

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.2478** Parcel number(s): **115208001**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Cosand House**
- 6. Current Building Name: **Holloway House**
- 7. Building Address: **227 Missouri Avenue**
- 8. Owner Name: **John P. and Deborah Sue Holloway**
- Owner Organization:
- Owner Address: **P.O. Box 770656**  
**Steamboat Springs, CO 80477**



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

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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** **345078 mE** **4483477 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 1 and 2, 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: **929 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal/Aluminum**  
**Wood/Shingle**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Chimney**  
**Fence**
21. General architectural description:  
**This single-story, rectangular-shaped, wood frame dwelling is supported by a low unpainted concrete foundation, and its exterior walls are clad with non-historic pale grey color horizontal aluminum siding with white corner pieces. The house is covered by a moderately-pitched front gable roof, with metal roofing material and with painted red rafter ends exposed beneath the eaves. A red brick chimney is located on the east-facing roof slope. The house's asymmetrical façade faces toward Missouri Avenue on the north elevation. A wood-paneled door, with one upper sash light, and covered by a white metal or synthetic storm door, enters an enclosed, approximately 6' by 12' gabled porch, from a 2-step wood stoop, at the west end of the façade. An enclosed, hipped-roof, rear porch extends across the entire south elevation. The rear entry door which enters this portion of the dwelling is covered by a white metal storm door. The home's windows are primarily 1/1 double-hung sash with painted white wood frames and surrounds.**
22. Architectural style: **No Style**  
 Building type:
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. Planted grass yards are located north and west of the house, with aspen trees in the front yard. A gravel driveway extends from the street, along the east side of the house, to a detached garage. The backyard and part of the side yard are enclosed by a wood privacy fence.**

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24. Associated buildings, features or objects:

### Garage

A wood frame garage is located southeast of the house. This wood frame building is supported by a concrete slab foundation, and has pale grey color horizontal aluminum siding with white corner pieces. The garage roof is a moderately-pitched front gable, and is covered with metal roofing material. The eaves are boxed with painted white wood trim. A red metal overhead garage door, and a painted red solid wood door, both open onto a gravel driveway on the north elevation. This driveway extends along the east side of the house to Missouri Avenue.

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: 1920 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 records list 1920 as this house's year of construction. This date makes sense given the house's architectural characteristics, overall appearance, and development pattern of the neighborhood. The front porch may not have originally been enclosed, and the enclosed rear porch may also be an early addition. There are no other additions to the historic dwelling; however, it was sided with horizontal aluminum siding at some point in time.
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:
- The Crawford Addition, where this house is located, was platted in 1902, and much of the neighborhood was then developed during the following decade. This house at 227 Missouri Avenue was not built until 1920, however, according to Routt County Assessor records. Information regarding its earliest owners and residents has not been uncovered. However, from at least 1956 through the late 1970s, this property was owned and occupied by the H.G. Cosand family. Harry G. Cosand (born 1887, died 1974), and his wife Hazel Light Cosand (born 1894, died 1979) are both buried at the Steamboat Springs cemetery. Neither of the Cosands are listed as Routt County residents in the 1910 and 1920 United States census records. No further biographical data pertaining to Mr. and Mrs. Cosand was located at the Tread of Pioneers Museum. John P. and Deborah Sue Holloway are the property's current owners and residents. The have held title to the property since October of 1979, according to Routt County Assessor records.

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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:

- |                                     |  |
|-------------------------------------|--|
| 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.  |

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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 1920, and it is also architecturally significant as a representative vernacular wood front gabled dwelling. Numerous houses, such as this one - generally lacking a particular style, and with minimal architectural details - were built throughout Steamboat Springs' residential neighborhoods during the early 1900s. The number of these houses remaining is dwindling, however. This 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 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 front and back porches may not have originally been enclosed, and the house's exterior walls have been sided with aluminum. A sense of time and place of a 1920s era dwelling remains for the most part intact, however.**

### 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 151-154** 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

