



COLORADO  
HISTORICAL  
SOCIETY

FOR OFFICIAL USE	Site Number	5RT480
11-4-93	Nomination Received	
	Determined	Eligible <input type="checkbox"/> Not Eligible <input type="checkbox"/>
	Review Board	Approved <input type="checkbox"/> Denied <input type="checkbox"/>
	CHS Board	Approved <input type="checkbox"/> Denied <input type="checkbox"/>
Level of Significance:		Natl. <input type="checkbox"/> State <input type="checkbox"/> Local <input type="checkbox"/>

STATE REGISTER OF  
HISTORIC PROPERTIES

NOMINATION FORM

DRAFT

(Please type)

1. Name of Property

Historic Name F. M. Light House

Current Name F. M. Light House

2. Address of Property 204 Park Avenue  
number street

Steamboat Springs Routt 80477  
city county zip

3. Legal Description of Property P.M. 6th Township 6N Range 84W

1/4 of 1/4 of 1/4 of SE 1/4 of Section 8 Quad Map Steamboat Springs

Lot(s) 4,5,6 Block 7 Addition Light's Addition

UTM Reference: Zone          Easting          Northing         

Verbal Boundary Description  
(describe the boundaries of the nominated property on a continuation sheet)

4. Present Owner of Property

Name Diane Light Parnell

Address Box 770387 Phone (303) 879-4420

City Steamboat Springs State CO Zip 80477

(if the property is in multiple ownership, please give the names and addresses of each owner on one or more continuation sheets)

5. Preparer of Nomination

Name Diane Light Parnell (edited by HLW) Date 10-18-93

Organization         

Address (same as above) Phone         

City          State          Zip

**6. Classification of Property**

Type

XX building(s)    \_\_\_ district    \_\_\_ site    \_\_\_ structure    \_\_\_ object    \_\_\_ area

Has the property received local historic designation

\_\_\_ no

XX yes ( \_\_\_ individual    \_\_\_ in district)    date designated 1993  
(Resolution No. 93-041)  
designated by Routt County (Name of municipality or county)

**7. Condition of Property**

\_\_\_ excellent    XX good    \_\_\_ fair    \_\_\_ deteriorated    \_\_\_ ruins

XX original location    \_\_\_ moved (date of move \_\_\_\_\_)

**8. Use of Property**

Historic residence

Current residence

**9. Original Owner** Francis Marion Light

Source of Information Routt County tax records; My First Eighty-one Years

**10. Year of Construction** 1909

Source of Information Routt County Tax Records; My First Eighty-one Years

**11. Architect, Builder, Engineer, Artist or Designer**

builder: Elmer Baer

Source of Information My First Eight-one Years

**12. Architectural style/Engineering type**

Edwardian Vernacular

**13. Description**

(describe the current condition and appearance of the property on one or more continuation sheets)

**14. Alterations**

(describe and date significant changes made to the original property on one or more continuation sheets)

**15. Significance of Property**

Nomination Criteria

- a - property is associated with events that have made a significant contribution to history
- b - property is connected with persons significant in history
- c - property has distinctive characteristics of a type, period, method of construction or artisan
- d - property is of geographic importance
- e - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

Architecture	
Commerce	

**16. Significance Statement**

(explain the significance of the property on one or more continuation sheets)

**17. Bibliography**

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

**18. Legislative Information**

Colorado House District # \_\_\_\_\_ or Name of Representative \_\_\_\_\_

Colorado Senate District # \_\_\_\_\_ or Name of Senator \_\_\_\_\_

**ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION**

19. Sketch Map

20. Photocopy of USGS Map

21. Black & White Photos

22. Color Slides

23. Optional Materials

24. Owner Consent for Nomination

(attach signed and notarized consent from each owner of property - see next page)

**OWNER CONSENT**

(Each partial owner must sign a separate form. Copy form as needed. All signatures must be notarized.)

