

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

- | | | | |
|----------------------------|------------------------------------|-------------------|------------------|
| 1. Resource number: | 5RT.3354 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 140403009 |
| 3. County: | Routt | | |
| 4. City: | Steamboat Springs | | |
| 5. Historic building name: | Unknown | | |
| 6. Current building name: | Babe LLC House | | |
| 7. Building address: | 620 Evans Street | | |
| 8. Owner name and address: | Babe LLC | | |
| | 39575 County Road 33 | | |
| | Steamboat Springs, CO 80487 | | |



National Register field eligibility assessment:	Not Eligible
State Register field eligibility assessment:	Not Eligible
Local Landmark eligibility field assessment:	Not Eligible

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**
SW ¼ of SW ¼ of NE ¼ of SE ¼ of section 7
10. UTM reference (**NAD 27**)
Zone **13**; **343545** mE **4483310** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **2000** Map scale: **7.5'**
12. Lot(s): **9-14** Block: **3**
Addition: **Miller – Frazier Addition to Steamboat Springs** Year of Addition: **1905**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

15. Dimensions in feet: **1250 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Log**
18. Roof configuration: **Gabled Roof / Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Garage / Attached Garage**
21. General architectural description:
This single-story dwelling is supported by a concrete foundation, and its exterior walls are clad with manufactured half log siding, with lapped corners. The roof is a moderately-pitched side gable, with painted beige color rafter ends beneath the eaves. A red brick fireplace chimney is on the west elevation (façade). The main entry into the front of the dwelling is near the north end of the façade. Here, a painted white solid wood door, with three angled, horizontally-oriented, upper sash lights, and covered by a metal storm door, enters the dwelling from a 3-step wood porch. This porch is uncovered, but it is located beneath a small intersecting gable. Two painted white metal-paneled rollaway garage doors access an attached two-stall garage toward the south end of the façade. These doors open toward the driveway and street. An intersecting saltbox-roofed addition is at the south end of the building. The addition incorporates another garage. The addition's west elevation contains a painted beige metal rollaway garage door which also opens toward the driveway and street
22. Architectural style/building type: OAHLP Lexicon: **Ranch Type**
Steamboat Springs Lexicon: **Ranch Type**

23. Landscaping or special setting features:

This property is located within in the Fairview Addition, south of the Yampa River and U. S. Highway 40, near the southwestern edge of Steamboat Springs. The property is on the east side of Evans Street in the block between Pitkin Street and Saratoga Avenue. A planted grass lawn with fir or spruce trees is in front of the house which is set well back from the street. An asphalt and gravel driveway extends from the street to the attached garage at the south end of the building.

24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1966** Actual:
Source of information: **Routt County Assessor records, Steamboat Springs telephone directories**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **Unknown**
Source of information: **N/A**
28. Original owner: **Unknown**
Source of information: **N/A**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Routt County Assessor records indicate that this dwelling was erected in 1966. Further details regarding its construction history have not been uncovered.

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

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 Fairview Neighborhood where this house is located is composed of two subdivisions – the Fairview Addition, platted in 1902 and the Miller – Frazier Addition, platted in 1905. Real estate developers George H. Miller and Floyd Frazier, platted the area and sought to develop it in partnership with attorney Joseph K. Bozard. Through their membership in the Commercial Club, Miller and Frazier were also involved with construction of the nearby Cabin Hotel, at the southwest corner of 13th Street and Lincoln Avenue. A prominent landmark building, the Cabin Hotel was built in 1909 and lost in a fire in 1939. Development in the Fairview Neighborhood was slow and sporadic, and for one reason or

another, it was not until 1992 that the area was incorporated into the Steamboat Springs city limits. Apparently as a result, the neighborhood's residents were never included in local telephone directory listings.

Fairview evolved primarily as a residential neighborhood, but also with some commercial and agricultural usage. Early businesses in the area reportedly included Watson's Mercantile and the Farmers' Elevator Company, which are no longer extant. A retrospective plat map depicting Steamboat Springs circa 1910 shows a small area surrounding what is now 13th Street south of the Yampa River. 13th Street is labeled as the "Road to Stone Quarry." This map also depicts Steamboat Spring, the Denver, Northwestern and Pacific Railway Depot, and two trails, all in the area south of the river. One of the trails is labeled "Old Indian Trail," while the other is labeled "Trail to Sulphur Cave."

Routt County Assessor records indicate this residence was built in 1966. In November 2010, owners Eldon L. Kuney and Julia Kuney sold the property to Thomas Benoit Owinter and Emily C. Schwall. In June 2013, Owinter and Schwall transferred the property's title to Babe LLC.

36. Sources of information:

"Fairview Neighborhood." <http://www.mainstreetsteamboat.com/neighborhood-profiles/fairview-neighborhood/>

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Residential Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Steamboat Springs, CO. About 1910." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.

