

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
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## I. IDENTIFICATION

- |                            |                                    |                   |
|----------------------------|------------------------------------|-------------------|
| 1. Resource number:        | <b>5RT.3377</b>                    | Parcel number(s): |
| 2. Temporary resource no.: | <b>N/A</b>                         | <b>125901006</b>  |
| 3. County:                 | <b>Routt</b>                       |                   |
| 4. City:                   | <b>Steamboat Springs</b>           |                   |
| 5. Historic building name: | <b>Fry House</b>                   |                   |
| 6. Current building name:  | <b>Teitsworth House</b>            |                   |
| 7. Building address:       | <b>580 North Park Road</b>         |                   |
| 8. Owner name and address: | <b>J. Flint Teitsworth</b>         |                   |
|                            | <b>P. O. Box 775464</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**  
**NW ¼ of SW ¼ of NW ¼ of SW ¼ of section 9**
10. UTM reference (**NAD 27**)  
Zone **13**; **345413** mE **4483515** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **2000** Map scale: **7.5'**
12. Lot(s): **6** Block: **1**  
Addition: **Gilleland Addition to Steamboat Springs** Year of Addition: **1968**
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: **1917 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Dormers, Chimney**
21. General architectural description:  
**This 1½-story residence features a basic rectangular plan which measures 24' N-S by 40' E-W. The building rests on a poured concrete foundation, with the foundation walls faced with stone above grade. The exterior walls are clad with painted pale green horizontal wood siding, with diagonal siding in the upper gable ends. The roof is a moderately-pitched side gable, covered with silver metal roofing material, and with painted brown boxed eaves. A short red brick chimney is located on the ridge. A large, non-historic, shed-roofed dormer, which extends above the original roof line, occupies the western end of the north-facing roof slope. This dormer has two 1x1 horizontal sliding windows, and a smaller, centered, single-light window. A low-profile shed-roofed dormer, with two 1x1 horizontal sliding windows, is located near the east end of the north-facing roof slope. A 10-light glass-in-wood-frame door enters the south elevation from a 4-step shed-roofed porch. A painted white wood-paneled door enters the south end of the east elevation from a flagstone patio. Window patterns include 1/1 sash, 1x1 horizontal sliders, and single-light fixed-panes, with painted brown wood surrounds.**
22. Architectural style/building type: **OAHP Lexicon: No Defined Style**  
**Steamboat Springs Lexicon: Modified**

23. Landscaping or special setting features:

**This well-maintained property is located southeast of the intersection of North Park Road and Logan Avenue. A planted grass lawn, nicely-landscaped with native plants, flowers and trees, surrounds the dwelling. A short gravel driveway extends from North Park Road. Stehley Park is immediately to the south.**

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

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **1939** 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 and information from Mr. Teitsworth, the owner since 1993, indicates this house was built circa 1939. Mr. Teitsworth also related he believes the prominent dormer was added to the original dwelling in the early 1970s.**

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:

**This house was reportedly built circa 1939, as a farmhouse associated with acreage east and south of the Crawford Addition. A 1976 retrospective plat map of how Steamboat Springs appeared circa 1910, depicts this area as a "strawberry patch." In 1968, this area was incorporated into the city as part of the Gilleland Addition, with much of the former strawberry patch becoming Stehley Park. Presumably because it was not within the city limits, the property's address, 580 North Park Road, does not appear in Steamboat Springs telephone directories. Homer Davis is listed at 530 North Park Road in the 1980 and 1988-1989 directories, which may be references to this property.**

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**Routt County Assessor files provide the following information: In December 1981 the property was purchased by Virginia L. Fry and William S. Fry. In April 1989 they sold it to the Harold P. Jacobs Trust. Just three months later, in July 1989, the Harold P. Jacobs Trust deeded the property to Robert H. Maddox and John D. Such. In September 1993 Maddox and Such transferred ownership to Bess Peebles. In January 1994 Bess Peebles sold the property to J. Flint Teitsworth. Mr. Teitsworth has owned and lived in the home from that time to the present.**

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."**

**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.**

**Teitsworth, J. Flint. Interview with Carl McWilliams, June 2016.**

## **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 historic use as a farmhouse, associated with acreage south and east of the Crawford Addition. The dwelling is also architecturally notable, to a modest extent, for its representative vernacular gabled architectural form. The dwelling's significance is compromised due to some 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 somewhat less than 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. The historic dwelling's integrity has been most notably been diminished by the construction of a very large dormer which projects above the original roof line. A sense of time and place relative to how the dwelling appeared historically remains only partially intact. As a result, this property no longer conveys a strong sense of its historical 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**