I Diane Light Parnell certify that I am the sole  
(type or print name)

owner x / partial owner     of the land and property located  
at 204 Park Avenue Steamboat Springs Route,  
street address city/county

and that I hereby give my written consent and approval for this  
property's nomination to and inclusion in the State Register of  
Historic Properties.

Diane M Parnell  
signature

Subscribed and sworn to before me, in my presence, this 17  
day of October, 1993, a Notary Public in and for the  
(county) (state) of Colorado.

(seal)

Rebecca Allen  
Notary Public

My Commission Expires  
April 11, 1995

STATE REGISTER OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Property Name F. M. Light House

Section Number 13 Page 1

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**DESCRIPTION**

The F. M. Light House sits atop a small hill overlooking the town of Steamboat Springs with a direct view of the Mt. Werner ski area. The one and one-half story house has a steeply pitched, metal roof of irregular shape--a central hipped section with intersecting gables at each elevation. A corbelled brick chimney and a small hipped roof dormer project from the hipped roof. The irregular plan of the house is accentuated by the front (east) elevation with its projecting beveled bay window and wrap around porch. The building has a stone foundation and three-inch-wide clapboard siding that is trimmed with cornerboards and a wide, plain frieze. The cross gables, except for the east elevation, are marked with gable returns; only one gable (on the west elevation) retains its shingled apex. With the exception of a large fixed window on the south elevation and a small horizontal slider on the north, all the windows are tall, narrow, double hung sash. Many of the window surrounds are topped with a simple decorative crown.

The house has three porches, each with classical columns supporting a hipped roof. The largest porch, which wraps around from the east to the south elevation, has two doors into the house, one leading into the dining room and one into the hall off the living room. The smaller second porch, also on the east elevation, has a door that opens into the kitchen. The third porch is at the north end of the house and it provides a second entrance into the kitchen as well as access to the basement. As this porch is the closest to the driveway, it receives the most use.

The basement is constructed of stone with walls that are 18 inches thick. There are two entrances to the basement from the outside, one on the back porch and the other a few feet to the west. A third entrance to the basement is from the dining room.

The interior retains its original wood trim around the windows, doors and staircase. There is decorative crown molding above all the windows, ten inch baseboards, and a small plate rail two feet from the ceilings. The main floor has the kitchen with pantry, the dining room, the living room, a bedroom with a half bath, and the hallway leading to the stairway to the second floor. There are four bedrooms and the main bathroom on the second floor.

There is a stone wall bordering the street edge of the front lawn (south east corner of the property) with five stone and concrete steps leading into the front yard. Separating the yard from the driveway are low, square, stone piers connected by a single rail.

There are two other buildings adjacent to the house and the third lot of the three-lot parcel is empty except for a white rail corral fence. Both buildings are considered contributing.

STATE REGISTER OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Property Name F. M. Light House

Section Number 13 & 14 Page 2

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**DESCRIPTION (continued)**

The side gabled roof building with a smaller front gabled projection (#3 on the map) was built in 1905, the year that F. M. Light arrived in Steamboat Springs. The family lived in this building until 1909 when the house was completed. The building was then converted to a horse barn and enlarged. The original horse stalls located at the rear of this building were used for horses until 1951. At that time the stalls were torn out and access to the loft boarded. In 1947, R. Wayne Light started a dairy utilizing the left side of the garage for a milk house. A partition was erected, stainless steel panels lined the walls and a separate entrance was cut into the building. In 1964, the dairy closed, the cows sold and the garage reclaimed. Only the steel-clad southwest wall serves as a reminder of that enterprise.

The gambrel roofed barn (#2 on the map) was previously used for cows and has an attached chicken house. It is now used for storage. This building was also enlarged, but it is not known when. Senior citizens in the area claim the present appearance has not changed since 1925. It is believed to be one of only three gambrel roof barns in Routt County.

**ALTERATIONS**

A very old photograph shows lattice work at the base of the porches and two sets of stairs off the large wrap around porch. From dating other family photographs it appears that the wooden lattice work was replaced with the current stone sometime between 1923 and 1937. During this same period, the first metal roof replaced the original shingles and the set of steps leading to the entrance of the dining room was removed. In 1953, the wooden porch floors and steps were replaced with concrete.

