

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.3370 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 115205030 |
| 3. County: | Routt | |
| 4. City: | Steamboat Springs | |
| 5. Historic building name: | Elberson House, Nash House | |
| 6. Current building name: | Brown / Winemiller House | |
| 7. Building address: | 44 Missouri Avenue | |
| 8. Owner name and address: | Julie D. Brown and Harvey L. Winemiller
P. O. Box 882534
Steamboat Springs, CO 80488 | |



National Register field eligibility assessment: **Not Eligible**

State Register field eligibility assessment: **Not Eligible**

Local Landmark eligibility field assessment: **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**; **345348** mE **4483721** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **2000** Map scale: **7.5'**
12. Lot(s): **30, 31** 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): **Rectangular Plan**
15. Dimensions in feet: **34' N-S x 21' E-W**
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: **Asphalt Roof / Composition Roof**
20. Special features: **Porch**
21. General architectural description:
This single-story dwelling measures 34' N-S (across) by 21' E-W (deep). It is supported by a low concrete foundation, and the exterior walls are clad with painted cream yellow horizontal wood siding with painted green 1" by 4" corner boards. The roof is a low-pitched side gable covered with grey asphalt composition shingles. The eaves are closed with painted green wood trim. A stained brown solid wood door, with a brown metal storm door, enters the façade (south elevation) from an 8' by 17' wood plank porch. The porch features an open wood railing, painted green 4" by 4" wood posts, with knee braces, and a shed roof. A narrow painted white wood-paneled door, with a painted green wood screen door, enters the west (side) elevation from an uncovered wood plank deck which wraps around the dwelling's rear northwest corner. A set of tripled 1/1 sash windows, with painted green wood frames and surrounds, overlook the front porch, west of the front door. Windows elsewhere are singled, paired, and tripled 1/1 sash, with painted green wood frames and surrounds.
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 third property east of Larimer Street. A planted grass front yard is landscaped with numerous spruce and fir trees. An asphalt-paved driveway, which is shared with 50 Missouri Avenue next door to the west, terminates near the southwest corner of the front porch. 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:

Shed

A wood frame shed, which measures 10' N-S by 8' E-W, is located at the rear northeast corner of the property. This small utilitarian structure is supported by wood timbers on grade. Its exterior walls are clad with painted beige color horizontal weatherboard, with painted red 1" by 4" corner boards. The shed roof form is covered with deteriorated rolled asphalt roofing material, laid over 1x wood decking. A painted white wood-paneled door enters the shed's west elevation.

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 architectural characteristics and overall physical appearance. The front porch, which was probably not part of the home's original construction, is the only notable alteration. The porch's date of construction is unknown, however. A small shed at the rear of the property also appears to date from the late-1940s, based on its physical condition and characteristics.**

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. Several lots, including this one, were not developed until the late 1940s.**
- Routt County Clerk and Recorder records and Steamboat Springs telephone directories provide a general chronology of the property's owners and residents over the years. S. W. Elberson was this home's resident from the late 1950s to the late 1960s. In August 1974, the property was purchased by Merle W. and Frances Nash who owned and lived next door at 50 Missouri Avenue between 1958 and 1997. Mr. and Mrs. Nash maintained this property as a rental between August 1974 and October 1988. Residents during those years included Paul C. Glasser, Jon A. Hall, and Stephen Howe. Among these, Mr. Howe was a relatively long term tenant. He is listed at this address in telephone directories from 1980 to 1991. In October 1988, Mr. and Mrs. Nash sold the property to James G. Ellis and Mary Jane Busch, who continued to maintain it as a rental. In May 1991, Mr. Ellis and Ms. Busch sold the property to Richard Jensen and Dore Brittain. They held title until November 1996, when the property was sold to its current owners, Julie D. Brown and Harvey L. Winemiller.**

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.

Warranty Deeds on file with the Routt County Clerk and Recorder: Book 396, Page 183, August 22, 1974; Book 638, Page 285, October 18, 1988; Book 663, Page 698, May 23, 1991; Book 727, Page 396, November 20, 1996.

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. Researched through 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: **Architecture**

40. Period of significance: **Circa 1946**

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. Although it displays an overall high level of integrity, this property's somewhat limited architectural and historical significance is unlikely to qualify it for listing in the National and State Registers. The property, though, may be considered eligible for local landmark designation by the City of Steamboat Springs.

