

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH P use only)

OAH P1403
Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5RT.2635** Parcel number(s): **115205017**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Padgett House; Jones House; Whitecotton House**
- 6. Current Building Name: **Patty House**
- 7. Building Address: **7 Logan Avenue**
- 8. Owner Name: **Yves C. Patty**
- Owner Organization:
- Owner Address: **P O Box 775927**
Steamboat Springs, Co 80477-5927



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Eligible

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
SE ¼ of SE ¼ of NE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345371 mE** **4483770 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 17, 18 Block 5**
 Addition: **Crawford Addition** Year of addition: **1901**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **1796 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
Fence
21. General architectural description:
This is a 1½-story, rectangular-shaped, wood frame dwelling, with a small enclosed front porch, and with a single-story hipped-roof extension on its south (rear) elevation. The house is supported by a low stone foundation (possibly stone and concrete), and its exterior walls are clad with painted grey horizontal weatherboard siding with painted white 1" by 4" corner boards. Grey color asbestos shingle siding appears in the upper gable ends on the north and south elevations. The house is covered by a steeply-pitched front gable roof, on hip,, with metal roofing material and with painted white boxed eaves. A red brick chimney is located on the ridge. A painted red solid wood door, with three stepped upper sash lights, enters the enclosed front porch which is centered on the north elevation. The enclosed porch measures approximately 6' by 8', and is covered by a gable roof. A rear entry door, covered by a white metal storm door, enters the hipped-roof rear extension on the south elevation. A set of paired 12-light casement windows penetrate the north elevation. Windows elsewhere are primarily 1/1 double-hung sash with painted white wood frames and surrounds, and with painted black exterior wood screens.
22. Architectural style: **No Style**
 Building type:

Architectural Inventory Form

Page 3 of 8

23. Landscape or special setting features: **This property is located at the southwest corner of Logan Avenue and North Park Road. A small planted grass front yard is enclosed by a painted white picket fence. Two large fir trees are located near the front northeast corner of the property. A planted grass backyard and a wide side yard east of the house are modestly landscaped.**

24. Associated buildings, features or objects:

Garage/Secondary Residence

A two-stall garage, with living space in its upper half story, is located at the rear, south end, of the property. This non-historic, 1.5-story, wood frame building measures approximately 24' N-S by 36' E-W. It is supported by an unpainted concrete foundation, and its exterior walls are clad with painted blue horizontal wood siding with painted white 1" by 4" corner boards. The building is covered by a low-pitched gable roof, with black asphalt composition shingles and with painted white boxed eaves. A low profile shed-roofed dormer, with four hopper or awning windows, is located on the south-facing roof slope. Two white metal-paneled garage doors on the east elevation open onto a concrete brick paved driveway which extends to North Park Road. Two white metal-paneled doors, each covered by a gable hood with knee brace supports, enter the building from the backyard on the north elevation. A set of paired single-light casement windows are also located on the north elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1910** Actual:
- Source of information: **Routt County Assessor, Residential Property Appraisal Record**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **Unknown**
- Source of information: **N/A**
29. Construction history:
- Routt County Assessor records indicate that this 1½-story front-gabled house was built in 1910, and that the detached garage/ secondary residence was built in 1970. A single-story hipped-roof extension to the rear elevation appears quite old. It may be part of the home's original construction, or an early addition.**

30. Original location: Moved: _____ Date of move(s): _____

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 residence**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

Bill Padgett, who currently resides at 630 North Park Road, related that this property was owned by his parents, Reuben and Irena Padgett, during much of the early 1900s. (The Padgett family was also associated with the property at 19 Logan Avenue (5RT.2636)). The Padgett family reportedly arrived in Steamboat Springs in the late 1910s, but for some reason was not enumerated in the 1920 census. Twenty years earlier, the 1900 census records the Padgett family as residents of Okawville Township in Washington County, Illinois. At that time the family included Benjamin J. Padgett (born March 1859), his wife, Martha E. (born June 1862), and five children: Bertha L. (born November 1879), Alfred B. (born January 1885), Susana (born April 1893), Reuben (born September 1894), and baby Dora Lucita (born March 1900). By 1920, Benjamin and Martha Padgett, their son Reuben Padgett (and likely other family members) were Routt County residents. Some years later, Reuben married Irena Alverson. A native of Oklahoma, Irena had been born in 1907. (Bill Padgett is the son of Reuben and Irena.)