It is not known when siding replaced the shakes in the apex of two gable ends. The shakes remain in the gable of the west elevation and the gable end of the north elevation has retained its clapboard siding as this was where the electrical, and later phone, wires entered the house. All of the wires were removed and buried in July of 1993 with the utility box being moved to the rear side of the house. A deteriorating chimney, no longer used, was removed in 1991.

All of the windows were replaced in February of 1993. The very large window on the south end of the house was previously a one-over-one sash and because it was never opened, it was changed to a picture window. A small window in the kitchen on the north side of the house was changed to a sliding window; it also was previously not able to be opened.

Interior changes include the remodeling of the kitchen in approximately 1938. In 1993, the main bathroom was remodeled and new plumbing and heating were installed.

STATE REGISTER OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Property Name F. M. Light House

Section Number 16 Page 3

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**SIGNIFICANCE**

The F. M. Light House is eligible under criterion c, as it possesses the distinctive characteristics of the Edwardian Vernacular style. It is also eligible under criterion b, for its association with Francis Marion Light, one of Steamboat Spring's first and most successful businessmen.

Edwardian Vernacular buildings are basically post Victorian constructions that are similar to the Queen Anne style in their massing and form, but lack the decorative detailing. These buildings feature asymmetrical massing, multi gabled roofs, wrap around porches and simple surfaces. The ornate detailing of the Queen Anne is replaced with understated classical elements. What little ornamentation that is found on these buildings is usually confined to shingles in the gable end and classical column porch supports. The prominently sited and well-preserved Light home aptly conveys the characteristics of this transitional style. And in true vernacular tradition, the bricks were made locally and the stone used in the foundation was quarried from nearby Emerald Mountain.

In addition to its architectural significance, the Light House is also historically significant for it served as the home for Francis Marion Light. Light was born November 14, 1865 in Mansfield, Ohio and married Carrie Miller on January 22, 1887. Light suffered from asthma and began a search to find an area that would not aggravate his condition. He moved first to Oklahoma, then Washington, Ohio, Indiana and Missouri. All the while his family was increasing until it totaled seven children. Born a farmer, Light supplemented his income by teaching.

Still in search of a location which would help his asthma, Light decided on Steamboat Springs after a conversation with a travelling salesman who had visited the area. Light sold the farm and moved to Colorado. The family travelled by train to Wolcott, where they transferred to a stagecoach. The 80 mile trip took two days with an overnight stay in Yampa.

Light arrived in Steamboat with his family on April 5, 1905. Three days later he bought two 100 foot lots from William C. Crouner of Yampa for eight hundred and fifty dollars. The lots had no sewer, water or electricity. Water was carried from nearby Soda Creek, two blocks away, for the next four years to fulfill the family's needs. Soon after purchasing the lots, Light hired two carpenters, Tom and Elmer Baer. They first erected an 18 by 36 foot building that served as the family's home and later became the horse barn and then the garage.

STATE REGISTER OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Property Name F. M. Light House

Section Number 16 Page 4

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**SIGNIFICANCE** (continued)

In the winter of 1908, rock from the stone quarry on Emerald Mountain was obtained to make the basement foundation and walls of the main house. The rock was loaded onto sleds and a rough-lock was put on one runner to keep the heavy load from crowding or running over the horses. The rough-lock consisted of a heavy log chain wrapped around one runner several times. This held the sled back. When the sled arrived at the site of the present depot, the chains were removed for the slight uphill climb to Park Avenue.

The lime used in the mortar was produced at a lime kiln in the southern end of the "Brooklyn" addition to Steamboat Springs. The brick chimneys and the partitions in the basement were made with Trogler brick. This brick kiln was located just north of Fish Creek, below the present day Overlook Hotel. The floor was concrete.

