

COLORADO CULTURAL RESOURCE SURVEY

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_Determined Eligible - National Register

**Architectural Inventory Form**

**I. IDENTIFICATION**

\_\_\_\_Contributes to eligible National Register District

- 1. Resource number: **5RT2203**
- 2. Temporary number: **N/A**
- 3. County: **Routt County**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Miner House**
- 6. Current building name: **Powell House**
- 7. Building address: **389 3rd Street**
- 8. Owner name: **Roy E. Powell**  
 Owner address: **P.O. Box 772755**  
**Steamboat Springs, CO 80477**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township

**NW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of section 17**

- 10. UTM reference (NAD83)  
 Zone **13**  
 Easting: **345200**  
 Northing: **4483305**
- 11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** (Map Scale: 1 : 25,000)
- 12. Lot(s): **10-12** Block:  
 Addition: **1st Addition to Steamboat Springs** Year of Addition **1910**

13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land associated with this building since the time of construction.**

22. Architectural style / building type:

**No Style**

**Official Eligibility Determination**

(OAHP use only)

\_\_\_\_Determined Not Eligible - National Register

(Page 1 of 8) \_\_\_\_Determined Eligible - State Register

\_\_\_\_Determined Not Eligible - State Register

\_\_\_\_Needs Data

\_\_\_\_Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

- 14. Building plan (footprint, shape):  
**Rectangular Plan**
- 15. Dimensions in feet: **642 square feet**
- 16. Number of stories: **1.5**
- 17. Primary external wall material  
**Asphalt**  
**6N** Range **84W**
- 18. Roof configuration (enter one):  
**Gabled Roof / Front Gabled Roof**
- 19. Primary external roof material (enter one):  
**Metal Roof**
- 20. Special features (enter all that apply):  
**Porch**  
**Dormer**  
**7.5'**  
**11**

**21. General Architectural Description**

The residence at 389 3rd Street in Steamboat Springs is a modest 1.5 story, rectangular-shaped dwelling, which measures 20' NE-SW (across) by 28' NW-SE (deep), and is set back approximately thirty feet from the curb at 3rd Street to the southeast. The house is supported by a low unpainted concrete foundation, and its exterior walls are clad with white asphalt shingle siding. The roof is a moderately-pitched front gable, covered with metal roofing material. Painted white rafter ends are exposed beneath the roof eaves, and are covered by a fascia board. A large, probably non-historic, shed-roofed dormer, with one 1/1 double-hung window, and with painted white horizontal weatherboard siding, is located on the southwest-facing roof slope. There are no chimneys. One 4x4 horizontal sliding window penetrates the dwelling on the northeast (side) elevation. Windows elsewhere are 1/1 double-hung sash, or 6/ 6 double-hung sash, all with painted green wood surrounds. A painted white wood-paneled door, covered by a white vinyl storm door, is located just to the left of center on the nearly symmetrical facade (southeast elevation). This door enters the home from a small concrete porch, covered by a gable hood with kneebrace supports and decorative stickwork. A secondary entrance is located on the northeast (side) elevation, is covered by a painted white wood-paneled storm door.

**22. Architectural style / building type:**

No Style

**23. Landscape or setting special features:**

This property is located on the northwest side of 3rd Street, near the southeast end of Steamboat Springs' traditional historic Old Town neighborhoods. The house is set back approximately thirty feet from 3rd Street to the southeast. The small front yard, and large backyard, have planted grass lawns, with mature landscaping. A woven wire fence extends along the northeast property line.

