

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.3369 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 115205028 |
| 3. County: | Routt | |
| 4. City: | Steamboat Springs | |
| 5. Historic building name: | Lockhart House, Janeck House | |
| 6. Current building name: | Harms House | |
| 7. Building address: | 38 Missouri Avenue | |
| 8. Owner name and address: | Jill E. Harms P. O. Box 880158 Steamboat Springs, CO 80488 | |



| | |
|---|---------------------|
| 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 NE ¼ of NE ¼ of SE ¼ of section 8
10. UTM reference (**NAD 27**)
Zone **13**; **345364** mE **4483718** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **2000** Map scale: **7.5'**
12. Lot(s): **28, 29** Block: **5**
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: **1205 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:

This single story residence consists of the following elements: an original (circa 1946), rectangular-shaped, side gabled dwelling, which measures 21' N-S (across) by 33½' E-W (deep); an original, enclosed, gabled, mud room extension at the west end of the main rectangular section, which measures 6' N-S by 12' E-W; a (circa 1995) gabled addition, which measures 17½' N-S by 21½' E-W, joined to the original dwelling's north (rear) elevation by a 4' by 5' connecting element. The building is supported by a low concrete foundation, faced with river rock above grade on the south (façade), and north and south sides. The exterior walls are clad with painted beige horizontal wood siding, with painted white 1" by 4" corner boards. The main side gabled roof, and the roof over the mud room extension, are covered with silver metal roofing material, and the eaves are boxed with painted white wood trim. The roof over the gabled rear addition is covered with asphalt composition shingles, and also features painted white boxed eaves. A white metal or wood-paneled door, with nine upper sash lights, enters the enclosed mud room extension from a 6' by 6' porch at the west end of the façade. This porch features a concrete floor, a stone and concrete knee wall, and a 4" by 4" wood post which supports the corner of the roof eave. A set of paired single-light casement windows overlooks the porch adjacent to the door. East of the porch, the façade wall contains a (non-original) canted bay window, with a single-light fixed-pane, flanked on either side by a 1/1 sash window, and a separate 1/1 sash window. Windows on the secondary elevations include 1/1 sash and single-light casements.

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22. Architectural style/building type: OAHLP Lexicon: **Ranch Type**
Steamboat Springs Lexicon: **Ranch Type**

23. Landscaping or special setting features:

This dwelling is located on the north side of Missouri Avenue, the fourth property east of Larimer Street. A planted grass front lawn is landscaped with spruce and aspen trees. A concrete driveway extends from Missouri Avenue to the west end of the façade. A planted grass backyard is partially enclosed by a wood privacy fence which parallels an asphalt-paved alley at the rear of the property.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1946** 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):
Routt County Assessor records list 1946 as this house's year of construction. This date is consistent with the house's Ranch type appearance. Deed records on file with the Routt County Clerk and Recorder document the house's existence in 1951. A gabled addition, joined by a connecting element to the rear of the original dwelling, was erected circa 1995.
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 constructed 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. Several lots, including this one, were not developed until the late 1940s.

Members of the prominent Lockhart family owned this property prior to 1951. In October of that year, the property was sold to the Janeck family, who then held title until August 1987 when Blanche Janeck sold the property to Beverly and Joseph Glenn. Steamboat Springs telephone directories indicate that the Janecks maintained the property as a rental during most of their ownership tenure. Residents of the home during those years include John J. Herring in the mid-1960s, and Troy C. Fix in the early 1970s. In June of 1990, the property was transferred from the Glenn family to Don Schwartz. Mr. Schwartz is listed at this address in the 2003 and 2009 Steamboat Springs telephone directories. He sold the property to its current owner, Jill Harms, in June 2012.

36. Sources of information:

"Crawford Addition." Plat map, recorded on page 39 of "Plat Book" on file at the Routt County Clerk and Recorder's office, Steamboat Springs.

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.

Warranty Deeds on file with the Routt County Clerk and Recorder: Book 249, Page 371, October 15, 1951; Book 628, Page 1698, August 25, 1987; Book 655, Page 324, June 26, 1990.

VI. Significance37. 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: **Architecture**

40. Period of significance: **Circa 1946 (architectural)**
Circa 1946 – 1966 (historical)

41. Level of significance: **Local**

42. Statement of significance:

This house is architecturally significant, to a modest degree, for its Ranch type architectural characteristics. It is also historically significant, also to a modest degree, for its association with residential development in Steamboat Springs during the post-World War II period. With limited architectural and historical significance, in combination with some loss of integrity, this property may be considered ineligible for listing 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 marginal 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. A rear addition to the rear of the original dwelling is reasonably well executed and is not visible from the street. Some windows appear altered or non-historic, most notably a canted bay window on the façade. The building's basic Ranch type design remains in evidence.