Due to a miscalculation in the basement floor, a problem developed. One end of the basement was three inches higher than the other end and there was usually a good amount of water in the low end. Carl Howelson arrived on the scene and trenched the floor alleviating the water problem. He also did other cement work around the house. (Carl was from Norway and recognized as the "father of skiing" in Steamboat Springs.)

In order to get the city water main extended from Spruce Street to Park Avenue, Mr. Light put up 1500 dollars because the city could not extend the water main that distance without financial assistance. The new house had electricity and running water by 1909. Water was unlimited but the electricity was on only during the night. A few years later when electric washing machines came on the market, electricity was available on Monday mornings for washing and Tuesday mornings for ironing.

Having arrived in Steamboat in the spring of 1905, F. M. Light wasted little time deciding on a new career. In November of that same year, he opened a small store on Lincoln Avenue, which is still at this original location. The store was only 25 by 50 feet in the beginning but has expanded many times since then.

When the store opened, the stock consisted mostly of shoes that were brought in by wagon freight. The railroad would not arrive until 1909. Many of the existing fixtures, cases and signs in the store today came in on the stagecoach from Wolcott. Total receipts from the first day totaled only two dollars. However, aided by his sons, Clarence, Olin and Day, Mr. Light catered to the ranch hands and their families and soon his business flourished. By 1910, the store had become one of the largest businesses in this part of the state.

STATE REGISTER OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Property Name F. M. Light House

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**SIGNIFICANCE** (continued)

Ingenuity and initiative highlighted the operations of F. M. Light & Sons. The Lights began taking merchandise to the customers instead of waiting for the customer to come to them. This was accomplished in two ways: with a mail order catalog business and a "stores on wheels."

With a small catalog, Light soon expanded to a four state region. The idea of taking merchandise to the ranchers, sheepmen and farmers started in 1930. Customers within a 500 mile radius throughout northwest Colorado and Wyoming were serviced. Travelling sales trucks accounted for fifty percent of the company's business. Twice a year, three times in good years, company representatives in their "store on wheels" called on hundreds of homes throughout the area. Most of the selling in the territory was done with only two trucks.

These trucks were practically travelling stores with enough space for a great deal of sample merchandise. Virtually every line and price range carried in regular stock was represented. Few actual sales were made from the trucks, but orders were taken and mailed to the store every day, where they were filled and shipped out immediately.

A tour of the territory required several weeks. Usually the representative spent a night at each ranch in order to get thoroughly acquainted with the clothing needs of the family and their hired help. In 1934, C. W. (Clarence) Light recalled, "When we first started operating the trucks, everybody told us the plan wouldn't work, but we've been using the scheme for several years, and it has yielded us one of the most profitable portions of our business."

The Light brothers continued their father's ingenuity and devised another way to bring people into the store by using road signs. In 1928, the Light brothers erected over 250 signs within a 150 mile radius of Steamboat Springs. The majority sat on private land and advertised everything from Navajo rugs to cowboy hats and boots. These signs gave the store a widespread reputation and became almost as popular as the Burma Shave signs.

F. M. Light helped to establish Steamboat Springs as a trade center in northwestern Colorado. And although Mr. Light died in 1937, his sons continued operating the business. F. M. Light & Sons is still owned and operated by the Light family, four generations later.

The current owner of the house is the grand daughter of F. M. Light. The house has remained in the Light family since its construction and three generations have lived under its roof.

STATE REGISTER OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Property Name F. M. Light House

