

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:        | <b>5RT.3365</b>                              | Parcel number(s): |
| 2. Temporary resource no.: | <b>N/A</b>                                   | <b>115207004</b>  |
| 3. County:                 | <b>Routt</b>                                 |                   |
| 4. City:                   | <b>Steamboat Springs</b>                     |                   |
| 5. Historic building name: | <b>Richmond House</b>                        |                   |
| 6. Current building name:  | <b>Hobson House</b>                          |                   |
| 7. Building address:       | <b>237 Logan Avenue</b>                      |                   |
| 8. Owner name and address: | <b>Paul L. Hobson &amp; Alison A. Hobson</b> |                   |
|                            | <b>P. O. Box 771384</b>                      |                   |
|                            | <b>Steamboat Springs, CO 80477</b>           |                   |



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National Register field eligibility assessment:	<b>Not Eligible</b>
State Register field eligibility 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 **84W**  
**SW ¼ of NW ¼ of NE ¼ of SE ¼ of section 8**
10. UTM reference (**NAD 27**)  
Zone **13**; **345022** mE **4483548** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **2000** Map scale: **7.5'**
12. Lot(s): **4, 5** 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): **Rectangular Plan**
15. Dimensions in feet: **1884 square feet**
16. Number of stories: **One (with a two-story addition)**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gabled Roof / Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**

21. General architectural description:

**This residence consists of an original (circa 1947) one-story, side-gabled, dwelling, and a large (circa 1985) two-story addition built onto the south (rear) elevation of the original dwelling. The small original dwelling measures 17' E-W (deep) by 24' E-W (across). The addition measures 30' N-S by 24' E-W.**

**The original dwelling rests on a poured concrete foundation, and its exterior walls are clad with painted cream yellow horizontal weatherboard siding with painted brown 1" x 4" corner boards. The side-gabled roof is moderately-pitched, with green metal roofing material, and painted brown and cream yellow boxed eaves. A stained brown wood-paneled door, with one upper sash light, enters the center of the façade (north elevation) from a small front porch. This porch features a wood plank floor, and a gable roof supported by painted cream yellow 4" x 4" wood posts. The façade wall contains an 8-light window east of the porch, and a 24-light window west of the porch, both with painted brown wood frames and surrounds. The original west elevation contains a 32-light window, also with painted brown wood frames and surrounds.**

**The two-story addition rests on a poured concrete foundation, and its exterior walls are clad with painted cream yellow horizontal weatherboard siding with painted brown 1" x 4" corner boards. The addition's roof is a low-pitched front gable, with the interior space enlarged on each side by broadening the roof pitches of an older more steeply-pitched roof. A painted brown wood-paneled door enters the**

addition's east elevation. A glass-in-wood-frame door enters the addition's south elevation. Windows in the addition are primarily single, paired, and tripled casements, with painted brown wood frames and surrounds.

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

23. Landscaping or special setting features:

**This property is located on the south side of Logan Avenue, the second residence east of Laurel Street. Two large deciduous trees are in the small planted grass front yard. A short gravel driveway extends from the street to near the northeast corner of the house along the east property line. The east – west trending paved alley between Logan and Missouri Avenues is behind the property to the south.**

24. Associated buildings, features, or objects:

**Garage**

**A single-stall garage, which measures approximately 22' by 14', is located adjacent to the alley near the rear southeast corner of the property. It has a poured concrete foundation and floor, stained light brown board and batten exterior walls, and a moderately-pitched gable roof. The roof is covered with corrugated metal, laid over 1x wood decking and 2x wood rafters. A white metal rollaway garage door on the south elevation opens onto a short gravel driveway which extends to the alley. The west elevation contains a 2-light window.**

**Shed**

**A wood frame shed, which measures approximately 16' by 12', is located in the backyard along the west property line. It has stained dark brown board and batten exterior walls, and a moderately-pitched gable roof, with corrugated metal roofing material laid over 1x wood decking. Stained dark brown rafter ends are exposed beneath the eaves. The entry door is in the north elevation, facing the back of the dwelling. An opening in the south elevation's upper gable end is shuttered with a board and batten door, side-hinged with metal strap hinges. Non-historic 2-light windows penetrate the south and east elevations.**

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **1920** 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: **Unknown**  
Source of information: **N/A**