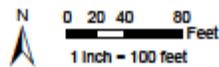
46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

#### **VIII. RECORDING INFORMATION**

47. Photograph numbers: **CD #1, Images 88-91**  
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**

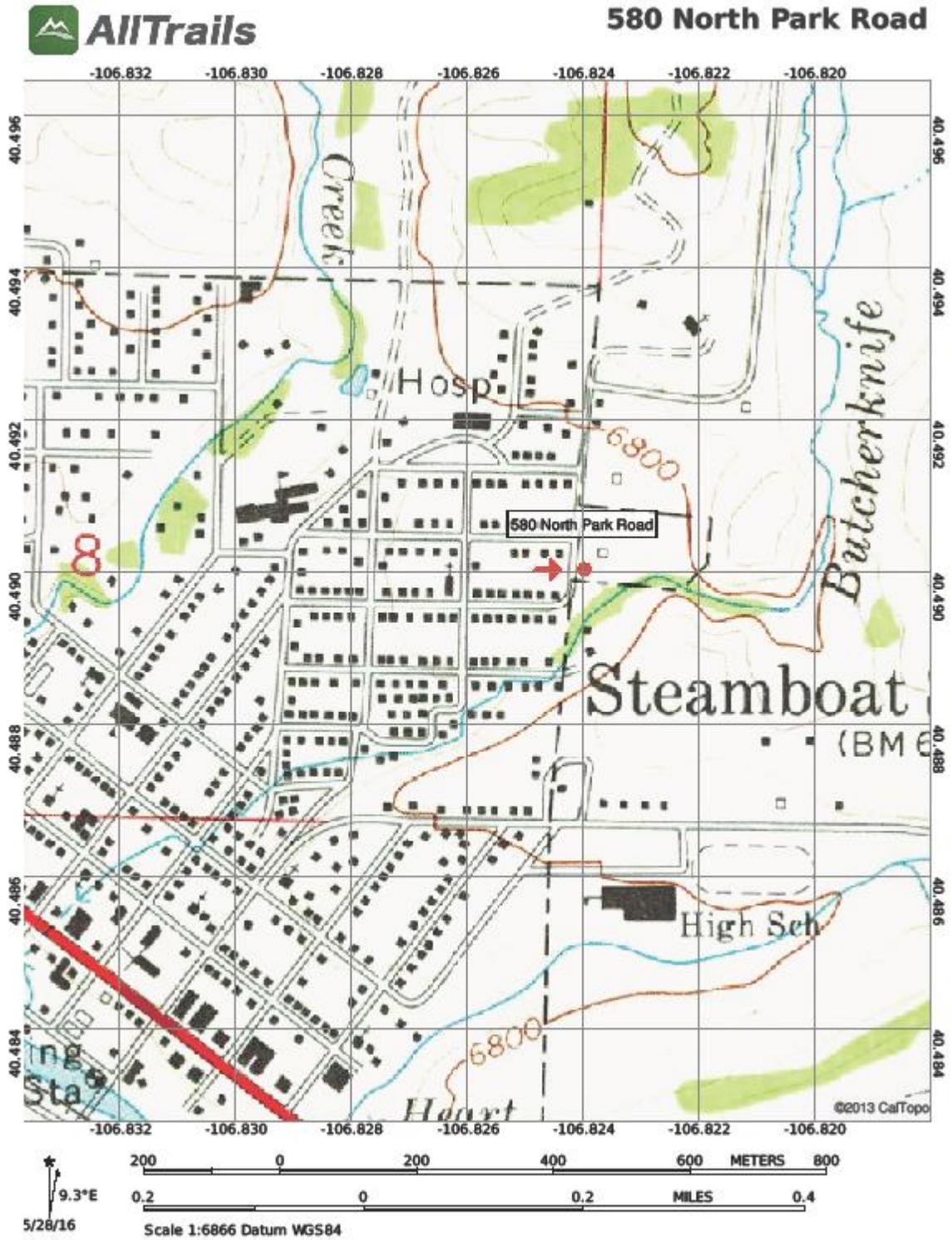
### Sketch Map

## 580 North Park Road



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

### Location Map





*CD 1, Image 88, View to ENE*



*CD 1, Image 89, View to NW*



*CD 1, Image 90, View to SW*



*CD 1, Image 91, View to South*