VI. Significance

37. Local landmark designation: **N/A** Date of designation: **N/A**

Designating authority: **N/A**

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

38A. **Standards for Listing in the Colorado State Register of Historic Properties: Criteria for consideration of properties for nomination and inclusion in the Colorado State Register includes the following:**

- A. The association of the property with events that have made a significant contribution to history;
- B. The connection of the property with persons significant in history;
- C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;
- D. The geographic importance of the property;
- E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria

38B. **Applicable Steamboat Springs Landmark Criteria**

A building, site, structure or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one (1) criterion in one or more of the following categories:

1. Historic Importance. The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.

2. Architectural Importance. The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.

3. Geographic Importance. The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

✓ Does not meet any of the above Steamboat Springs Landmark criteria.

39. Area(s) of significance: **N/A**

40. Period of significance: **N/A**

41. Level of significance: **N/A**

42. Statement of significance:

This residence is historically significant to a very limited extent for its association with residential development in the Fairview Neighborhood. It is also architecturally notable, again to a limited extent, as a representative Ranch type dwelling dating from the 1960s. The property's level of significance is not to the extent that it qualifies for listing in the National and State Registers, or for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and History Colorado - setting, location, design, materials, workmanship, feeling and association. A sense of time and place of a Ranch type home from the 1960s remains mostly intact.

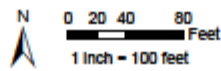
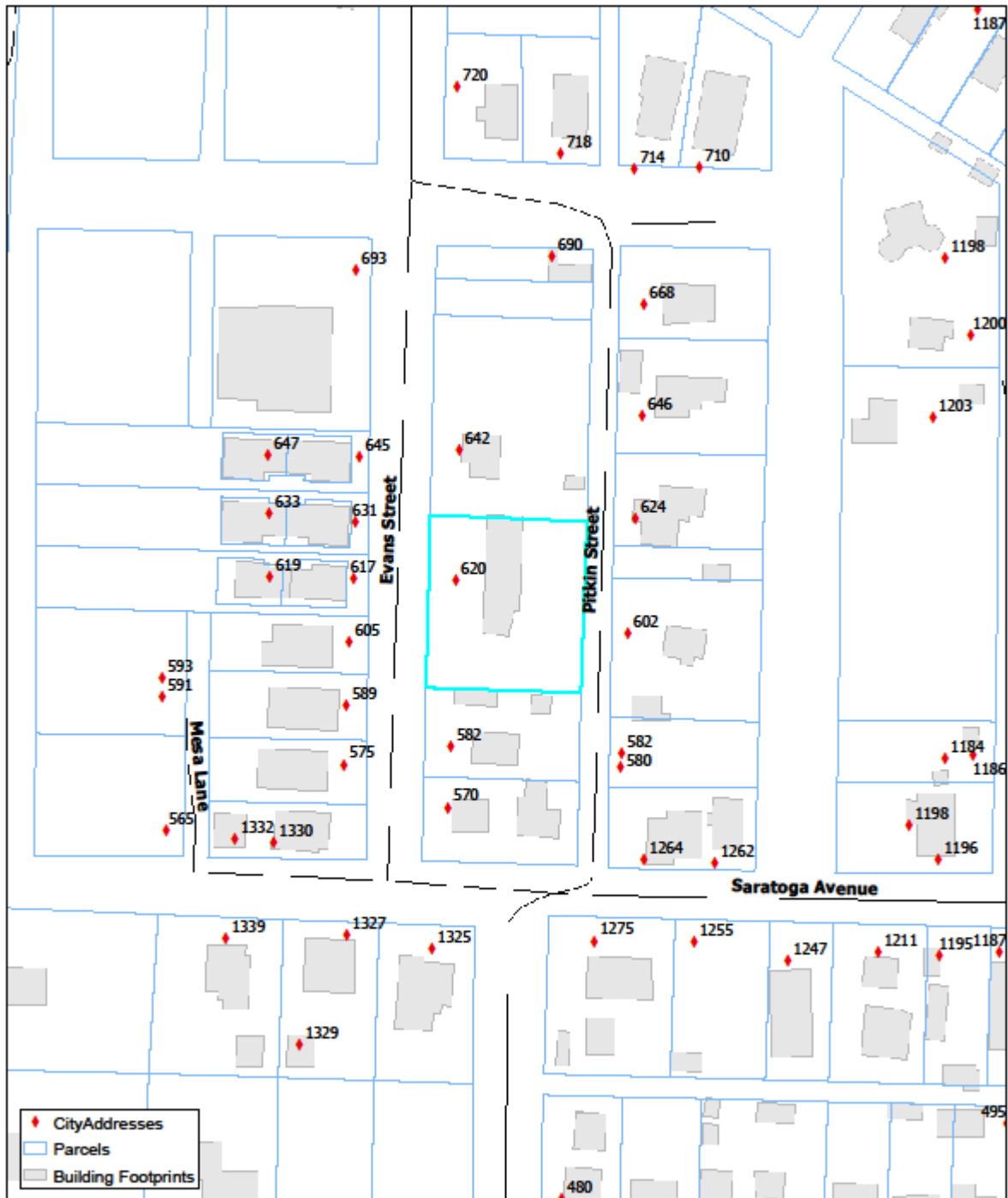
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility field assessment: **Not Eligible**State Register eligibility assessment: **Not Eligible**Local Landmark eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **No**