29. Construction history (include description and dates of major additions, alterations, or demolitions): **Neighborhood residents report that the original one-story, side-gabled, section of this dwelling was among those moved to Steamboat Springs from Mt. Harris, a company coal mining town located between Steamboat Springs and Hayden. Founded in 1914, 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. In addition to houses for miners, store operators and others, Mt. Harris boasted an extensive number of businesses, a post office, a boardinghouse, hotels, a community center, mining company offices, and other improvements. The mines closed in the late 1950s, and the town's buildings were then sold at auction and either razed or moved to Steamboat Springs and other nearby towns. Several Mt. Harris houses were re-located to Old Town Steamboat Springs in the late 1950s and early 1960s, along with many former Mt. Harris families.**

However, Steamboat Springs' telephone directories indicate that the dwelling may not have been moved from Mt. Harris. Its address (237 Missouri Avenue) is listed in the (earliest available) 1956 telephone directory. Because the mines at Mt. Harris had not yet closed by 1956, it seems unlikely that a dwelling would have been moved from there prior to that date. One possibility is that an earlier dwelling existed at this address prior to this one being moved here from Mt. Harris. Another possibility is that the 1956 telephone directory listing is in error. The original section of this dwelling is similar in size and appearance to other houses known to have been moved from Mt. Harris; thus, on balance it seems more likely than not that this was a Mt. Harris house.

Routt County Assessor records indicate that the large two-story addition was built circa 1985. The Assessor records also reveal that the garage was moved here from 105 Logan Avenue in 1977.

30. Original location: **See section 29 above** Date of move(s): **See section 29 above**

#### 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.

Reportedly moved to Steamboat Springs from Mt. Harris, this dwelling has existed at this location since at least the 1950s. Melvin Richmond, who is listed at this address in the 1956 Steamboat Springs' telephone directory, is the earliest known resident. Subsequent residents include Lawrence Snowden, in 1961, Lawrence Belton, in 1970 and 1975, and Earl Chotvacs, in 1980.

The "Residential Property Appraisal Record" card for this property, and online Routt County Clerk and Recorder data, provide the following information: In November 1987, Earl A. Chotvacs sold the property to Kenneth A. Tipton. Between November 1987 and August 1995, the property was held in title at times personally by Kenneth A. Tipton and at other times by Tipton Enterprises, Inc. In August 1995, the property was deeded from Tipton Enterprises to Barbara Lynn Darling. In August 1998, the property was transferred from Barbara Lynn (Darling) Plant and James A. Plant to Paul L. Hobson and Alison A. Hobson. Mr. and Mrs. Hobson remain the property's owners and residents as of 2016.

## 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.

Whiteman, Colleen. Interview with Carl McWilliams, October 2015.

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**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, either for its association with the coal mining town of Mt. Harris, or for its association with residential development in the Crawford Addition. The original dwelling is also architecturally notable as a representative vernacular side-gabled dwelling dating, of modest proportions. The building's significance is diminished by to a loss of integrity, however. 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 ideal 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. A large two-story addition to the original dwelling (described above in section 21) has compromised the property's ability to convey a sense of its historic and architectural significance.**