During his productive working years, primarily in Illinois, Benjamin Padgett worked as a machine repairman and reportedly as a blacksmith. Reuben Padgett supported his family in Steamboat Springs as a rural mail carrier for many years. Martha and Benjamin Padgett passed away within a year of each other in 1933 and 1934, and were both interred in the Steamboat Springs Cemetery. Reuben Padgett passed away in 1972, at the age of 78, followed by Irena in 1994, at the age of 87. They are also interred in the Steamboat Springs Cemetery.

Mountain States Telephone and Telegraph directories indicate that William B. Jones lived in this house in the late 1950s. Following Mr. Jones, the property was owned and occupied by Lloyd Whitecotton from the late 1950s or early 1960s until the late 1970s. By 1980, however, Mr. Whitecotton had moved to 40550 Gallery Road. Born in 1922, Mr. Whitecotton passed away in 1989 and is interred in the Steamboat Springs cemetery.

Routt County Assessor records and the telephone directories indicate that by 1980, 7 Logan Avenue was the home of Ken and Linda Simpson. They owned and lived here until September of 1991 when they sold the property to A.C. Brown. Just seven months later, in April of 1992, A.C. Brown sold the property to Herald and Laura Stout. By 1995, the property was owned by an entity known as Concord Limited Partners, which in November of that year sold the property to Belinda Brownell. Ms. Brownell sold the property quite recently, in August of 2008, to its current owner, Yves C. Patty.

36. Sources of information:

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

Padgett, Bill. Telephone interview with Carl McWilliams, April 2009.

Routt County Assessor, Residential Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Routt County Burial Index." <http://yampavalley.info/history>

Twelfth Census of the United States, 1900, Washington County, Illinois, Okawville Township Precinct, Okawville Village.

Architectural Inventory Form

Page 5 of 8

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
 - 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.

Steamboat Springs Standards for Designation:

Not Applicable A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States.

Not Applicable B. Its location as a site of a significant historic event.

Not Applicable C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County.

v D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County.

Not Applicable E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.

v F. Its embodiment of distinguishing characteristics of an architectural type or specimen.

Not Applicable G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County.

Not Applicable H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation.

Not Applicable I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.

Not Applicable J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County.

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

Architectural Inventory Form

Page 6 of 8

42. Statement of significance:

This property is historically significant for its associations with Steamboat Springs' residential development during the early 1900s. The dwelling is also architecturally significant for its representative rectangular-shaped front gabled plan. Although this property's combined level of significance and integrity is likely not to the extent that it would qualify for inclusion in the National Register of Historic Places or in the State Register of Historic Properties, it may be considered eligible for local landmark designation in the Routt County Register of Historic Places.

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 the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. There have been no additions and no notable adverse alterations to the historic dwelling.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes 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 National Register district potential, is this building: Contributing Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #1, Images 90-95	CDs filed at:	City of Steamboat Springs
48. Report title:	Old Town Steamboat Springs Residential Survey Phase VII		137 10th Street
49. Date(s):	04/08/2009		Steamboat Springs, CO 80477
50. Recorder(s):	Carl McWilliams Timothy Wilder		
51. Organization:	Cultural Resource Historians		
52. Address:	1607 Dogwood Court Fort Collins, CO 80525		
53. Phone number(s):	(970) 493-5270		

Architectural Inventory Form

Page 7 of 8



Architectural Inventory Form

Location Map

