

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.2647** Parcel number(s): **116801016**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **McCarthy House**
- 7. Building Address: **12 Nob Street**
- 8. Owner Name: **Timothy B. McCarthy**
- Owner Organization:
- Owner Address: **P O Box 770526**
Steamboat Springs, Co 80477-0526



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**
NE ¼ of NE ¼ of NE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345388 mE** **4483993 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 16 & 17 Block 1**
 Addition: **Deerfoot Addition** Year of addition: **unknown**
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: **1314 square feet**
16. Number of stories: **1**
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**
Chimney
21. General architectural description:
This single-story wood frame residence is supported by a low poured concrete foundation, and its exterior walls are clad with painted green horizontal weatherboard siding with painted white 1" by 4" corner boards. Painted beige or white horizontal weatherboard appears in the upper gable end on the east elevation, and painted white diagonal weatherboard appears in the upper gable end of the enclosed front porch, also located on the east elevation. Painted red diagonal siding appears in the upper gable end on the west (rear) elevation. The house is covered by a moderately-pitched front gable roof, with metal roofing material, and with painted white boxed eaves. Three skylights and solar panels are located on the south-facing roof slope. A short metal-capped red brick chimney is located just below the ridge on the north-facing roof slope. A painted white wood-paneled front door, covered by a painted red wood screen door, and with glass block sidelights, enters an enclosed gabled porch from an uncovered concrete stoop on the east elevation. The enclosed front porch measures approximately 18' N-S by 8' E-W, and it is penetrated by four single-light fixed-pane windows. A small painted red, side-hinged, wooden door is centered in the enclosed porch's upper gable end. A set of paired, painted red, vertical wood plank doors enter a walkout basement level at the west end of the south elevation. These doors open onto a short gravel driveway which extends to Nob Street to the south. The house's north elevation is penetrated by one 3-light window, a horizontally-oriented single-light fixed-pane window, and a vertically-oriented fixed-pane window. The south elevation wall is penetrated by one 1/1 single-hung sash window, one single-light fixed-pane window, and a band of three single-light fixed-pane windows. The home's windows primarily feature painted white wood frames and surrounds. A shed-roofed extension to the house's west elevation measures approximately 26' N-S by 8' E-W. A painted red glass-in-wood-frame door enters the north end of the west

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elevation from an uncovered wood deck. Three single-light fixed-pane windows, and a set of paired 1/1 double-hung sash windows also penetrate the west elevation.

22. Architectural style: **No Style**
 Building type:

23. Landscape or special setting features: **This property is located at the northwest corner of Nob Street and North Park Road A planted grass lawn, with mature landscaping features including several fir or spruce trees, flank the east, west, and south sides of the house.**

24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1924** 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 indicate that this house was built in 1924, and that the basement-level garage, with the enclosed shed-roofed rear porch addition above, was erected in 1950. Solar panels have been placed on the roof within the last five years, but the house's exterior appears otherwise unaltered since the 1950 addition.

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 residence**

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35. Historical background:

Routt County Assessor records reveal that this house was built circa 1924. Information regarding its early owners and residents has not been uncovered. From circa 1980 until August of 2003, the home was owned by Mark and Charla (Hathaway) Palmer. A graduate of Ohio State University and Adams State College, Mr. Palmer was affiliated with the Colorado Mountain College, and worked progressively in Steamboat Springs as President of Steamboat Solar, as director of Environmental Building Design for Habitat Design and Construction, as Director of the Yampa Valley Electric Association, and as President of Sustainable Resources. The Palmers moved to California circa 2001 where Mark currently serves as the Green Building Coordinator for the City and County of San Francisco.

In August of 2003, the Palmers sold their former home at 12 Nob Street to its current resident, Tim McCarthy. Mr. McCarthy is a realtor and is involved in the solar panel industry.

36. Sources of information:

Mark Palmer - LnkedIn <http://www.linkedin.com/pub/10/778/8a7>

McCarthy, Tim. 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.

