

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
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.2477** Parcel number(s): **115208003**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Taylor House**
- 6. Current Building Name: **Lange House**
- 7. Building Address: **219 Missouri Avenue**
- 8. Owner Name: **Donald A. Lange**
- Owner Organization:
- Owner Address: **P.O. Box 773635**
Steamboat Springs, CO 80477



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** **345101 mE** **4483479 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 3-5, Block 8**
 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: **1405 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
21. General architectural description:
This is a two-story, wood-frame, side-gabled house, with a shed-roofed extension to its south (rear) elevation. The dwelling is supported by a low unpainted concrete foundation, and its walls are clad with painted blue horizontal weatherboard siding with painted white 1" by 6" corner boards. The main two-story portion of the house is covered by a steeply-pitched side gable roof, with the lower shed-roof over the single-story extension to the south elevation. The roof is covered with metal roofing material, and the eaves are boxed with painted white wood trim. A brick chimney, covered with concrete pargeting, is located on the south-facing roof slope. The house features a symmetrical façade which faces toward Missouri Avenue on the north elevation. A painted white wood-paneled front door, enters the center of the façade from a 4' by 10' open front porch. This porch features a wood plank floor, a painted white open wood railing, painted white 4" by 4" wood posts, and a gable roof with square-cut wood shingles in its upper gable end. The entry porch is flanked on either side by a 2-light casement window, each with a painted white metal frame, a painted white wood surround, and with decorative black wood shutters. Two single-light casements windows, also with painted white metal frames, painted white wood surrounds, and decorative black wood shutters, penetrate the façade's second story wall. The east (side) elevation wall is penetrated by a set of paired 3/1 double-hung sash windows. A 2-light casement window, and another 3/1 double-hung sash window in the upper gable end. The west (side) elevation is penetrated by two 3/1 double-hung sash windows, also including one in the upper gable end, as well as a single-light window, and a 4-light window.
22. Architectural style: **No Style**
 Building type:

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23. Landscape or special setting features: **This property is located on the south side of Missouri Avenue in the block between Laurel and Grand Streets. Two deciduous trees are located in the planted grass front yard, and narrow side yards flank the east and west sides of the house. A secondary residence and a shed are located behind the primary dwelling.**

24. Associated buildings, features or objects:

Secondary Residence (219 1/2 Missouri Avenue)

A wood frame secondary residence is located at the rear of the property. This single-story, rectangular-shaped, dwelling measures approximately 21' N-S by 37' E-W, and is supported by a concrete block foundation. Its exterior walls are clad with blue horizontal vinyl or aluminum siding, and its front gable roof is covered with metal roofing material. The boxed eaves are painted blue and white. A 6' by 4' gabled entry porch is located at the north end of the east elevation (façade). Non-historic oriel type windows, each with three single-light windows, are respectively located at the south end of the façade and at the east end of the south elevation. Windows elsewhere on this dwelling are primarily single-light casements.

Shed

A shed, which measures approximately 8' by 12', is located between the two dwellings. This small utilitarian building rests on a concrete foundation, and has blue horizontal wood or vinyl exterior siding over wood frame construction. A moderately-pitched gable roof is covered with metal roofing material, and the eaves are boxed with painted white wood trim. Two entry doors are located on the shed's east elevation. An awning type window penetrates the north elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1907** 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 was platted in 1902, and much of the neighborhood was developed during the ensuing decade. This house was built in 1907, according to Routt County Assessor records. The shed-roofed extension to the south (rear) elevation may be an early addition. Assessor files also indicate that the secondary residence was built in 1937, and that the shed was built in 1990.

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 house was built in 1907. 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, indicate that this house was occupied by Paul Taylor in 1965, and by Mrs. Verda Taylor in 1970. Donald A. Lange, the property's current owner, has owned and resided here since October of 1989, according to Routt County Assessor records.

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.

