1 horizontal sliding windows.

22. Architectural style/building type: OAHPLexicon: **No Defined Style**
Steamboat Springs Lexicon: **Modified**

23. Landscaping or special setting features:

This property is located at the southwest corner of Logan Avenue and Larimer Street. A planted grass lawn surrounds the north, east, and west sides of the original house and its additions. The paved alley between Logan and Missouri Avenues is at the rear of the property to the south. A large fir tree is in the front yard. A large deciduous tree is near the front northeast corner of the property.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1907** Actual:
Source of information: **Routt County Assessor records, Steamboat Springs telephone directories**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **Original: Unknown**
Circa 1971 and 1996 additions: Frank Chotvacs
Source of information: **N/A**
28. Original owner: **Unknown**
Source of information: **N/A**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
According to Routt County Assessor records, this property's original ½-story front gabled dwelling was built in 1907, the two-story addition to the rear of the original was erected in 1971, along with another two-story addition incorporating a garage in its lower level, and a two-stall garage addition and connecting element was built in 1996. Maybelle Chotvacs who has owned and lived in the home since 1961 related that the 1971 and 1996 additions were constructed by her son Frank Chotvacs.
30. Original location: **Yes** Date of move(s): **N/A**

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:
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.

Routt County Assessor records list 1907 as this house's original dated of construction, although the building is not depicted on a retrospective plat map titled "Steamboat Springs, CO. About 1910." Produced in 1976, this map depicts much of this block as the site of "Walt Kemmer's Cow Pasture," with Mr. Kemmer's residence at the northeast corner of Missouri Avenue and Laurel Street.

For the past fifty-five years (1961–2016), the property has been owned and occupied by Maybelle Chotvacs. A Routt County native, Mrs. Chotvacs was born on June 30, 1929. She was married to Leslie Chotvacs, who was born in Pennsylvania on September 28, 1916 and died in Steamboat Springs on May 4, 1971. The son of Austrian immigrants Andrew and Susie Chotvacs, Leslie came to Colorado with his family in the late 1910s, initially to Boulder, and then to the coal mining community of Mt. Harris west of Steamboat Springs. Mt. Harris was home to mining families employed at three area mines: the Mt. Harris Mine, owned by the Colorado-Utah Coal Company, which operated between 1914 and 1958; the Wolf Creek Mine, which was opened by the International Fuel Company in 1915, and was later operated by the Pinnacle-Kemmerer Coal Company; and the Wadge Mine, which was operated by the Victor-American Fuel Company between 1917 and 1958. Leslie was the second oldest of six children. His brothers and sisters were: Julius (born circa 1915), Helen (born circa 1920), Albert (born circa 1923), Jolie (born circa 1926), and Cornelia (born circa 1928).

Leslie and Maybelle Chotvacs raised a family of five children in this home, with Maybelle carrying on following her husband's untimely death at the age of 54 in May of 1971. During his lifetime, Mr. Chotvacs supported the family in various ways, including working on area ranches, for the post office, and as a power company lineman. Mrs. Chotvacs related that she believes a long-term early resident of this home was a man who worked for the Forest Service; however, she could not recall his name. Albert R. Selk was the home's resident just prior to the Chotvacs, in the late 1950s. Mr. Selk was born in Iowa circa 1920. He had moved to Oak Creek by 1940, and was residing in this house in Steamboat Springs as of 1956. By 1965, Mr. Selk had moved to Walden where he was employed as a maintenance man by the State Highway Department.

36. Sources of information:

Chotvacs, Maybelle. Interview with Carl McWilliams, October 2015.

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."

Sanborn Insurance maps, published in July 1911 and June 1920

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

U.S. federal census records (referencing the Chotvacs family and Albert Selk), 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 dwelling is historically significant for its association with residential development in the Crawford Addition, dating from the time of its construction circa 1907. The original dwelling is also architecturally significant as a representative vernacular front-gabled dwelling dating from the early 1900s. The building's significance, however, is diminished due to a loss of integrity. As a result, 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 diminished level of historical 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. Multiple modern additions to the original dwelling (described above in section 21), have compromised the dwelling's ability to convey a sense of its historic and architectural significance.