**24. Associated buildings, features, or objects**

Former Television Repair Shop / Former Garage

A secondary building, which formerly served as a television repair shop (and originally served as a garage) is located approximately sixteen feet southwest of the dwelling. This modest building, is also set back thirty feet from 3rd Street to the southeast, and measures 14' NE-SW (across) by 24' NW-SE (deep). This building has a poured concrete slab floor, with low poured concrete perimeter walls foundation. Its exterior walls are clad with white asphalt shingle siding, and its front gable roof is covered with metal roofing material. Exposed, painted white, rafter ends are exposed beneath the eaves. A large single-light fixed-pane storefront display window, and a painted white wood-paneled front entry door, covered by a wood screen door, penetrate the building on the facade (southeast) elevation. This door and window are both set under a fiberglass awning which projects from the facade wall. Another painted white wood-paneled door, enters the building on the northeast (side) elevation. A 6/ 6 double-hung sash window is also located on the northeast elevation, and there is also a double-hung window on the northwest elevation.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction:

Estimate

Actual **1938**

Source of information: **Agnes Miner; Routt County Assessor/ Treasurer Parcel Detail Information**

26. Architect:**unknown**

Source of information: **n/a**

27. Builder/ Contractor:**unknown**

Source of information: **n/a**

28. Original owner: **Turner Family**

Source of information:**Agnes Miner**

29.**Construction History** (include description and dates of major additions, alterations, or demolitions):

According to Agnes Miner, who owned and lived here with her husband Ray from 1948 to 1984, this house and an accompanying garage, were constructed in 1938 by a family named Turner who operated a lumberyard on the west side of Steamboat Springs. There have been no additions to the original building, which is built of heavy squared timbers, presumably from the Turner lumberyard. Mrs. Miner believes that the large dormer on the southwest-facing roof slope is original. The dormer, which creates space for a closet and hall between the home's two upstairs bedrooms was in existence when the Miners purchased the property in 1948. Ray Miner converted the garage into a radio, and later television, repair shop in 1952. Both buildings were also covered with asphalt shingle siding, also in 1952. Roy Powell, who has owned the property since 1985, has more recently carried out a number of improvements, including remodeling the kitchen, bringing in copper piping for water, and installing a washer and dryer and 3/ 4s bath in the former television repair building.

30.Original location: **yes**

Moved **no**

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):**Residence**

**35. Historical Background**

This house, with an accompanying detached garage, were built in 1938. Using heavy squared timbers, the two buildings were constructed by members of the Turner family who owned a lumberyard at the west end of town. At the end of World War II the property was purchased by James Kelly. A veteran, Kelly acquired the home using a V.A. loan, and he then lived here with his wife and young daughter before moving back to his hometown of Chicago in 1948.

In the summer of 1948, the property was purchased by Raymond and Agnes (Eason) Miner, who then made this their home for the next thirty-seven years. Born on January 3, 1911, Ray had grown up in Grand Island, Nebraska, and had worked as an Air Force radio technician during World War II. As part of his war-time experience, Ray had trained in Grand Junction, and he was so captivated by the region's rugged beauty, that he determined, following the war, he would find a way to make his home somewhere on Colorado's west slope. Agnes Eason, meanwhile had been born in Georgia, on March 4, 1917. After growing up in Lexington, Kentucky, she became a part of the women's work force during World War II, taking a civilian job as a field agent for the "Wage and Hour Division" of the federal government. It was through this experience that Agnes and Ray met, and following the war's end, the couple was wed in early 1946.

Following through on his dream to live in western Colorado, Ray visited the state employment office in Denver, where he learned of a job opening at the Webber and Burkett Electrical Shop in Steamboat Springs. Ray interviewed for the position, and was immediately hired by Mr. Burkett who was impressed by Ray's training as an Air Force technician. After working for Webber and Burkett for only about a year, Ray opened his own radio repair shop, and soon after that, he and Agnes purchased this property on 3rd Street.

In 1952, Ray expanded his business to include the repair of televisions and other small appliances, and that same year he converted the garage into a repair shop. A large sign which hung from a pole in front of the building proclaimed:

RADIO, TV, HI-FI  
SERVICE  
RAY MINER

In all, Ray and Agnes lived here together for thirty-seven years, until Ray's death in late 1984. Ray continued to operate his repair business up until his death. Along the way, they raised one son who now lives with his family in Hayden. Following Ray's death, Agnes sold the property to Roy E. Powell, and moved to the Senior Citizens' Apartments in Steamboat Springs. She is still an active resident their today, in 2005.

