

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.2793 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 115206027 |
| 3. County: | Routt | |
| 4. City: | Steamboat Springs | |
| 5. Historic building name: | Howe House | |
| 6. Current building name: | Hak, LLC House | |
| 7. Building address: | 144 Missouri Avenue | |
| 8. Owner name and address: | Hak, LLC | |
| | P.O. Box 771638 | |
| | Steamboat Springs, CO 80477-1638 | |



National Register field eligibility assessment: **Not Eligible**

Local Landmark eligibility field assessment: **Not Eligible**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6N** Range **84W**
NE ¼ of NW ¼ of SE ¼ of SE ¼ of section 8
10. UTM reference (NAD27)
Zone **13**; **345194** mE **4483524** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **27, 28** Block: **6**
Addition: **Crawford** Year of Addition: **1901**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **L-Shaped Plan**
15. Dimensions in feet: **1640 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch; Garage/Attached Garage; Fence**
21. General architectural description:

This building consists of a rectangular-shaped wood frame residence, which measures 26' N-S (deep) by 40' E-W (across), and an attached garage addition at the west end of the north (rear) elevation, which measures 24' N-S by 22' E-W. The house is supported by a low unpainted concrete foundation, and its exterior walls are clad with green, wide, horizontal metal siding. The side-gabled roof is moderately-pitched, with metal roofing material, and with nearly closed painted white boxed eaves. A stained natural brown solid wood door, with three stepped upper sash lights, enters the center of the south elevation (façade) from a small concrete porch. The porch is partially covered by a small intersecting gable supported by a single black wrought iron post. Three single-light fixed-pane windows, each set over a single-light awning window, penetrate the façade wall to the east of the entry porch. The house's windows otherwise are 2/2 double-hung sash with painted white wood frames and surrounds. A painted white wood-paneled door, with three upper sash lights, enters an enclosed shed-roofed porch on the north (rear) elevation. The garage addition has a concrete foundation, green, wide, horizontal metal exterior siding, and it is covered by a low-pitched intersecting gable roof with metal roofing material. A painted green wood-paneled roll-away garage door (no longer in use as such) opens onto a concrete apron on the garage's north elevation. A painted white wood-paneled door, covered by a painted white wood screen door, is located at the east end of the garage addition's north elevation.

22. Architectural style/building type: **Post World War II**
23. Landscaping or special setting features: **This property is located on the north side of Missouri Avenue in the block east of Grand Street. Stands of small aspen trees are located in the planted grass front yard. A planted grass backyard is partially enclosed by a wood privacy fence.**

24. Associated buildings, features, or objects:

Shed

A wood frame shed, which measures approximately 12' N-S by 8' E-W, is located at the rear northwest corner of the property. This small building has painted reddish/brown plywood walls, and it is covered by a shed roof with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. A wood-paneled door, with four upper sash lights, is located at the south end of the east elevation.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1949** Actual:
- Source of information: **Routt County Assessor records**
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 side gabled wood frame residence was built in 1949. The attached garage was probably erected some years later.
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 Residence**

35. Historical background:

Routt County Assessor records indicate that this house was built in 1949. Biographical information relating to its earliest owners and residents has not been thoroughly researched. Mountain States Telephone and Telegraph directories list Stephen Howe as the home's resident from circa 1961 through the late 1990s. The Assessor records, meanwhile, document that Mr. Howe was the owner from at least 1969 until October of 1996 when he sold it to John Cowell. The property is presently owned by an entity known as Hak, LLC, and is apparently maintained as a rental.

36. Sources of information:

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 1900." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.

VI. SIGNIFICANCE37. 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)

xx Does not meet any of the above National Register criteria

38A 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.

39. Area(s) of significance: **N/A**
40. Period of significance: **N/A**
41. Level of significance: **Local**

42. Statement of significance:

This house is historically significant, to a modest extent, for its association with Steamboat Spring's residential development dating from the time of its construction, circa 1949. The house is also architecturally notable, again to a modest extent, for its post World War II era side gabled plan. The house's significance in these regards is not to the extent that it would qualify for individual listing in the State or National Registers. Due to some loss of integrity, the property also does not appear to qualify for local landmark designation by the City of Steamboat Springs.