43. Assessment of historic physical integrity related to significance:

This property displays an overall high 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. There are no additions to the original dwelling, and the front porch, which is probably not original, is the only notable exterior alteration. The porch is reasonably compatible with the house's original construction in terms of its scale, massing and materials. The shed at the rear of the property appears historic and enhances the integrity of setting.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility field assessment: **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 54-57**

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**

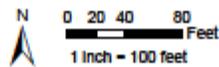
51. Organization: **Cultural Resource Historians**

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

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

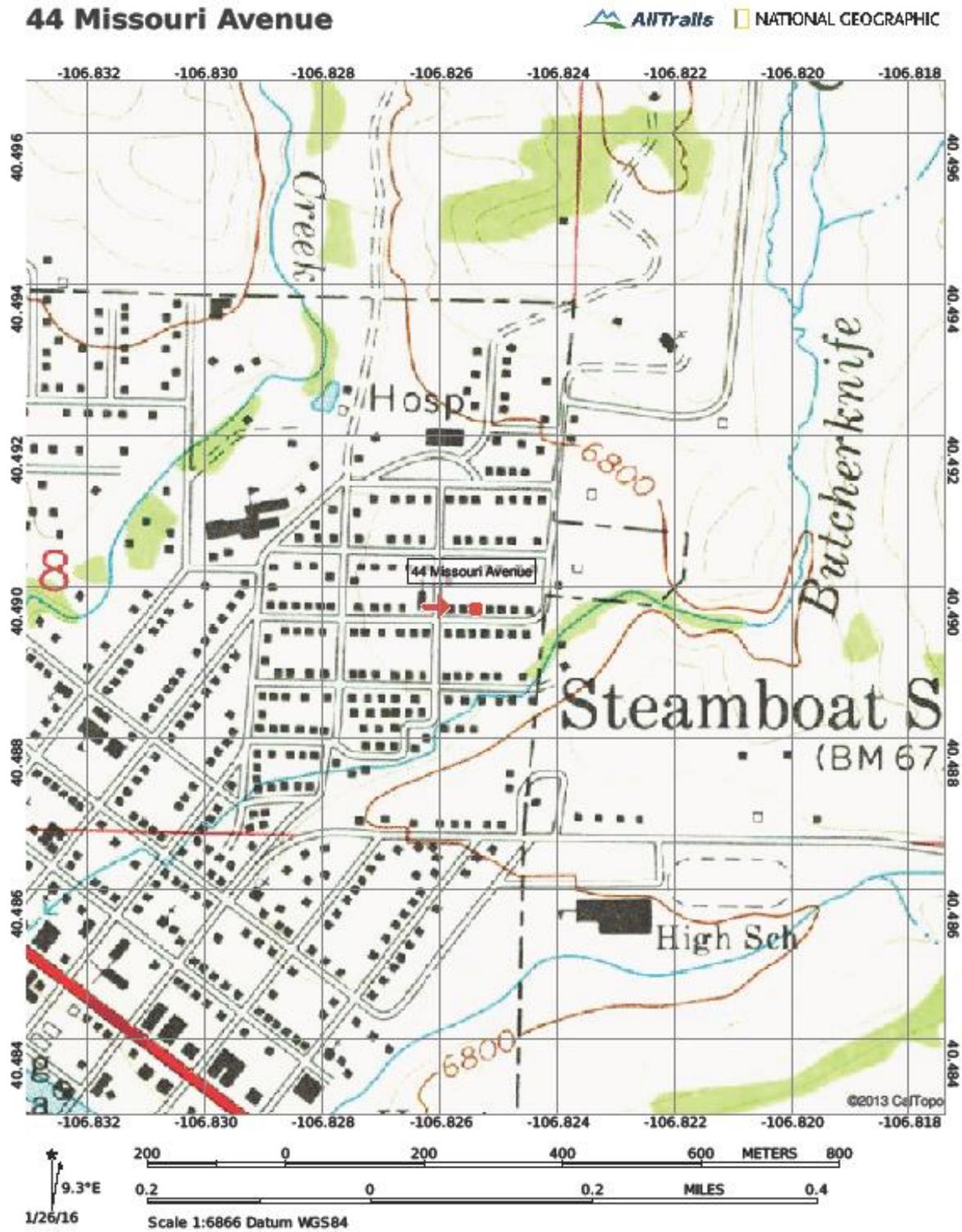
Sketch Map

44 Missouri Avenue



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

Location Map





CD 1, Image 54, View to SE of Shed



CD 1, Image 55, View to South



CD 1, Image 56, View to NW



CD 1, Image 57, View to NE