

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.2473** Parcel number(s): **115205019**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Luby House**
- 6. Current Building Name: **Hammond/Price House**
- 7. Building Address: **6 Missouri Avenue**
- 8. Owner Name: **Kristopher L. Hammond and Rebecca Price**
- Owner Organization:
- Owner Address: **P.O. Box 772566**
Steamboat Springs, CO 80477



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

Architectural Inventory Form

Page 2 of 7

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**
NE ¼ of NE ¼ of SE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345411 mE** **4483505 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 19-21, Block 5**
 Addition: **Crawford Addition** 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.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **1632 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**
21. General architectural description:
This is a 1½-story wood frame dwelling. The extant house features a rectangular-shaped front gabled plan, which overall measures 29' by 44'. Included in these dimensions are the original 29' by 32' 1½ -story dwelling, and a 29' by 12' one-story gabled addition to the north (rear) elevation. The house is supported by a low stone foundation, and its exterior walls are clad with painted red horizontal weatherboard walls with painted white 1" by 4" corner boards. The front gabled roof is moderately-pitched, with metal roofing material, and with painted red rafter ends exposed beneath the eaves. A brick chimney is located just below the ridge on the east-facing roof slope. Windows are predominantly single and paired 3/1 (ribbon style) double hung sash, with painted white wood frames and surrounds. The house features a symmetrical façade which faces Missouri Avenue on the south elevation. Here, a painted white wood-paneled front door, with three upper sash lights, and covered by a white storm door, enters the center of the façade from a 4' by 7' front porch. This 7-step stone and concrete porch is covered by a gable hood with painted white wood knee brace supports. A horizontal sliding glass bypass door enters the gabled addition on the north elevation. A single-light fixed-pane window penetrates the addition's east elevation.
22. Architectural style: **No Style**
 Building type:
23. Landscape or special setting features: **This property is located at the northwest corner of Missouri Avenue and North Park Road. The planted grass front yard is nicely-landscaped, with the American flag flying on a flag pole. The backyard is enclosed by a wood privacy fence.**

Architectural Inventory Form

Page 3 of 7

24. Associated buildings, features or objects:

Garage

A garage, which measures 14' N-S by 24' E-W, is located at the rear northeast corner of the property. This building features a concrete foundation, painted red concrete block walls, and a low-pitched front gable roof with a stepped wooden false front on the east elevation. The roof is covered with metal roofing material and has painted white boxed eaves. A brown brick chimney is located near the garage's rear northwest corner. A white metal roll-away garage door on the east elevation opens onto a short concrete driveway which extends to North Park Road.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1908** Actual:

Source of information: **Routt County Assessor files**

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 list 1908 as this house's year of construction. This date is probably accurate given the architectural appearance of the house, and the development pattern of the neighborhood. A modest gabled addition has been built onto the north (rear) 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 indicate that this house was built in 1908. Efforts to uncover information about its early owners and residents, through sources at the Tread of Pioneers Museum and through online historic issues of the *Steamboat Pilot* newspaper, have not been successful. Mountain States Telephone and Telegraph directories, and later Mountain Bell telephone directories, list M.S. Taylor as the resident of this house in 1956, followed by William J. Luby between circa 1960 and the late 1980s. No further biographical information regarding the Taylor and Luby families was located at the Tread of Pioneers Museum, and their names do not appear in the online Routt County Burial Index records. Routt County Assessor records reveal that Luby transferred title to the property to Kristopher L. Hammond and Rebecca Price in June of 1989. They remain the home's owners and residents in 2008.

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."

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

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:

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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 property is historically significant for its association with Steamboat Springs' residential development dating from the time of its construction, circa 1908, and it is also architecturally significant as a representative example of a vernacular wood frame front gabled dwelling. Displaying overall good integrity (there is a modest rear addition), the house continues to convey a clear sense of its historic and architectural significance. As such, it may be considered eligible local landmark listing in the Routt County Historic Register. The property's historic and architectural significance is not to the extent that it would qualify for individual listing in the State or National Registers.

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. A modest rear addition appears compatible with the original house. The integrity of setting is enhanced by the presence of the intact historic garage.