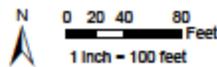
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility field assessment: **Not Eligible**State Register eligibility assessment: **Not Eligible**Local Landmark eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **No**

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 31-35**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**

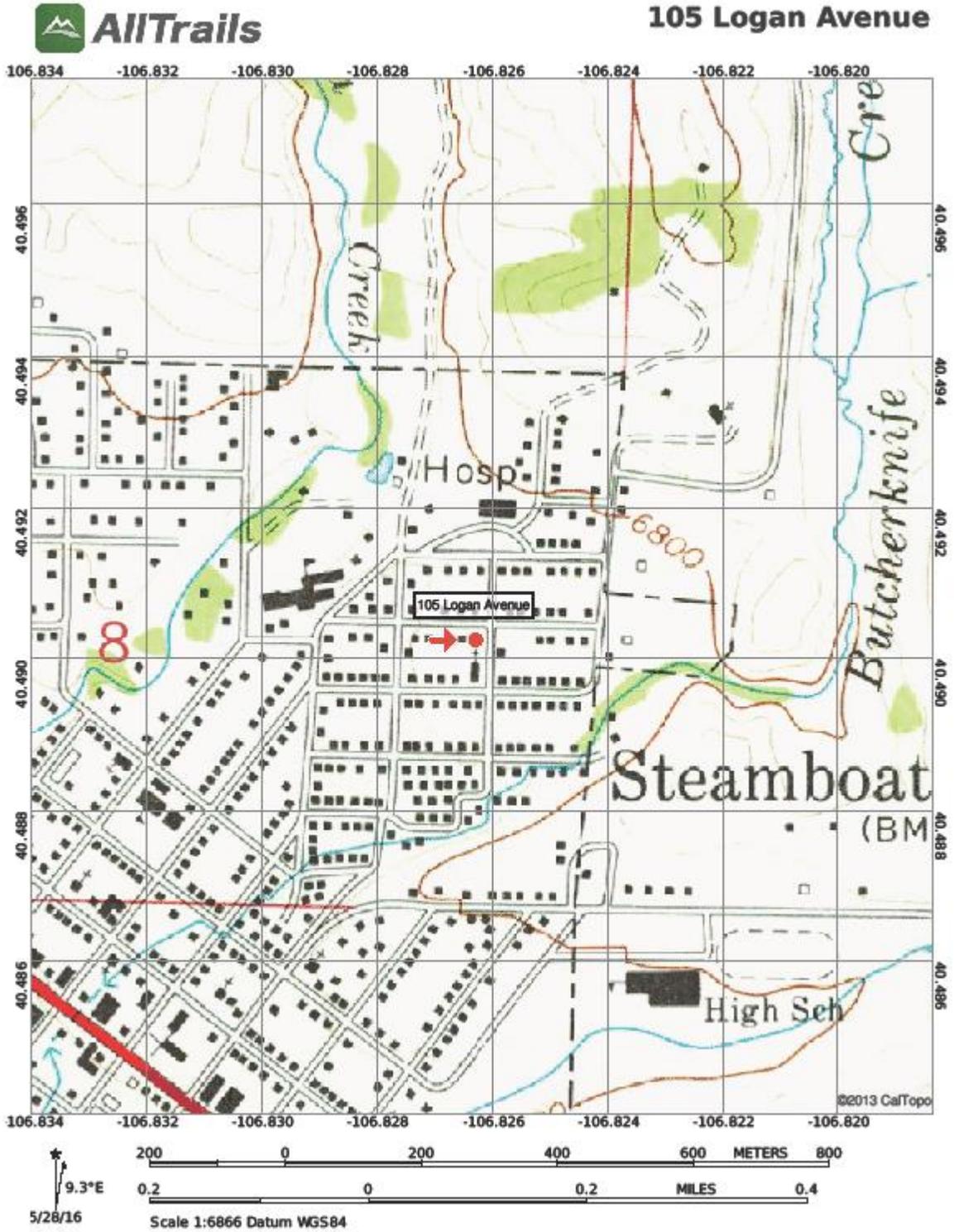
Sketch Map

105 Logan Avenue



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

Location Map





CD 1, Image 31, View to SE



CD 1, Image 32, View to SSW



CD 1, Image 33, View to SW



CD 1, Image 34, View to NW



CD 1, Image 35, View to NE