

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHP use only)

OAHP1403
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.2476** Parcel number(s): **115207016**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **King House**
- 6. Current Building Name: **Hockley House**
- 7. Building Address: **210 Missouri Avenue**
- 8. Owner Name: **Jeremy and Gretchen Hockley**
- Owner Organization:
- Owner Address: **P.O. Box 772051**
Steamboat Springs, CO 8047



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: **84 W**
NW ¼ of NW ¼ of SE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345117 mE** **4483525 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **West 10 FT. of Lot 15, and all of Lot 16, Block 7**
 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: **680 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Fence
21. General architectural description:
This is a single-story, rectangular-shaped, wood-frame dwelling. It is supported by a low unpainted concrete foundation, and its exterior walls are clad with painted yellow, narrow, horizontal weatherboard siding, with painted white 1" by 4" corner boards. The house is covered by a moderately-pitched hipped roof, with metal roofing material and with painted white and yellow boxed eaves. The house's symmetrical façade faces toward Missouri Avenue on the south elevation. A stained brown wood-paneled door, enters the center of the façade from a 4' by 7' 2-step concrete porch, with painted white turned columns and a low-pitched gable roof. Two 1/1 double-hung sash windows, with painted white wood frames and surrounds, penetrate the façade wall to either side of the entry porch. Windows elsewhere are also entirely 1/1 double-hung sash with painted white wood frames and surrounds. A probable rear addition to the rectangular-shaped dwelling is covered by a low-pitched gable roof. A stained brown, 10-light, glass-in-wood-frame door enters the east end of the addition's north elevation from a small recessed porch.
22. Architectural style:
 Building type: **Hipped-roof Box**
23. Landscape or special setting features: **This well-maintained property is located on the north side of Missouri Avenue in the block between Laurel and Grand Streets. A nicely-landscaped planted grass yard surrounds the house, with fir and pine trees in the front yard.**

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24. Associated buildings, features or objects:

Garage

A wood frame garage, which measures approximately 28' N-S by 20' E-W, is located near the rear northwest corner of the property. The garage features a concrete slab foundation, metal clad exterior walls, and a moderately-pitched front gable roof with metal roofing material and painted white boxed eaves. Stained brown vertical wood siding appears in the upper gable ends. A white metal-paneled roll-away garage door, on the north elevation, opens onto a short gravel driveway which extends to the asphalt-paved alley.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1906** 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:
- The Crawford Addition, where this house is located, was platted in 1902, and residential development in the area began to take place soon afterwards. In general, the neighborhood developed from the southeast to the northwest, with more homes built on Hill and Spruce Streets before Missouri Avenue and Logan Street were developed. Routt County Assessor records indicate that this dwelling was constructed in 1906. The original dwelling appear to have been extended to the north (rear) elevation at an unknown date.**
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**

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35. Historical background:

Routt County Assessor records indicate that this modest hipped-roof dwelling was built in 1906. Efforts to uncover information about its earliest 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, reveal that Elmer R. King resided in this house during the late 1950s and early-to-mid-1960s. King is listed at this address beginning in 1956, and it is possible that he lived here for many years prior to that time. (Earlier directories are unavailable.) Elmer R. King is listed as a Routt County resident in the 1910 and 1920 United States census records. In 1910 he is listed as single, age 29, a resident of Rock Creek precinct, and his occupation is given as "general farmer." In the 1920 census, he is listed as married, age 38, a resident of the Toponas precinct, and his occupation is listed as "grain farmer." The 1920 census lists his wife as Margaret King, age 26 (maiden name unknown). Also according to the census, Elmer was born in Colorado, while both of his parents had been born in New York. Margaret had been born in Wyoming, in 1894. Her father was a native of Iowa, while her mother had been born in Illinois. Elmer R. King (born in 1881 and died in 1966) is buried at the Steamboat Springs Cemetery, according to Routt County Burial Index records. The name Margaret King does not appear in Routt County Burial Index records.

Bruce Tormey, who presently (in 2008) owns and lives next door at 204 Missouri Avenue, related that he owned this house between 2004 and 2007, before selling it to its current owners Jeremy and Gretchen Hockley. Mr. Tormey stated that he purchased this home from Bob and Evelyn Cooper who had owned it for many years, and who have since moved to Arizona.

36. Sources of information:

Fourteenth Census of the United States, 1920, Routt County Colorado, Precinct No. 1, Steamboat Springs.

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>

Thirteenth Census of the United States, 1910, Routt County Colorado, Precinct No. 1, Steamboat Springs.

Tormey, Bruce. Oral interview with Carl McWilliams, May 2008.