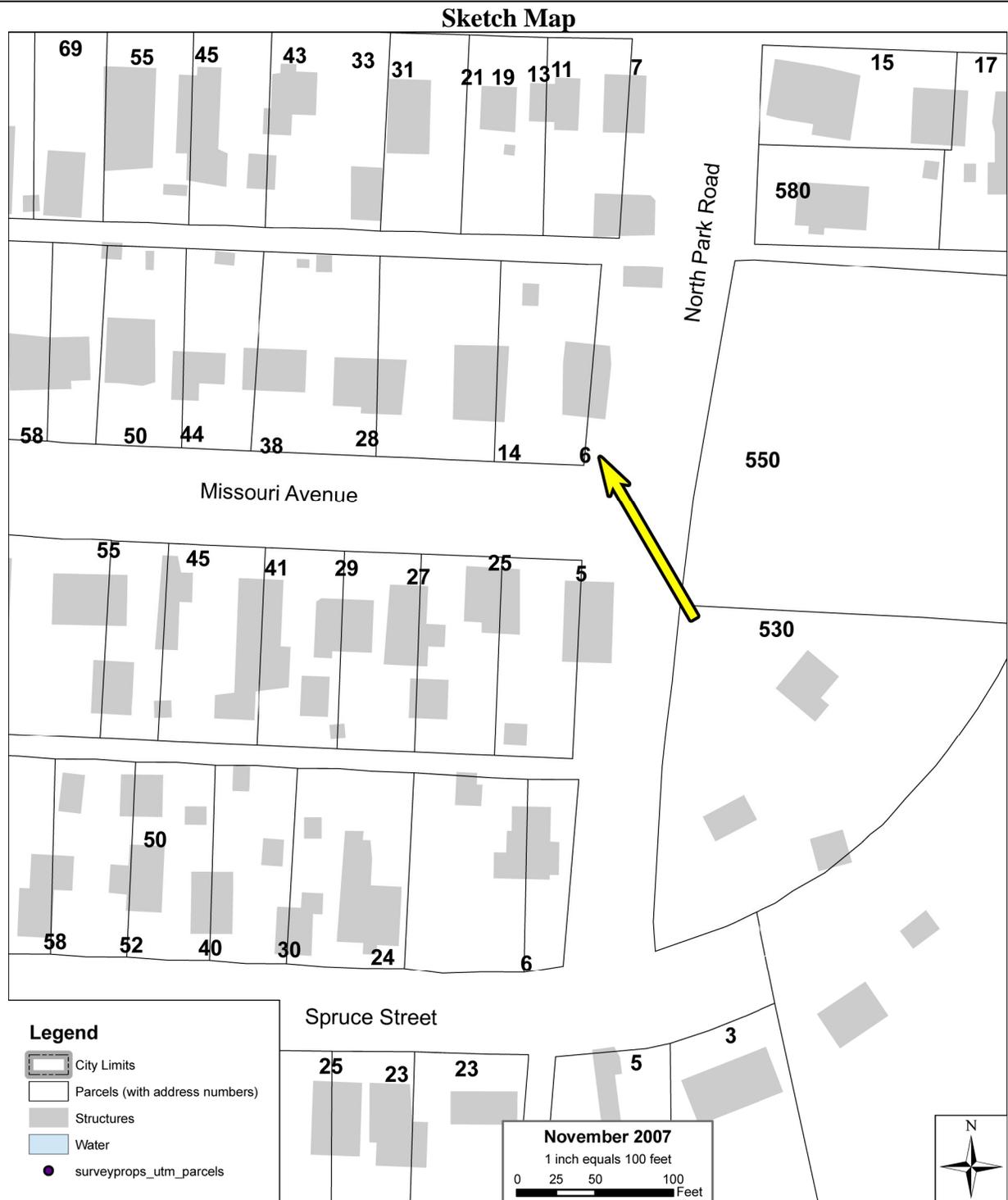
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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 124-129** CDs filed at: **City of Steamboat Springs**
48. Report title: **Old Town Steamboat Springs Residential Survey Phase V** **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



Architectural Inventory Form

Location Map

