

COLORADO CULTURAL RESOURCE SURVEY

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

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

**Architectural Inventory Form**

**I. IDENTIFICATION**

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

- 1. Resource number: **5RT2185**
- 2. Temporary number: **N/A**
- 3. County: **Routt County**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Lustig House**
- 6. Current building name: **McQuarrie House**
- 7. Building address: **334 3rd Street**
- 8. Owner name: **Rowan and Nancy A. McQuarrie**  
 Owner address: **P.O. Box 773433**  
**Steamboat Springs, CO 80477**

**II. GEOGRAPHIC INFORMATION**

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

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

- 10. UTM reference (NAD83)  
 Zone **13**  
 Easting: **345161**  
 Northing: **4483197**
- 11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** (**Map Scale: 1 : 25,000**)
- 12. Lot(s): **30-33** 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: **1098 square feet**
- 16. Number of stories: **2**
- 17. Primary external wall material:  
**Wood / Horizontal Siding**  
**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):  
**n/a**  
**7.5'**  
**12**

**21. General Architectural Description**

The house at 334 3rd Street in Steamboat Springs is a modern-appearing, tall 2-story, wood frame building. The dwelling, which is set back approximately 28' from the curb at 3rd Street to the northwest, features a rectangular front-gabled plan, with a shed-roofed extension on the facade (northwest elevation), and a single-story shed-roofed sunroom on the rear (southeast elevation). The main gabled section measures 22' NE-SW (across) by 28' NW-SE (deep); the shed-roofed extension on the facade measures 10' by 11'; and the one-story sunroom measures 26' by 10'. The house is supported by a concrete foundation, which has been faced with a decorative stone veneer, while its exterior walls are clad with stained dark brown horizontal wood siding, with painted green 1" by 4" corner boards. The entire roof is covered with corrugated metal roofing material, and the roof eaves are boxed with painted green wood trim. There are no chimneys. On the rear southeast elevation, there are two single-light fixed-pane windows, each flanked by a casement window, and each topped by a triangular-shaped transom light. Windows elsewhere primarily consist of single-light fixed-panes, and casements, with painted green wood frames and surrounds. A stained brown wood-paneled door, covered with a storm door, enters the 2-story shed-roofed extension from a 5-step stone and concrete stoop, near the northwest end of the southwest elevation. A single entry door, also covered by a storm door, enters into the sunroom from an elevated wood deck, on the rear southeast elevation.

**22. Architectural style / building type:** No Style

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

This house 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 features a planted grass side yard (to the southwest of the house), and much of the front yard and side yard are enclosed by a wood privacy fence, with minimal landscaping. A large garage is located behind the house.

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

A single story wood frame garage is located about 20' southwest of the house. This modern building measures 22' by 24', and rests on a poured concrete slab foundation and floor. The garage's exterior walls are clad with stained dark brown horizontal wood siding, with painted green 1" by 4" corner boards. The garage roof is a moderately-pitched front gable, covered with red corrugated metal roofing material, and with boxed eaves. Two white metal roll-away garage doors, located on the southeast elevation, open onto a concrete driveway which extends to 2nd Avenue to the southeast. Two awning style windows penetrate the southwest elevation, while a single awning style window penetrates the northwest elevation. A painted green wood-paneled door, with one upper sash light, enters the garage on the northeast elevation.

Resource Number: **5RT2185**

Temporary Resource Number: **N/A**

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**IV. ARCHITECTURAL HISTORY**

25. Date of Construction:

Estimate **1938**

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):

According to its owner, Rowan McQuarrie, the original portion of this house was constructed at Mt. Harris, a coal mining town located east of Hayden. According to Routt County Assessor records, the house was built in 1938, which could be the date it was erected in Mt. Harris. The Assessor records also lists 1963 as the "adjusted year built," which plausibly could be when the house was moved to this location. Houses and other buildings at Mt. Harris were sold at auction following the closure of area coal mines in 1958. In the ensuing years, several houses were then moved to Steamboat Springs, and to other nearby communities. The Mt. Harris house which was moved to this property was dramatically altered and enlarged in the early 1980s. At that time, a second story, along with front and rear extensions, were built onto the original building. Rowan and Nancy McQuarrie, the house's current owners, completely refurbished its interior, after purchasing the property in 1996.

