

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.2481** Parcel number(s): **115207026**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Cook House; Cooper House**
- 6. Current Building Name: **Aguiar/Glatt House**
- 7. Building Address: **252 Missouri Avenue**
- 8. Owner Name: **Dennis James Aguiar and Susan B. Glatt**
- Owner Organization:
- Owner Address: **2308 W. 103rd Terrace**
Leawood, KS 66206



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** **345040 mE** **4483526 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 26 and 27, 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: **1856 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Metal/Aluminum**
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 is a 1½-story, rectangular-shaped, wood frame dwelling. It is supported by an unpainted concrete foundation, and the foundation walls on the west elevation are penetrated by 1x1 horizontal sliding basement windows. The house's exterior walls are clad with beige color, wide, horizontal aluminum siding, and the front gable roof is covered with red metal roofing material. Painted white rafter ends, with a fascia board, are exposed beneath the eaves. The dwelling's asymmetrical façade faces toward Missouri Avenue on the south elevation. A glass-in-metal-frame storm door enters a 5' by 10' enclosed gabled porch, from a 3-step concrete stoop, at the west end of the façade. A dark red metal-paneled door leads from within the enclosed porch into the home's interior. The home's windows are primarily 1/1 double-hung sash with painted white and dark red wood frames and surrounds. One double-hung sash window on the façade also features decorative, painted white, exterior wood shutters.
22. Architectural style: **No Style**
 Building type:
23. Landscape or special setting features: **This well-maintained property is located at the northeast corner of Missouri Avenue and Laurel Streets. The planted grass front yard is nicely landscaped with low native plants, small aspen trees, and a small spruce tree. A wood privacy fence encloses the backyard.**

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24. Associated buildings, features or objects:

Garage/Shed

A wood frame garage, which measures approximately 28' by 14', is located near the rear of the property. The garage rests on a concrete foundation, and its exterior walls are clad with beige color horizontal vinyl siding. A low-pitched front gable roof is covered with metal roofing material, laid over 1x wood decking. A single entry door opens into the backyard at the west end of the south elevation. This building apparently is no longer being used as a garage, because there is no longer a garage door.

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. There have been no additions to the historic dwelling; however, it has been sided with horizontal metal siding.
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 1920. 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 George Cook in the late 1950s and early 1960s. Cook was followed as the home's resident by Clint Cooper from the mid-1960s through the early 1970s. More recent residents have included Greg Hodinger and Anita Anderson. Routt County Assessor records, meanwhile, indicate that the Cooper family owned the property between circa 1964 and 1996. Dennis James Aguiar and Susan B. Glatt, of Leawood, Kansas, are the current (2008) property owners.

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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."

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 |

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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 1920, and it is also architecturally significant as a representative example of a vernacular wood frame front gabled dwelling. Despite some loss of integrity (the house has been sided with aluminum siding), 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 exhibits 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. There have been no additions to the original dwelling; however, it has been sided with wide horizontal metal siding. A sense of time and place of the historic 1920s period dwelling remains mostly in evidence, 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 164-169** 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

