

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.1530** Parcel number(s): **115210001**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Noyce House; Cheek House**
- 6. Current Building Name: **Koch House**
- 7. Building Address: **67 Missouri Avenue**
- 8. Owner Name: **Fritz & Deborah W. Koch (Jt)**
- Owner Organization:
- Owner Address: **1117 Rock Lake Rd
Ward, Co 80481-9518**



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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
NW ¼ of NE ¼ of SE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345245 mE** **4483674 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 1 & 2, Block 10**
 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: **Length: 41 feet x Width: 26 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**
Fence
21. General architectural description:
This 1½-story wood frame dwelling features a basic rectangular plan which measures 41' N-S (deep) by 26' E-W (across). The house is supported by a low painted beige stone foundation, and its exterior walls are clad with painted beige horizontal weatherboard siding with 1" by 4" corner boards. The steeply-pitched front gable roof is covered with metal roofing material, and the eaves are boxed with painted green wood trim. A painted red wood-paneled front door, covered by a brown metal storm door, enters an enclosed shed-roofed front porch at the east end of the façade (north elevation) from an uncovered 2-step concrete stoop. A painted red wood-paneled door, with three horizontally-oriented upper sash lights, enters an enclosed back porch at the west end of the south elevation. This rear porch measures 15' N-S by 7' E-W, and is covered by a shed roof. A fixed-pane octagon window penetrates the façade's upper gable end. A non-historic 2-light casement window is located on the east elevation. Windows elsewhere are primarily 2/2 double-hung sash, with painted red wood frames and painted green wood surrounds.
22. Architectural style: **No Style**
 Building type:

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23. Landscape or special setting features: **This property is located at the southeast corner of Missouri Avenue and Larimer Street. A planted grass lawn surrounds the house. A four feet tall wood fence extends along the east property line, while a black metal fence encloses the backyard. A sandstone block, known as a "carriage stone" is located adjacent to Larimer Street west of the house. The stone reportedly was placed there decades ago so that when ladies stepped out of a carriage they could step onto the stone rather than into the mud.**

24. Associated buildings, features or objects:

Garage

A wood frame garage is located near the rear southwest corner of the property. This rectangular-shaped building measures 18' N-S by 12' E-W, and it has painted beige horizontal weatherboard exterior walls with painted green 1" by 4" corner boards. The garage is covered by a steeply-pitched front gable roof, with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted beige and are exposed beneath the eaves. Two small single-light fixed-pane windows, with painted red wood frames and painted green wood surrounds, penetrate the east elevation. A set of paired, painted beige, horizontal weatherboard garage doors, side-hinged with metal strap hinges, are located on the north elevation. Vehicular access to the garage is via Larimer Street to the west.

Shed

A wood frame shed which measures 12' by 10' is located approximately eight feet east of the garage. This small utilitarian building is supported by a low concrete or stone foundation, and its exterior walls are made of painted beige horizontal wood planks, with painted green 1" by 4" corner boards. The building is covered by a shed roof, with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted beige and are exposed beneath the eaves. A single window opening which overlooks the alley on the south elevation is covered with horizontal wood planks. A painted red vertical wood plank door, side-hinged with metal strap hinges, is located on the north elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1904** 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 list 1904 as this house's year of construction. This date seems plausible, given the house's architectural characteristics, its stone foundation, and given that the Crawford Addition was platted in 1901. The Assessor records also indicate that the detached garage and shed were both built in 1938, and that the front porch was enclosed in 1968.

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

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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**

35. Historical background:

Routt County Assessor records indicate that this house was built circa 1904, and it has apparently served as a single-family residence from that time to the present (2009). Information about the home's earliest owners and residents during the early 1900s has not been uncovered. Oral information passed down to current owner Fritz Koch holds that a cobbler lived here many years ago. In more recent years, a church bookstore reportedly operated out of the house.

The Assessor records further show that a family or person with the surname "Noyce" owned this property prior to June of 1956, when it was sold to Merle R. and Stella Cheek. Mountain States Telephone and Telegraph directories list the Merle Cheek family at this address from that time until circa 1987. In October of 1987, Mr. and Mrs. Cheek sold the property to Roger W. "Rocky" and Lydia L. Custer. The Custer family then owned the property until June of 1992 when they sold it to Donald W. Held. Mr. Held owned the property for the next seven years, until August of 2001, when he sold it to Kimberly A. Lipker and Barbara J. Lokkesmoe. Emmanuelle and Bradley Bartels were next to acquire the property in November of 2003. Current owners Fritz and Deborah W. Koch, purchased it from Mr. and Mrs. Bartels in July of 2005.

36. Sources of information:

Koch, Fritz. Interview with Carl McWilliams, August 2008

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, Residential Property Appraisal Record.

Routt County Assessor/Treasurer Parcel Detail Information.

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

"Steamboat Springs, Co. About 1910." Plat map (reproduction), on file at the Tread of Pioneers Museum

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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.

 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.

 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:

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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 1904. The house is also architecturally significant for its representative wood frame front gabled plan. The property's historical and architectural significance is most likely not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The property, however, should be considered eligible for local designation in the Routt County Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably high standard 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. The front porch was reportedly enclosed in 1968, the rear gabled section of the house may be an older addition, and some windows do not appear original. These changes, however, are reasonably well executed, and are compatible with the original 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 173-178 CD #3, Images 10-12	CDs filed at:	City of Steamboat Springs
48. Report title:	Old Town Steamboat Springs Residential Survey Phase VII		137 10th Street
49. Date(s):	04/07/2009		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		

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Sketch Map



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Location Map