#### **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 43-50**

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**

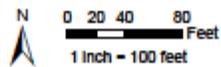
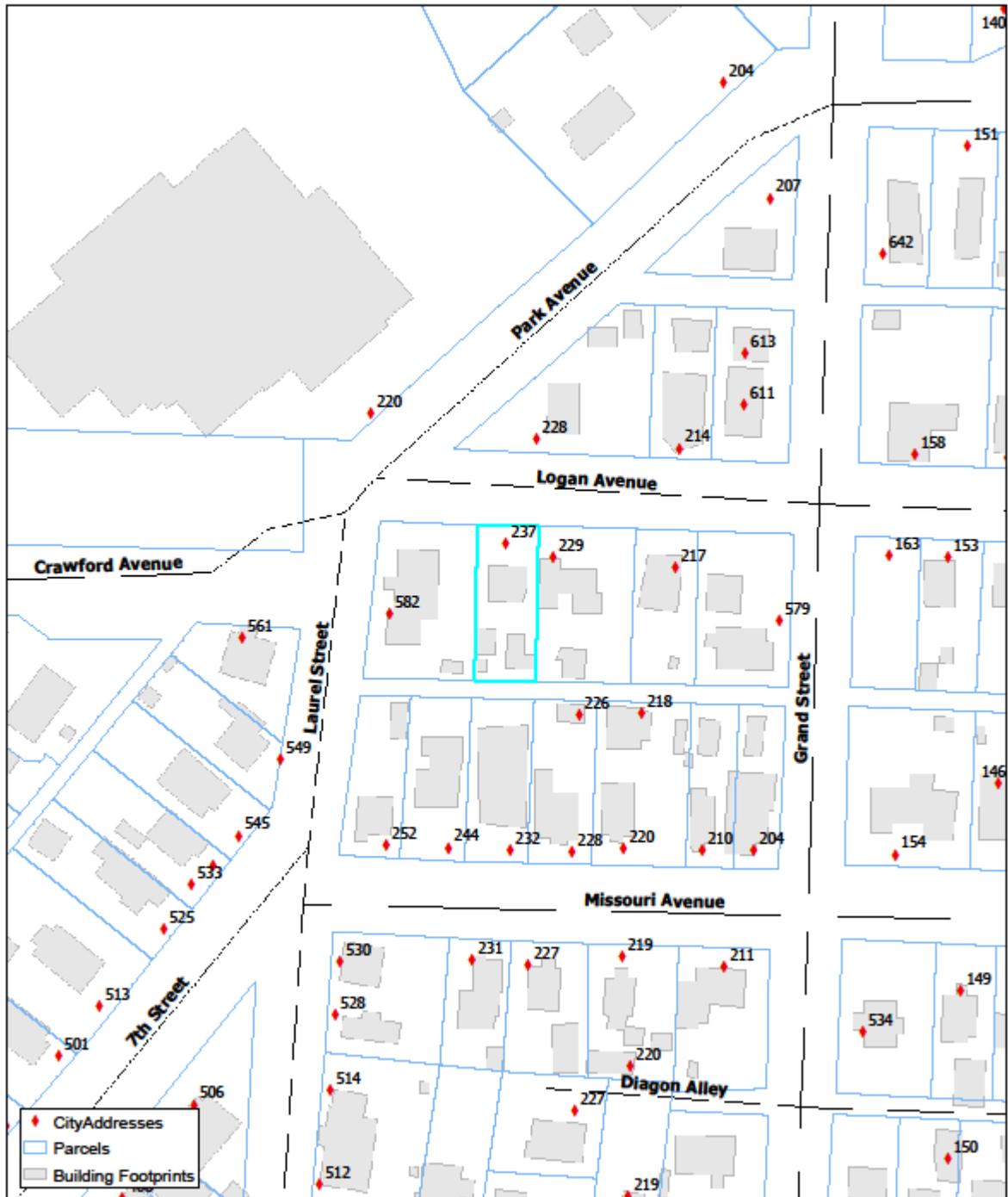
51. Organization: **Cultural Resource Historians**