Section Number 17 Page 6

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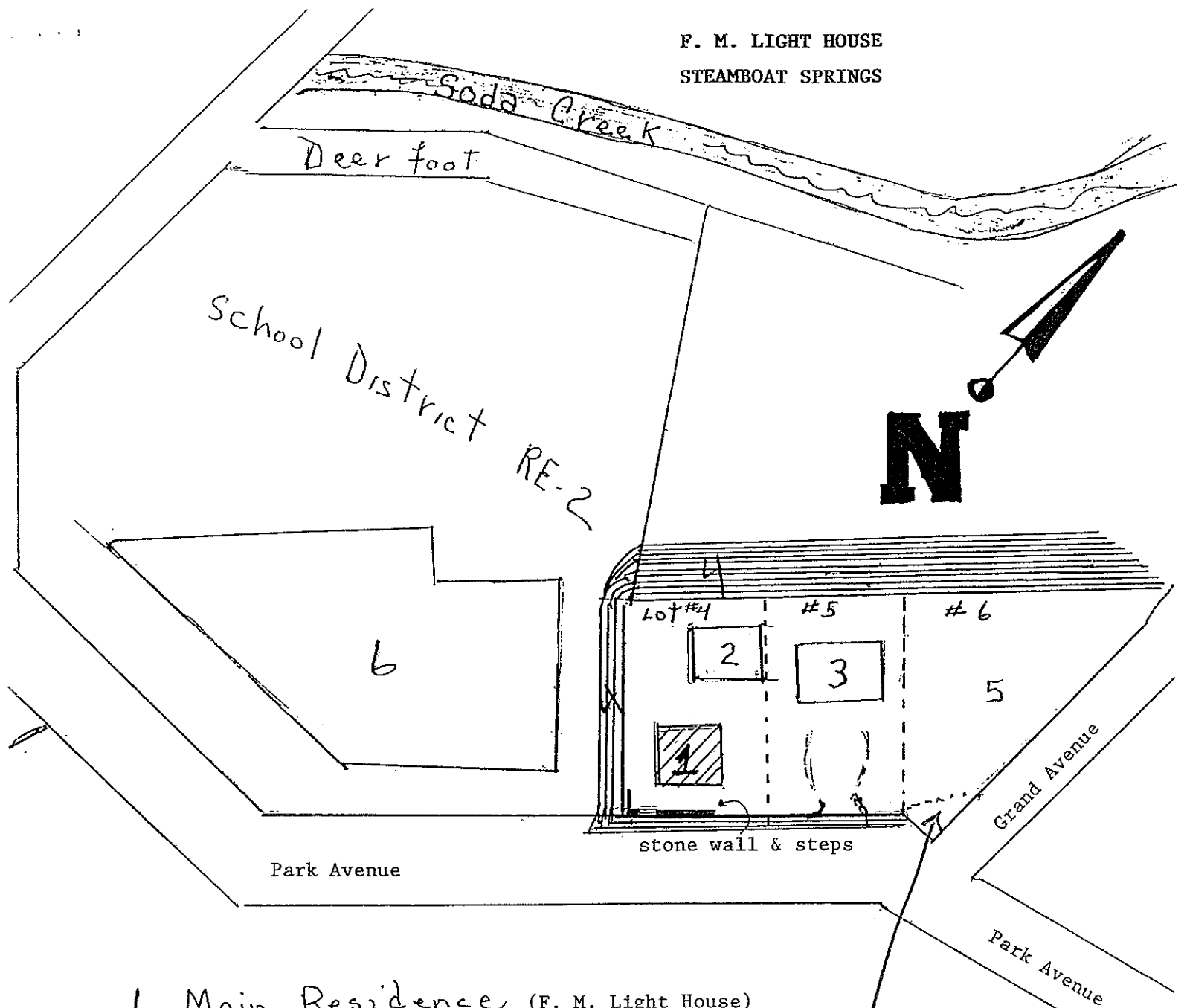
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F. M. LIGHT HOUSE  
STEAMBOAT SPRINGS



- 1 Main Residence (F. M. Light House)
- 2 Cow barn (hip roof)
- 3 Horse barn/garage
- 4 Contour lines (1 Line = 3 ft.)
- 5 Horse Corral
- 6 Elementary School

GAVE to City to  
Put in sidewalk

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

4665 III SW  
(MAD CREEK)

106° 52' 30"  
40° 30'