**Historical Background** (continued)

Roy Powell, who has now owned the property for twenty years, lived here with his wife for a number of years in the late 1980s and early 1990s; however, he now maintains it as a rental. Presently a real estate broker and property appraiser, Roy came to Steamboat as a competitive skier in the late 1970s. He then became coach, and later executive director of the Winter Sports Club in Steamboat Springs, in which capacity he helped develop the club's Nordic ski school into a competitive program of national and international renown.

**36. Sources of Information**

A Guide to Colorado's Historic Architecture and Engineering, Denver: the State Historical Society of Colorado, 2003 (second edition).

Miner, Agnes. Telephone interview with Carl McWilliams, March 19, 2005.

Powell, Roy. Telephone interview with Carl McWilliams, March 19, 2005.

Routt County Assessor/ Treasurer Parcel Detail Information.

Routt County Clerk and Recorder file: Warranty Deed, Book 232, page 377.

Routt County Clerk and Recorder file: Book 600, page 1753. [Ray Miner death certificate]

Routt County Clerk and Recorder file: Warranty Deed, Book 603, page 1484.

Winter and Company. "Historic Context of Routt County." Prepared for the Tread of Pioneers Museum, January 1994.

**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns 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;

D. Has yielded, or may be likely to yield information important in prehistory or history;

Qualifies under Criteria Considerations A through G (see Manual).

**xx** Does not meet any of the above National Register criteria.

39. Area(s) of Significance: **n/a**

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **xx**

**42. Statement of Significance**

This property is historically significant for its long association with the Miner family, and for its earlier brief associations with the Turner and Kelly families, and for exemplifying Steamboat Springs' residential growth and community development in the years following the end of World War II. These associations, however, are probably not to the extent that this property would qualify individually for inclusion in the National or State Registers of Historic Places. The house and former garage are also architecturally notable for their unstylized wood-frame, front-gabled, architectural plans, and for the craftsmanship shown in their timber construction. However, again, the property's significance in this regard is probably not sufficient to qualify it for National or State Register listing.

**43. Assessment of historic physical integrity related to significance:**

This property exhibits well above average level of integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. There have been no additions to either building, and there have been no notable exterior alterations following the conversion of the garage into a repair shop in 1952, and following the application of asphalt shingle siding to the buildings, also in 1952.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes:

No: **xx**

Discuss: Historic residences in this area of Steamboat Springs do not collectively appear to display sufficient integrity, and are too dispersed, to qualify as a National or State Register Historic District.

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. LOCAL LANDMARK ELIGIBILITY ASSESSMENT**

44a. Local Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45a. Discuss: This property is historically significant for its long association with the Miner family, and for its earlier brief associations with the Turner and Kelly families, and for exemplifying Steamboat Springs' residential growth and community development in the years following the end of World War II. The house and former garage are also architecturally significant for their unstylized wood-frame, front-gabled, architectural plans, and for the craftsmanship shown in their timber construction. As such, this property may be considered individually eligible for listing in the Routt County Historic Register.

46a. Architectural Style / Building Type (from Local Style Lexicon):

Steamboat Springs Wood Frame

Resource Number: **5RT2203**

Temporary Resource Number: **N/A**

**Architectural Inventory Form**

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**IX. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **STEAM-3; STEAM-4**

Frame(s): **8-11, 30**

Negatives filed at:**City of Steamboat Springs**

**137 10th Street**

**Steamboat Springs, Colorado 80477**

48. Report title:**Old Town Steamboat Springs Residential Survey IV: Architectural Survey Report**

49. Date: **October 18, 2004**

50. Recorder: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address:**1607 Dogwood Court**

**Fort Collins, Colorado 80525**

53. Phone number:**970/493-5270**

NOTE:Attached are a sketch map, a photocopy of the Steamboat Springs, Colorado USGS quadrangle map segment, indicating resource location, and black-and-white photographs.