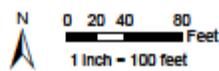
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility field assessment: **Not Eligible**State Register eligibility assessment: **Not Eligible**Local Landmark eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **No**

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 51-53**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**

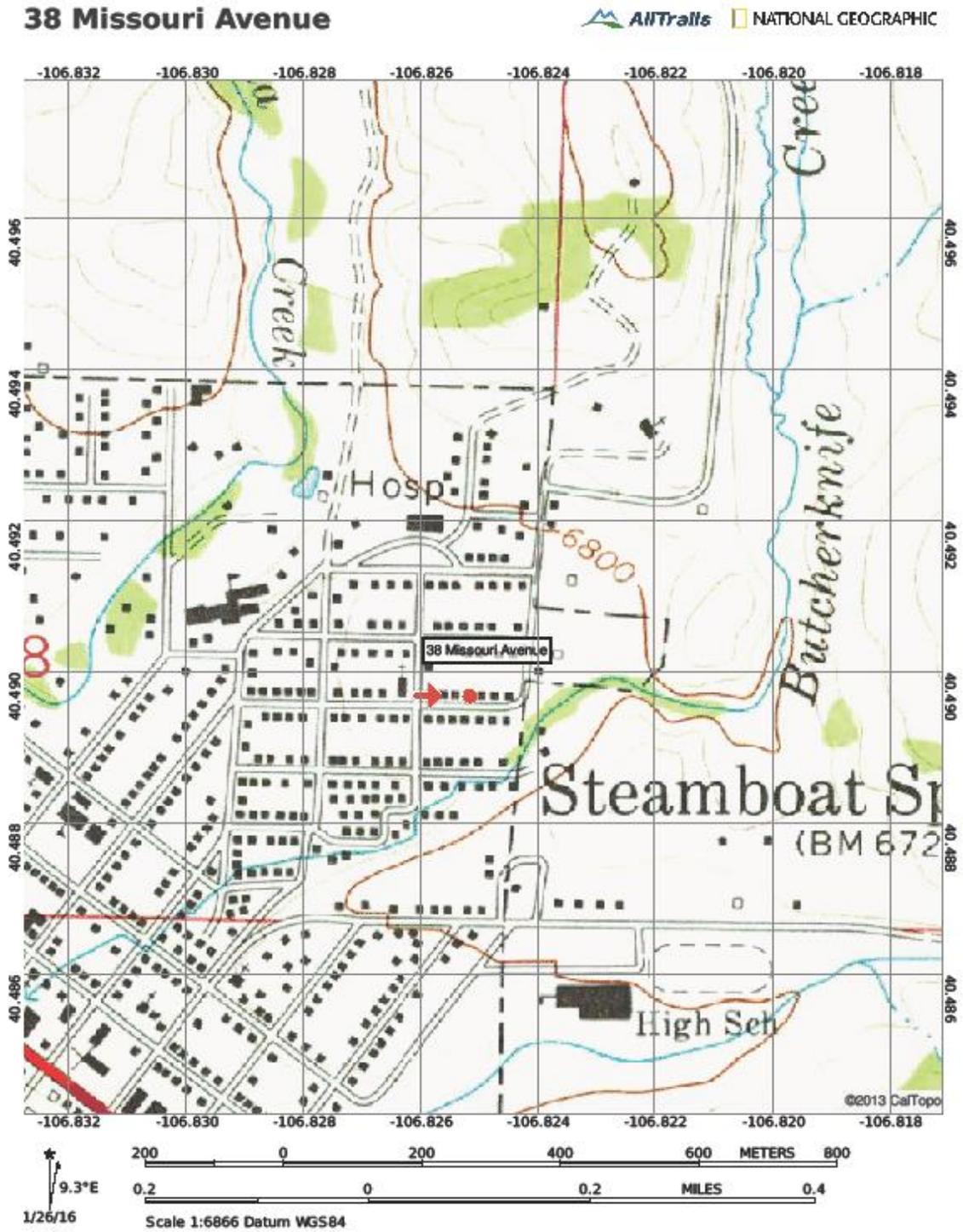
Sketch Map

38 Missouri Avenue



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

Location Map





CD 1, Image 51, View to NW



CD 1, Image 52, View to NE



CD 1, Image 53, View to South