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. |
| v | 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. |
| v | 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 1924. The house is also architecturally significant for its representative wood frame front gabled plan. The property's historical and architectural significance is 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. Despite some loss of integrity, however, the property probably does qualify for designation as a local landmark 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. A 1950 basement garage and rear porch addition is reasonably compatible with the home's original construction. Moreover, because the addition is more than fifty years old it is potentially significant in its own right. Overall, a sense of time and place relative to how this residence appeared when it was originally built remains reasonably intact.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

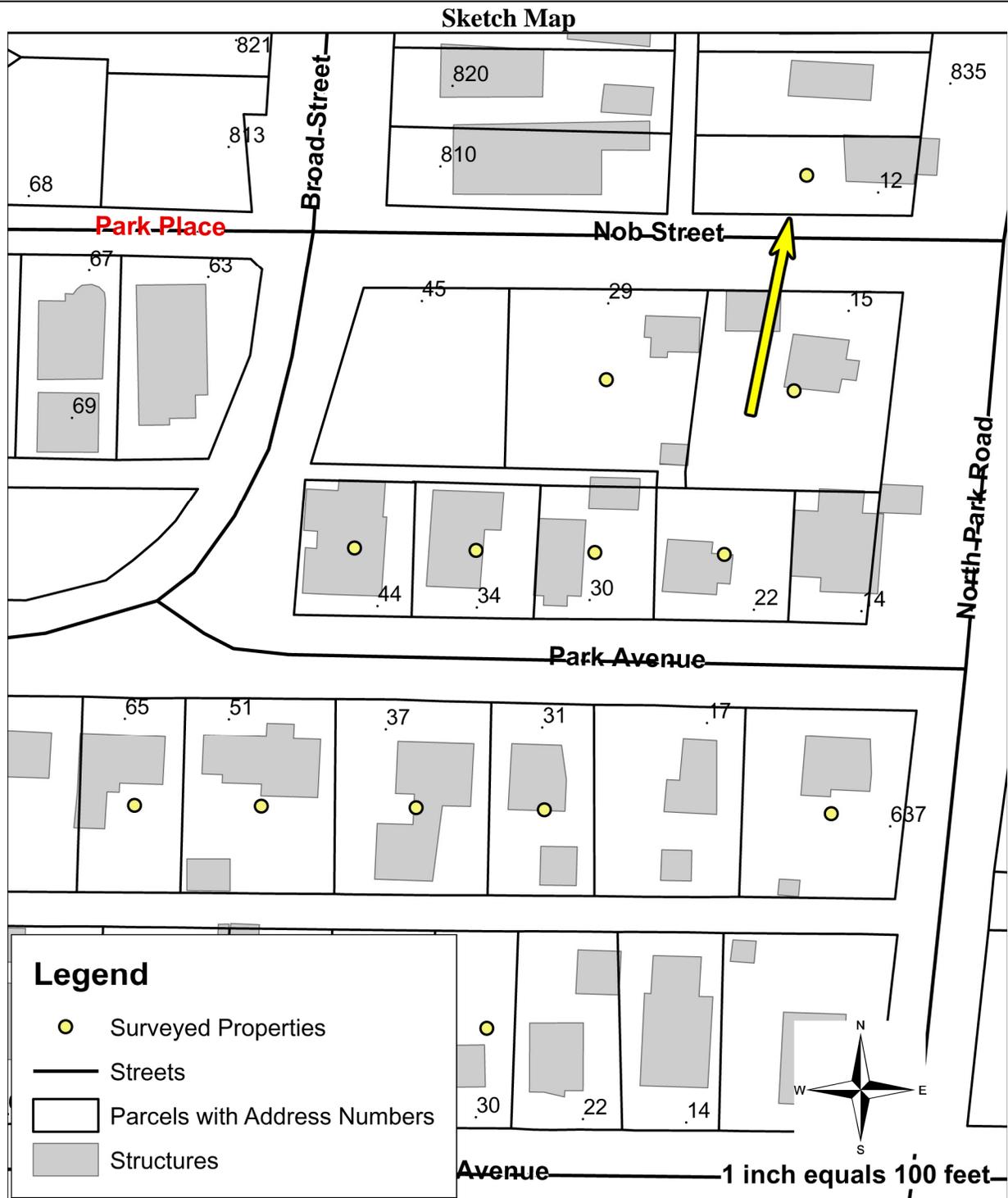
44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes No
- Discuss: **Historic buildings within the survey area do not collectively possess sufficient historical or architectural 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 185-189 | CDs filed at: | City of Steamboat Springs |
| 48. Report title: | Old Town Steamboat Springs Residential Survey Phase VII | | 137 10th Street |
| 49. Date(s): | 08/26/2008 | | 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