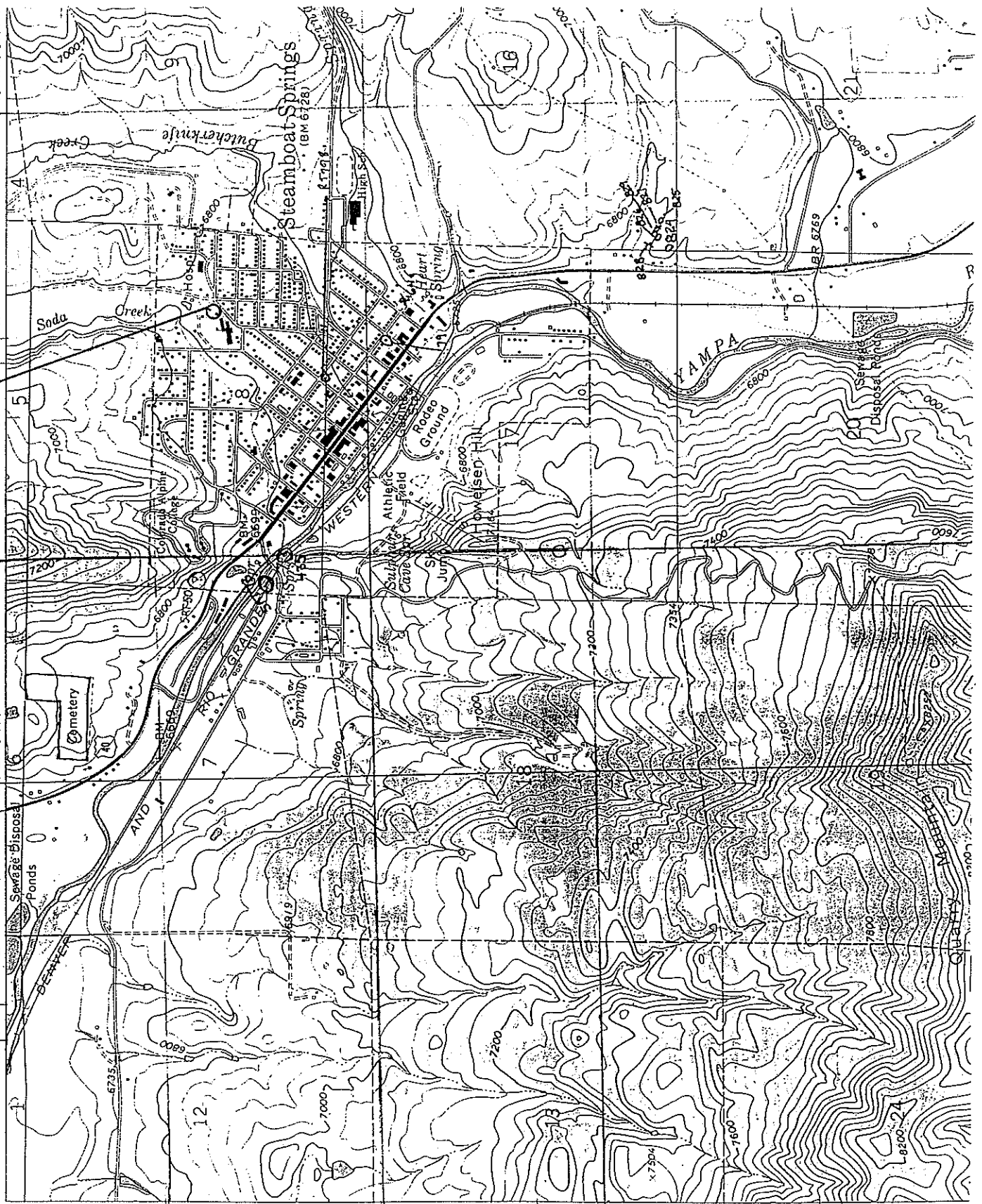
R. 85 W. 1342000m E

CRAIG 40 MI.  
R. 84 W. MILNER 9 MI.

F. M. LIGHT HOUSE  
(5RT480)

4665 III  
346 (ROCKY F

Steamboat Springs  
Quad



4484000m N

4483

4482

4481