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

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

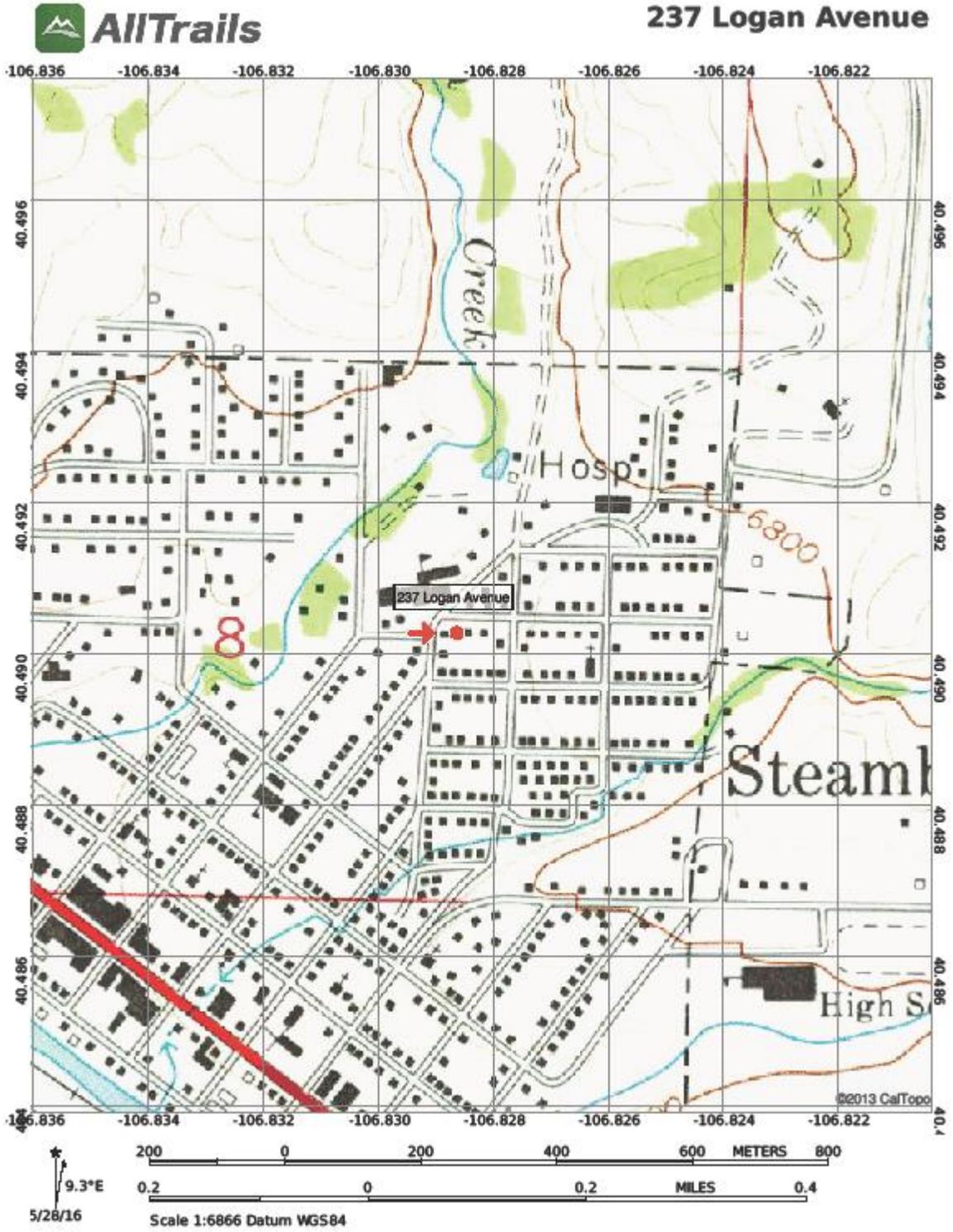
### Sketch Map

## **237 Logan Avenue**



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

### Location Map





*CD 1, Image 43, View to NW*



*CD 1, Image 44, View to NE*



*CD 1, Image 45, View to NW*



*CD 1, Image 46, View to NW*



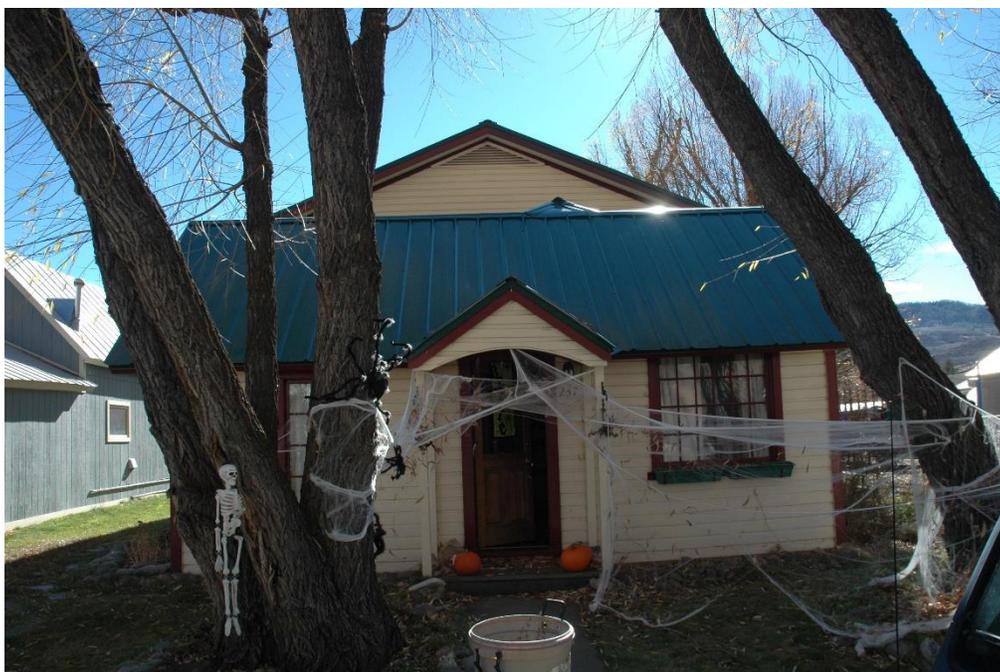
*CD 1, Image 47, View to North*



*CD 1, Image 48, View to SE*



*CD 1, Image 49, View to SSW*



*CD 1, Image 50, View to South*