

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHF use only)

OAHF1403  
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.2472** Parcel number(s): **176805011**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Price House**
- 6. Current Building Name: **Lobato/ Dixon House**
- 7. Building Address: **970 Merritt Street**
- 8. Owner Name: **Richard L. Lobato and Karen L. Dixon**
- Owner Organization:
- Owner Address: **P.O. Box 776216**  
**Steamboat Springs, CO 80477**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

## Architectural Inventory Form

Page 2 of 7

### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**  
**NW ¼ of NW ¼ of NW ¼ of SE ¼ of Section 8**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344665 mE** **4483850 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **West 65 1/2 FT. of Lots 11 and 12, Block 5**  
 Addition: **Yahmonite Addition** Year of addition: **1909**
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: **1104 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:  
**Porch**  
**Garage/Attached Garage**  
**Fence**
21. General architectural description:  
**This single story Ranch style dwelling is supported by a low concrete foundation, and its exterior walls are made of painted white brick, laid in running bond. The roof is nearly flat, and has widely-overhanging painted beige and white boxed eaves. A stained brown solid wood front door, with three horizontally-oriented stepped upper sash lights, and covered by a painted green wood storm door, enters the façade from a 2-step brick and concrete front porch. This porch, which faces toward Merritt Street on the south elevation, is partially recessed under the house roof and partially covered by the extended roof eave. A single-light fixed-pane window, with a painted white wood frame, a painted white brick sill, and decorative green wood shutters, penetrates the façade wall to the east of the front porch. Another, larger, fixed-pane picture window overlooks the front porch to the east of the front door. A small square window penetrates the façade wall to the west of the porch. An attached single-stall garage forms the dwelling's west (side) elevation. A roll-away garage door on the garage's front-facing south elevation opens onto a concrete and gravel driveway which extends to Merritt Street. A small, flat-roofed, addition has been built onto the north end of the garage's west elevation. A painted brown wood-paneled door, with one upper sash light, enters the addition's south elevation.**
22. Architectural style:  
 Building type: **Ranch Type**

## Architectural Inventory Form

Page 3 of 7

23. Landscape or special setting features: **This property is located on the north side of Merritt Street in the block between Yahmonite Street to the east and Village Lane to the west. Two large deciduous trees are located in the planted grass front yard. The backyard is enclosed by a wood privacy fence.**

24. Associated buildings, features or objects: **Not Applicable**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1952** Actual:  
Source of information: **"Routt County Assessor/Treasurer Parcel Detail Information."**

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 files list 1952 as this house's year of construction. This date is plausible given the dwelling's Ranch style appearance and overall condition. The dwelling appears minimally altered from its original construction, except for a small addition to the west elevation.**

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 dwelling**

35. Historical background:  
**Routt County Assessor records list 1952 as this house's year of construction. Dr. Vernon H. Price, who lived here in the late 1950s and early 1960s, is the home's earliest known resident. A physician and surgeon, Dr. Price maintained his medical practice at 521 Lincoln Avenue across from the Routt County Courthouse. By 1965, however, Dr. Price had moved to 1089 Village Lane. As listed in Mountain Bell telephone directories, later residents of this property included: Bruce A. Lindahl (1965), Harlan Heinz (1970), and Bill Mielauskas and Ronald J. Walters (1980). Ronald J. Walters is also listed as the property's sole occupant in 1988-1989. Moreover, Routt County Assessor records indicate that Walters owned the property between circa 1975 and 1993. Richard L. Labato and Karen L. Dixon, the current owners, have held title to the property since September of 2006.**

## Architectural Inventory Form

Page 4 of 7

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.**

**"Routt County Assessor/Treasurer Parcel Detail Information."**

**"Routt County Assessor, Residential Property Appraisal Record."**

### 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.   |
| Not Applicable                      | 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.                                    |
| <input checked="" type="checkbox"/> | 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.  |

## Architectural Inventory Form

Page 5 of 7

39. Area(s) of significance: **Not Applicable**
40. Period of significance: **Not Applicable**
41. Level of significance: National: State: Local:

42. Statement of significance:

**This house is historically significant for its association with Steamboat Springs' residential development during the post World War II period, and it is also architecturally significant as an intact, highly-representative Ranch style dwelling. Although this house's combined level of significance and integrity is 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 Historic Register.**

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, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. The original dwelling's integrity is minimally diminished by a small addition to the north end of the west elevation.**

### 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 111-113** CDs filed at: **City of Steamboat Springs**
48. Report title: **Old Town Steamboat Springs Residential Survey** **137 10th Street**
49. Date(s): **05/10/08** **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

## Sketch Map



# Architectural Inventory Form

## Location Map