30. Original location: **no**

Moved **yes**

Date of move(s) **circa 1963**

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Multiple Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

**35. Historical Background**

This house was originally built at Mt. Harris, a coal mining town located east of Hayden. Developed in the years following its founding in 1914, Mt. Harris was home to miners and their families who were employed at three area mines: the Mt. Harris Mine, owned by the Colorado-Utah Coal Company, which operated between 1914 and 1958; the Wolf Creek Mine, which was opened by the International Fuel Company in 1915, and was later operated by the Pinnacle-Kemmerer Coal Company; and the Wadge Mine, which was operated by the Victor American Fuel Company between 1917 and 1958. Mt. Harris was a complete and vibrant town. In addition to houses for miners, business owners, and others, Mt. Harris also boasted an extensive number of businesses, a post office, boardinghouses, hotels, a community center, offices for the mining companies, and other improvements. All of the town's buildings were sold at auction in 1958, and either razed, or moved to nearby towns. This original portion of this house was one of several former Mt. Harris houses which were moved to Steamboat Springs in the late 1950s and early 1960s.

Limited research did not uncover information about the dwelling as it existed at this location in the 1960s and 1970s. Between 1982 and 1996, however, the property was owned by a Steamboat Springs Realtor named Tom Lustig. During Lustig's ownership, in 1983 and 1984, the building was extensively remodeled and enlarged, with front and rear additions and a large second story addition as well. Following the renovations, Lustig utilized the building to generate income as a weekly ski rental.

Rowan P. and Nancy A. McQuarrie purchased the property from Mr. Lustig in 1996, converting the building into a single-family home. A dentist, Rowan and his wife Nancy operate a dental practice at the Soland Hospital in Hayden. Dr. McQuarrie is originally from Illinois, while Nancy grew up in Denver. The children they raised in this house are now grown.

**36. Sources of Information**

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

Holderness, Patricia (project director). History of Hayden and West Routt County 1876 - 1989. Dallas: Curtis Media Corp., 1989.

McQuarrie, Rowan. Telephone interview with Carl McWilliams, March 20, 2005.

Routt County Assessor/ Treasurer Parcel Detail Information.

Routt County Clerk and Recorder file: Quit Claim Deed, Book 556, page 270.

Routt County Clerk and Recorder file: Warranty Deed, Book 723, page 772.

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 at Mt. Harris (circa 1938), and later moved to Steamboat Springs, this house at one point may have been significant for its association with the theme of coal mining, and the development of the coal mining town of Mt. Harris. The house, however, lost its ability to convey its significance after it was moved, and later extensively remodeled and enlarged. The building does not meet requirements for Criteria Consideration B, for moved properties, and as such it is evaluated as ineligible for individual listing in the National or State Registers of Historic Places. Due to the extensive alterations, it is also not eligible for local landmark designation.

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

This house lost its integrity of location, setting, feeling, and association. when it was moved here from its original Mt. Harris location in the early 1960s. Its physical integrity was then completely obscured when the original building was dramatically enlarged and altered in 1983 and 1984.

**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:

Not Eligible: **xx**

Need Data:

45a. Discuss: **Because it has been moved from its original location, and was later dramatically altered and enlarged, this house is no longer able to convey any sense of its historic association with Mt. Harris or the theme of coal mining in Routt County.**

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

Steamboat Springs Modified

Resource Number: **5RT2185**

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**IX. RECORDING INFORMATION**

47. Photograph numbers:

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

Frame(s): **28- 29; 3-5**

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.