

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5RT2190**
- 2. Temporary number: **N/A**
- 3. County: **Routt County**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Harms House**
- 6. Current building name: **Dupre / Baker House**
- 7. Building address: **392 3rd Street**
- 8. Owner name: **Renee N. Dupre**
 Owner address: **P.O. Box 776386**
Steamboat Springs, CO 80477

II. GEOGRAPHIC INFORMATION

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

SW¹/₄ of NE¹/₄ of NE¹/₄ of section 17

- 10. UTM reference (NAD83)
 Zone **13**
 Easting: **345236**
 Northing: **4483294**

- 11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** (Map Scale: 1 : 25,000)

- 12. Lot(s): **15-17** Block:
 Addition: **Steamboat Springs 1st Addition** 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 7) ____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: **1638 square feet**
- 16. Number of stories: **1.5**
- 17. Primary external wall material:
Synthetics / Vinyl
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):
Chimney
Porch
7.5'
12

21. General Architectural Description

The residence at 392 3rd Street in Steamboat Springs is modest 1.5 story, rectangular-shaped, dwelling which measures 22' NE-SW (across) by 48' NW-SE (deep). The house is set back approximately 28' from the curb on 3rd Street to the northwest, while a garage is located behind, and slightly northeast of, the house. The dwelling is supported by a concrete foundation, which has been faced with red brick. There is no basement. The home's exterior walls are clad with blue horizontal vinyl siding over wood frame construction. The roof is a moderately-pitched front gable, covered with white metal roofing material, and with exposed rafter ends beneath the eaves. One red brick chimney protrudes from the roof on the northeast-facing roof slope. Windows are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds. However, a fairly large, non-historic, single-light fixed-pane picture window penetrates the northwest elevation wall (facade), and there is also a quite large 1x1 horizontal sliding window in the upper gable end on the facade; two single-light casement windows penetrate the southwest (side) elevation wall. A painted white wood-paneled door, with a distinctive upper sash light, is located on the northwest elevation (facade). This door is covered by a white metal storm door, and enters the home from a 3-step concrete porch, covered by a gable hood with twin 4" by 4" wood supports. A non-historic secondary entrance is located on the southwest (side) elevation, where a horizontal sliding glass bypass door leads into the house from a wood deck. There is also a rear entry on the southeast elevation, where a single entry door leads into the home from beneath a concrete patio covered by a gable roof. This covered patio previously served as a carport.

22. Architectural style / building type: No Style

23. Landscape or setting special features:

This property is situated on the southeast side of 3rd Street, near the southeast end of Old Town Steamboat Springs' historic residential neighborhood. The well maintained property is enclosed by a painted white picket fence. Within the fence, the house is surrounded by a planted grass lawn, with minimal landscaping.

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

A wood-frame garage is located behind (east of) the house, near the northeast property line. This utilitarian structure measures 16' NE-SW (across) by 24' NW-SE (deep). The garage features a poured concrete slab floor, and a low poured concrete perimeter walls foundation. Its exterior walls are clad with painted blue horizontal weatherboard siding, with painted white 1" by 4" corner boards. The garage roof is a moderately-pitched front gable, covered with white metal roofing material, laid over 1x wood decking and 2x wood rafters, which are exposed beneath the eaves. Four 4-light windows, with painted white wood frames and surrounds, are evenly spaced along the garage's southwest (side) elevation. A painted blue wood-paneled roll-away garage door is located on the southeast elevation, opening onto an asphalt driveway which extends to 2nd Street to the southeast. A single painted blue wood-paneled door, located in the northwest elevation, leads into the garage from beneath a gabled hood with knee brace supports. A painted blue side-hinged door, of plywood and 1x wood construction, is located in the upper gable end, above the garage door, on the southeast elevation.

Resource Number: **5RT2190**

Temporary Resource Number: **N/A**

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IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate **1926**

Actual

Source of information: **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: **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 the original portion of this building was constructed circa 1926. perhaps consisting of a 13' by 26' dwelling. The original building was then apparently enlarged some years later, possibly in the late 1940s or 1950s. Other than the gabled patio/ carport, and a horizontal-sliding glass door and wood deck, county records do not indicate recent additions or major alterations to the property.

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

Routt County Assessor records list 1926 as this dwelling's year of construction. Information about the people who lived here during its earliest years has not been uncovered; however, from 1947 to the present (2005) its history is relatively well documented. In 1947, this property became the home of Routt County ranchers Frank A. and Emma D. Harms. Having grown up near the town of Paoli in northeastern Colorado, Frank was drawn to this area after experiencing the view from the top of Rabbit Ears Pass. The Harms moved into this house in 1947, along with their two daughters, and a son, Frank, who was then sixteen years of age.

The Harms family continued to ranch into the latter half of the twentieth century, but they eventually turned to other endeavors. The family established the Hilltop Rental Company here in the late 1960s, running the business out of the garage, where they also operated a snowmobile shop. (Now located on Lincoln Avenue, Hilltop Rentals is still a viable business in town today, in 2005.) Emma Harms passed away in 1977 at the age of 77, while Frank lived to the age of 98, before finally passing away in 1997. In the meantime, the Harms family had sold this property to Charles and Marilyn Laisle at about the time of Emma's death in 1977.

More recent owners have included the Pike and Dierkas families, who respectively owned it during the periods 1985-1989, and 1989-1993. The property is presently owned by Renee DuPre and her husband, Eric Baker. Originally from Pennsylvania, Renee previously lived at Crested Butte before coming to Steamboat Springs. Eric grew up in upstate New York, and formerly lived in Boulder for about ten years. They work doing computer programming for the ski area, and also maintain a tree trimming business.

36. Sources of Information

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

Baker, Eric. Oral interview with Carl McWilliams, October 18, 2004.

Harms, Leland. Telephone interview with Carl McWilliams, March 22, 2005.

Laisle, Marilyn. Telephone interview with Carl McWilliams, March 22, 2005.

Routt County Assessor/ Treasurer Parcel Detail Information.

Routt County Clerk and Recorder file: Warranty Deed, Book 442, page 295.

Routt County Clerk and Recorder file: Warranty Deed, Book 606, page 1908.

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

Built originally circa 1926, and probably enlarged in the 1940s or 1950s, this house is architecturally notable for its unstylized, wood-frame, front-gabled, architectural plan. It represents the progression of Steamboat Springs' residential growth from the time of its construction, through the middle of the twentieth century. The property is also significant for its long association with the Harms family. Nonetheless, the property's level of significance in these regards, is not likely to the extent that it would qualify for individual listing in the National or State Registers of Historic Places.

43. Assessment of historic physical integrity related to significance:

This house exhibits a reasonably high 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 recent additions; however, a gabled carport/ patio has been built onto the rear of the building, and some window openings appear to have been altered. A wood deck and horizontal sliding glass door on the southwest (side) elevation are also not historic.

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: Reportedly built circa 1918, this house is architecturally notable for its unstylized, wood-frame, front-gabled, architectural plan, and because it represents the progression of Steamboat Springs' residential growth from the time of its construction, through the middle of the twentieth century. The property is also significant for its long association with the Harms family. As a result, although it has lost some measure of its physical integrity, this property is potentially eligible for listing in the Routt County Register of Historic Properties.

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

Steamboat Springs Wood Frame

Resource Number: **5RT2190**

Temporary Resource Number: **N/A**

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IX. RECORDING INFORMATION

47. Photograph numbers:

Roll: **STEAM-1; STEAM-2**

Frame(s): **7-9; 10-11**

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.