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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. |
| <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. |

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

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

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

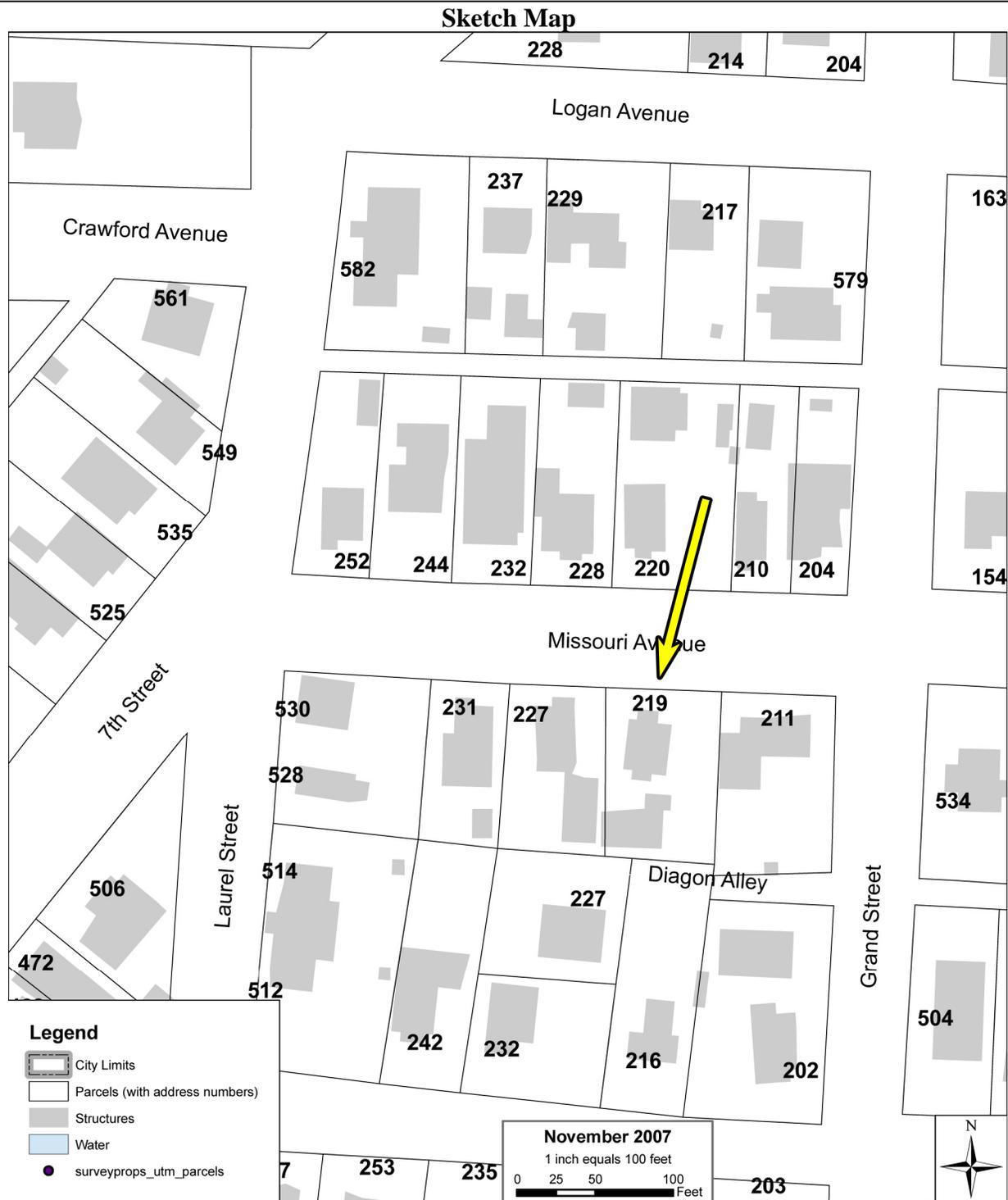
42. Statement of significance:

This property is historically significant for its associations with Steamboat Springs' residential development dating from the time of its construction, circa 1907, and it is also architecturally significant as a representative example of a vernacular wood frame side gabled dwelling. Despite some loss of integrity, the house still conveys some 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 a marginal standard 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 primary dwelling exhibits generally good integrity, except that several windows have been altered, and there may have been changes to the front porch as well. The secondary residence was reportedly built in 1937; however, several of its windows have been altered, and it has been sided with vinyl or metal. The shed was reportedly built in 1990, and thus, does not contribute to the property's historic significance. Overall, a sense of time and place of an early twentieth century dwelling remains only partially intact.

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Location Map