43. Assessment of historic physical integrity related to significance:

This property displays a somewhat less than ideal level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The residence's integrity has been diminished by the application of metal siding, by the alteration of some windows, and by the construction of an attached garage addition.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field 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 118-121**

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 VIII**

49. Date(s): **January 31, 2010**

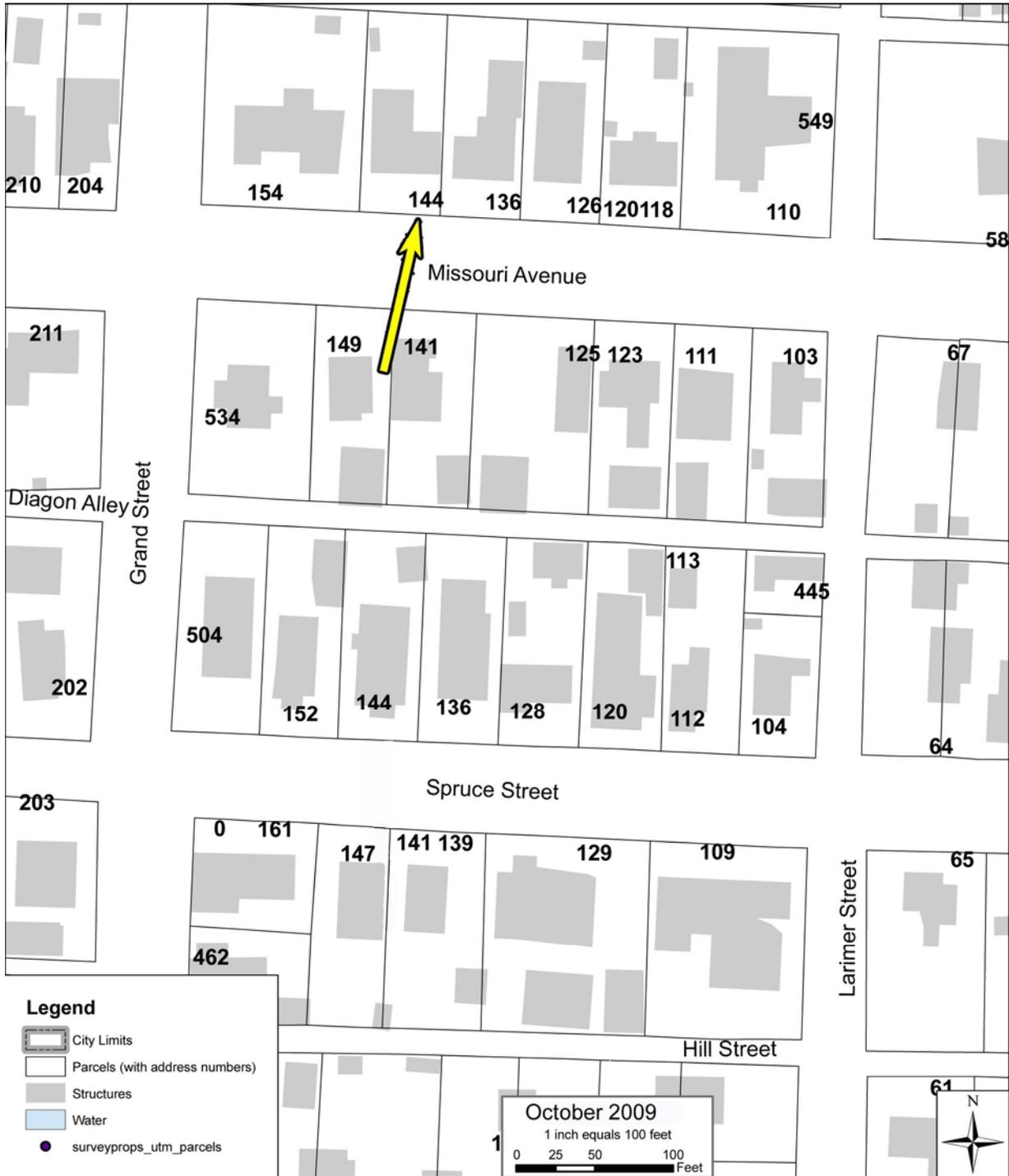
50. Recorder(s): **Carl McWilliams, Karen McWilliams, Timothy Wilder**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map