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 N.R. district potential, is this building contributing or noncontributing? **N/A**46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A****VIII. RECORDING INFORMATION**47. Photograph numbers: **CD #1, Images 133, 134**CDs/Negatives filed at: **City of Steamboat Springs, 137 10th Street, Steamboat Springs, CO 80477**48. Report title: **Old Town Steamboat Springs Residential Survey Phase X**49. Date(s): **June 28, 2016**50. Recorder(s): **Carl McWilliams**51. Organization: **Cultural Resource Historians**52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**53. Phone number(s): **(970) 493-5270**

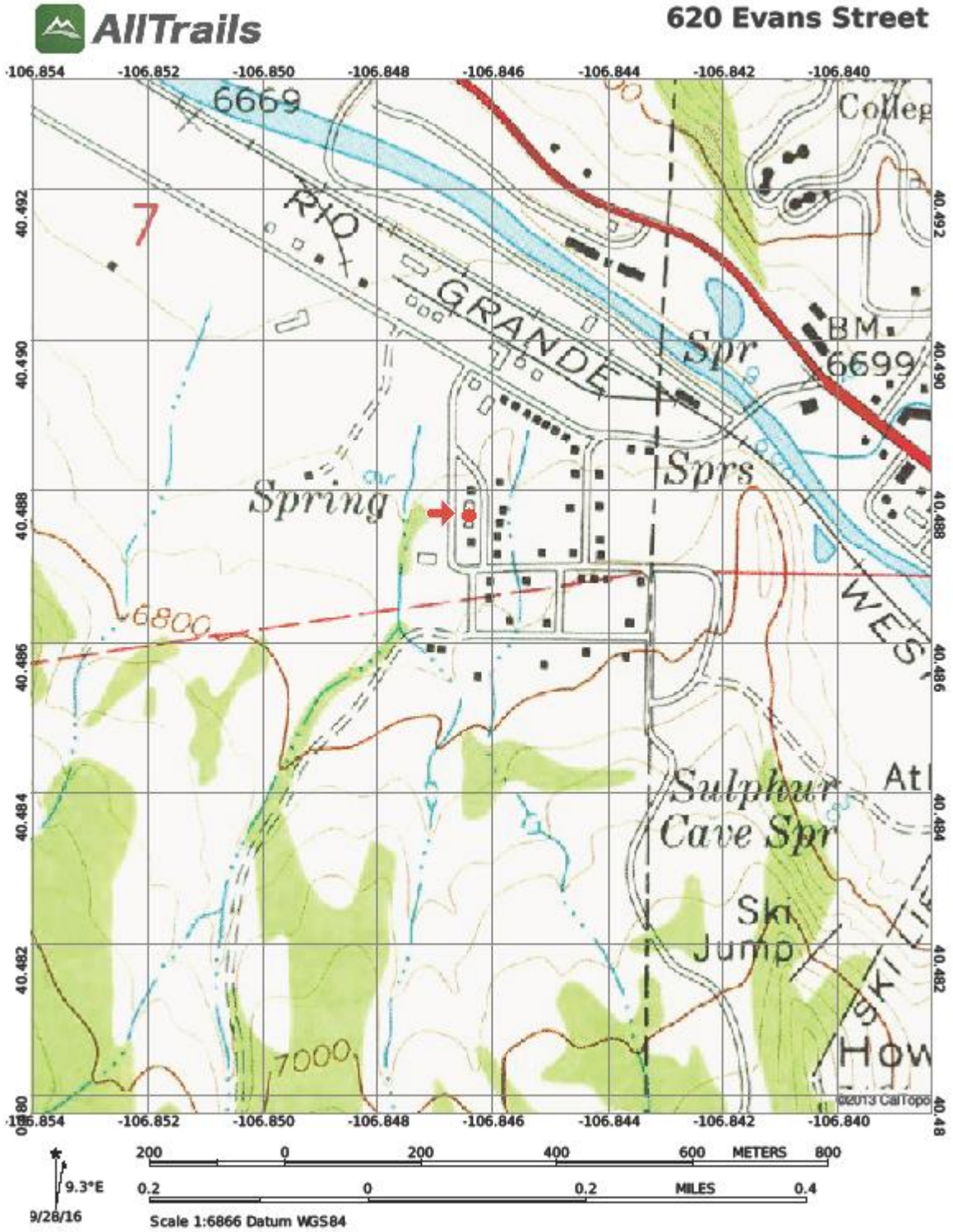
Sketch Map

620 Evans Street



Map Date: 09/14/2016
Imagery Date: 10/2015

Location Map





CD 1, Image 133, View to NE



CD 1, Image 134, View to SE