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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 house is historically significant for its associations with Steamboat Springs' residential development beginning in the early 1900s, and it is also architecturally significant as a representative wood frame Hipped-roof Box type dwelling. The dwelling's level of historic and architectural significance is not to the extent that it would be considered eligible for inclusion in the National or State Registers; however, despite some loss of integrity, it may be considered eligible for local landmark listing in the Routt County Historic Register.

43. Assessment of historic physical integrity related to significance:

This property exhibits a reasonably 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 is quite compatible with the house's original construction. The garage also displays good integrity.

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.**

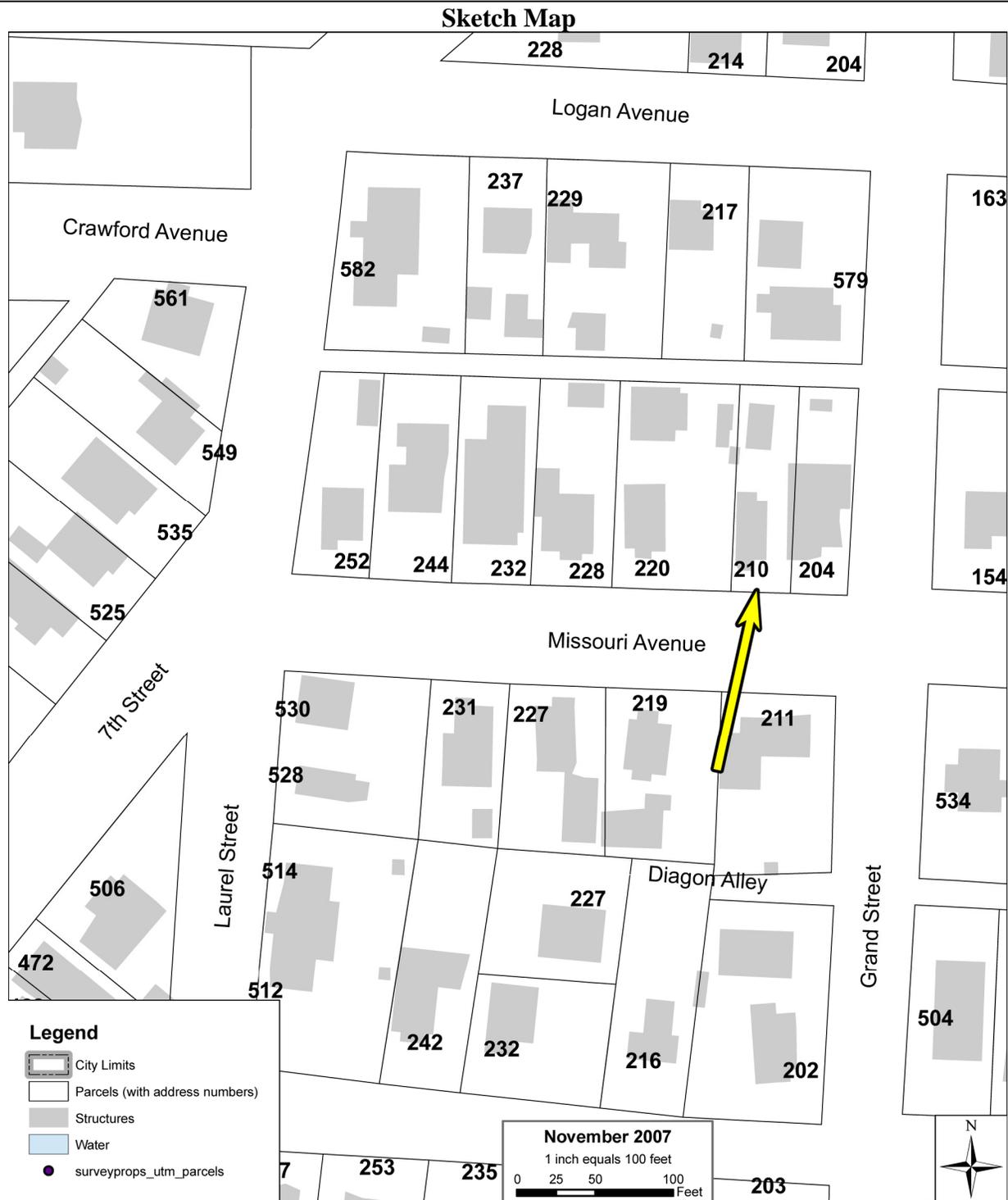
If there is National Register district potential, is this building: Contributing Noncontributing N/A:

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 141-146	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		

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Location Map

