

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHF use only)

OAHF1403  
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.1846** Parcel number(s): **145019004**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Routt County Environmental Health Department**
- 7. Building Address: **427 Oak Street**
- 8. Owner Name: **James and Janet Williams Living Trust**
- Owner Organization:
- Owner Address: **P.O. Box 770562**  
**Steamboat Springs, CO 80477**



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

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**  
**NE ¼ of SE ¼ of NW ¼ of NE ¼ of Section 17**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344928 mE** **4482954 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lot 4 Block 19**  
 Addition: **Original Addition of Steamboat Springs** Year of addition: **1884**
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: **Length: 47 feet x Width: 28 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Metal/Aluminum**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Chimney**
21. General architectural description:  
**Traditionally a single family dwelling, this wood frame building is now utilized as office space for the Routt County Environmental Health Department. The main 1.5-story portion of the building features a rectangular plan which measures 28' NW-SE (across) by 39' NE-SW (deep). There is also a 12' by 6' enclosed shed-roofed rear porch extension at the northwest end of the southwest (rear) elevation, and a small gable-roofed front porch on the northeast elevation (façade). The building is supported by a low painted green concrete foundation, and its exterior walls are clad with white and green horizontal aluminum siding. The roof is a moderately-pitched side-gable, covered with metal roofing material, and with painted white and green boxed eaves. A large, non-historic, stone fireplace chimney is located on the façade. Two non-historic 1x1 horizontal sliding windows penetrate the façade, including one in the upper gable end. Windows on the secondary elevations are also primarily non-historic 1x1 horizontal sliders with painted green wood surrounds. A solid wood door, with three stepped upper sash lights, enters the enclosed gable-roofed porch which is centered on the façade. A non-historic wooden handicapped ramp leads to this entry door. A stained natural brown glass-in-wood-frame door, with flanking sidelights, enters the northwest (side) elevation from a small 3-step metal porch. Another entry door, covered by a painted green wooden storm door, enters the enclosed shed-roofed porch on the rear (southwest) elevation.**
22. Architectural style: **No Style**  
 Building type:

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23. Landscape or special setting features: **This property is located on the southwest side of the 400 block of Oak Street in Steamboat Springs. Lincoln Avenue (U.S. Highway 40), Steamboat Spring's main street, is a block to the southwest. The property features a small planted grass front yard and a narrow side yard along the southeast side of the former dwelling. A pine tree and two deciduous trees are located in the front yard. A concrete driveway extends from Oak Street to the northwest side of the former dwelling.**

24. Associated buildings, features or objects:

Type: **Garage/ Workshop**

Describe: **A garage/ workshop structure is located near the rear of the property. Overall, this building measures approximately 30' NE-SW by 40' NW-SE; however, it appears to be composed of two separate buildings which abut each other.**

**The southeast portion measures approximately 30' by 22', and is supported by a concrete slab foundation. This portion of the building has painted white concrete block walls, and is covered by a low-pitched gable roof with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted green and are exposed beneath the eaves. Painted green horizontal wood siding appears in the upper gable ends. Two 6-light industrial sash windows penetrate the southeast elevation. Two painted white wood-paneled, roll-away, garage doors are located on the southwest elevation, facing the alley.**

**The northwest portion of the building measures approximately 30' by 18', and also features a concrete slab foundation, and painted white concrete block walls. This portion of the building, though, is covered by a shed roof. Another painted white wood-paneled, roll-away, garage door, and a single entry door, are located on the southwest elevation, also facing the alley.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1910** Actual:

Source of information: **Sanborn Insurance map, July 1911.**

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:

**Sanborn Insurance maps document that this house was built prior to 1911. It was most likely constructed during a building boom which followed the arrival of the railroad in Steamboat Springs at the end of 1908. The Steamboat Pilot took note of the boom in the spring of 1910 with an article titled "Many New Residences in Steamboat Springs". F.A. Metcalf, a realtor, ran advertisements in the Pilot that same spring, titled "Specials in Town Property, in which a "fifty foot corner lot on Oak Street" was advertised at "\$750.00." The garage/workshop's date of construction is unknown; it appears to date from the 1960s or 1970s.**

30. Original location:  Moved: Date of move(s): **N/A**

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### V. HISTORICAL ASSOCIATIONS

31. Original use(s):                   **Domestic/Single Dwelling**
32. Intermediate use(s):           **Domestic/Single Dwelling**
33. Current use(s):                   **Government/Government Office**
34. Site type(s):                      **Former single-family dwelling.**

35. Historical background:

**This building was erected as a single-family dwelling, probably not long after the Denver, Northwestern and Pacific Railroad (the Moffat Road) arrived in Steamboat Springs in December of 1908. Little regarding the building's early history has been uncovered to date. Mountain States Telephone and Telegraph directories, and later Mountain Bell telephone directories, provide a general chronology of the house's residents from 1956 to the 1990s. E.H. Balmain is listed at this address in the mid-to-late 1950s, followed by Dennis Bitton from the early 1960s to the early 1970s. James Dewey Williams is then listed at this address in 1975 and 1980. Routt County Assessor records indicate that James and Janet Williams (now organized as the James and Janet Williams Living Trust) have owned the property since circa 1974. Between circa 1988 and the late 1990s, the Euzoa Bible Church met at this location, apparently leasing the building from the Williams'. Currently, in 2007, the building is utilized as office space by the Routt County Environmental Health Department.**

36. Sources of information:

**Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>. "Many New Residences In Steamboat Springs." *Steamboat Pilot*, March 23, 1910, p. 1; "Specials in Town Property." [advertisement] *Steamboat Pilot*, April 6, 1910, p. 14.**

**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, Commercial Property Appraisal Record.**

**Sanborn Insurance maps for Steamboat Springs, July 1911, June 1920.**

### 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.
- Not Applicable 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.
- Not Applicable 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:

**The historic dwelling at this location may have been historically significant for its associations with Steamboat Springs' residential development during the early 1900s. Due to a substantial loss of integrity, however, the present building is no longer able to adequately convey a sense of its former significance. As such, this building may be considered ineligible for inclusion in the National Register of Historic Places, and in the State Register of Historic Properties. It is also ineligible for local landmark designation.**

43. Assessment of historic physical integrity related to significance:

**This building displays a below-average 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 building's integrity has been diminished by the application of the following non-historic elements: horizontal metal siding, a large stone fireplace chimney on the façade, replacement of the original front porch with an enclosed gabled entryway, installation of several 1x1 horizontal sliding windows, including two on the façade, construction of a poorly-executed (from a historic preservation aesthetic viewpoint) handicapped accessible ramp.**



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## Sketch Map



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## Location Map

