

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH P use only)

OAH P1403
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.1713** Parcel number(s): **145019006**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Willett House**
- 6. Current Building Name: **Willett House**
- 7. Building Address: **443 Oak Street**
- 8. Owner Name: **Melwood Union & Company, LLC**
- Owner Organization:
- Owner Address: **P.O. Box 771213**
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: **84W**
NE ¼ of SE ¼ of NW ¼ of NE ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344903 mE** **4482974 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lot 6 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): **T-Shaped Plan**
15. Dimensions in feet: **Length: 48 feet x Width: 26 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Roof Treatment/Dormer
21. General architectural description:
This former single family dwelling is presently utilized as an attorney's office. Featuring a modified T-shaped plan, the wood frame building overall measures 26' NW-SE (across) by 48' NE-SW (deep). It is supported by a low unpainted coursed sandstone foundation, and the exterior walls are clad with painted beige horizontal wood siding with painted burgundy 1" by 6" corner boards. Painted beige square-cut wood shingles appear in the upper gable ends on the southeast, northeast and southwest elevations. The former dwelling is covered by a steeply-pitched cross gable on hip roof, with metal roofing material. The eaves are boxed with painted burgundy wood trim. A large, non-historic, shed-roofed dormer, with two single-light casement windows, is located on the northwest-facing roof slope. A small gable-roofed dormer is located near the southwest end of the southeast-facing roof slope. A wood-paneled door, with latticed upper sash lights, enters the northeast end of the northwest elevation from a small 4-step wood porch. This porch is covered by a gable roof supported by two 4" by 4" wood posts. The northwest elevation is also penetrated by a large hip-roofed bay window, with three single-light fixed-pane windows. A non-historic canted oriel window, with three casement windows, penetrates the northeast elevation which traditionally was the façade. Windows elsewhere are primarily either original 1/1 double-hung sash, or non-historic casements - all with painted burgundy wood surrounds. A single-story, wood frame, hip-roofed enclosed rear porch forms the rear elevation and measures 21' by 6'. A wood-paneled door, with one upper sash light, enters the enclosed porch from a 3-step wood stoop.
22. Architectural style: **Late Victorian**
 Building type:

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23. Landscape or special setting features: **This property is located at the southern corner of Oak and 5th Streets in Steamboat Springs. Lincoln Avenue (U.S. Highway 40), Steamboat Springs' main street, is a block to the southwest. The property features a planted grass front yard, with narrow side yards along the southeast and northwest sides of the house.**

24. Associated buildings, features or objects:

Type: **Garage**

Describe: **A wood-frame garage, which measures approximately 24' by 18', is located behind the former dwelling. The garage features low poured concrete perimeter walls foundation, and painted beige horizontal weatherboard walls with painted burgundy 1" by 4" corner boards. The garage roof is a moderately-pitched front gable, covered with metal roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted beige and are exposed beneath the eaves. A set of paired horizontal weatherboard garage doors, and a vertical wood plank garage door, with X-bracing, are both located on the northwest elevation, facing 5th Street. A non-historic paneled door, and two 4-light windows, are located on the southeast elevation. A painted beige wood-paneled door is located at the southeast end of the northeast elevation.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1906** Actual:
 Source of information: **Routt County Assessor, Commercial Property Appraisal Record; 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:
Routt County Assessor records list 1906 as this house's year of construction. The building is depicted on the July 1911 Sanborn map, providing corroborating evidence that the building was erected prior to that date. If 1906 is accurate, this house was built just prior to a building boom spurred by the arrival of the railroad in Steamboat Springs, at the end of 1908. The 1911 and 1920 Sanborn maps, and the sketch map on the Assessor card, indicate that there have been no additions to the original building, except the bay window on the northwest (side) elevation. The garage is not depicted on either of the Sanborn maps, thus, it apparently postdates 1920. Base on its appearance, materials, and condition, the garage probably dates to the 1930s or 1940s.

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): **Commerce and Trade/Professional**
34. Site type(s): **Former single family dwelling; presently an attorney's office.**

35. Historical background:

Routt County Assessor records and Sanborn Insurance maps indicate that this house was erected circa 1906, two years prior to the arrival of the Denver, Northwestern and Pacific Railroad (the Moffat Road). The house's original owner is unknown; however, in the late 1910s, this became the home of Dr. Frederick E. "F.E." Willett, who then owned and lived here until his death in 1970.

Among Steamboat Springs' most influential citizens, F.E. Willett had been born on April 7, 1883. He came to Steamboat Springs from Laramie, Wyoming, in 1912, initially boarding with the Judge Morning family until moving into this house following the end of the First World War. In 1914, just two years after his arrival, Dr. Willett collaborated with other doctors and citizens in founding the Steamboat Sanitarium at 6th and Pine Streets. Soon after, he was instrumental in moving the hospital into the Campbell Building at 600 Lincoln Avenue. Later, in 1921, Dr. Willett was once again at the forefront of efforts to open a new hospital. At that time, he purchased a two-story apartment building on 7th Street, for use as a new hospital which opened on June 21, 1921. Some years later, Dr. Willett donated the building to the Steamboat Springs Hospital Association. Dr. Willett was perhaps Steamboat Springs' leading health care provider and advocate, until his retirement many years later. He passed away in 1970, at the age of 87. Continuing his positive influence even after his death, in 1972, it was disclosed that Dr. Willett's estate had bequeathed a large sum of money to Routt Memorial Hospital.

Following his death, Dr. Willett's house was converted to other uses in the early 1970s. Dismuke & Dismuke, Consulting Engineers and Surveyors, had their offices here during much of the 1970s. From the early 1980s to the present (2007), the building has primarily served as an attorney's office.

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.

"Hospital Recalls Past." *Steamboat Pilot*, May 6, 1982, p. 11C. Located in clipping file at Tread of Pioneers Museum.

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.

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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.

 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:

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42. Statement of significance:

This property is historically significant for its long association with Dr. F.E. Willett, who owned and lived here between circa 1918 and 1970. Among Steamboat Springs' leading citizens from the time of his arrival in 1912 until his death in 1970, Dr. Willett made exceptionally strong contributions to broad patterns of the history and Steamboat Springs. As a result, due to Dr. Willett's exceptional significance, despite some loss of integrity, this property may be considered individually eligible for local landmark designation. The property's combined level of historic and significance is not to the extent that it would qualify for individual listing in the National or State Registers.

43. Assessment of historic physical integrity related to significance:

This building 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 building's integrity has been diminished by alterations to the front porch, the installation of an oriel window on the façade, the construction of a large bay window on the northwest elevation, and the construction of a large shed-roofed dormer, also on the northwest elevation. The property's integrity and significance would be enhanced, particularly if the bay and oriel windows were restored to their historic appearance.

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 in this area along Oak Street probably do not collectively possess the historical or architectural significance, and do not display sufficient physical integrity, to be part of a 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 14-20** CDs filed at: **City of Steamboat Springs**

48. Report title: **Historic Building Inventory of Downtown Steamboat Springs** **137 10th Street**

49. Date(s): **09/09/07** **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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Sketch Map



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Location Map

