

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5RT2197**
- 2. Temporary number: **N/A**
- 3. County: **Routt County**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Van Brockdorff House; Rintoul House**
- 6. Current building name: **Allen House**
- 7. Building address: **335 3rd Street**
- 8. Owner name: **Wendy Denise Allen**
 Owner address: **P.O. Box 881741**
Steamboat Springs, CO 80477

II. GEOGRAPHIC INFORMATION

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

Vertical Siding

SW¹/₄ of NE¹/₄ of NE¹/₄ of section 17

- 10. UTM reference (NAD83)
 Zone **13**
 Easting: **345125**
 Northing: **4483239**
- 11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** (Map Scale: 1 : 25,000)
- 12. Lot(s): **24, 25** 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: **1040 square feet**
- 16. Number of stories: **1**
- 17. Primary external wall material:
Wood / Horizontal Siding
6N Range **84W** **Wood** /
- 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
7.5'
11

21. General Architectural Description

The residence at 335 3rd Street in Steamboat Springs is a rectangular-shaped, single-story dwelling, of wood frame construction. The building is set back nearly 100' from the curb on 3rd Street to the southeast, and measures 20' NE-SW (across) by 52' NW-SE (deep), with a 6' by 10' shed-roofed extension on the northeast (side) elevation. The house is supported by a concrete block foundation, and its exterior walls are clad with stained dark brown horizontal and vertical wood siding. The roof is a low-pitched front gable, covered with metal roofing material. The roof eaves are boxed, with stained dark brown wood trim. There are no chimneys. The home's windows are primarily casement style windows, along with single-light fixed-pane windows, flanked by casement style windows; however, there is one canted oriel type window on the southwest (side) elevation. A stained dark brown wood-paneled door, with an oval-shaped leaded glass light, and with flanking sidelights, is located near the southwest end of the facade (southeast elevation). This door leads into the house from a large wood porch/ deck which extends across the full length of the facade. A single entry door leads into the shed-roofed extension on the northeast elevation.

22. Architectural style / building type: No Style

23. Landscape or setting special features:

This house is located on the northwest side of 3rd Street, near the southeast end of Old Town Steamboat Springs' historic residential neighborhood. The house is set back very deep on the lot - nearly 100 feet from the curb on 3rd Street. The large front features a planted grass lawn, with mature landscaping.

24. Associated buildings, features, or objects

n/a

Resource Number: **5RT2197**

Temporary Resource Number: **N/A**

Architectural Inventory Form

(Page 3 of 7)

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1970**

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: **Van Brockdorff family (probably)**

Source of information: **Routt County Residential Property Appraisal Record**

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

This house was constructed in 1970. There does not appear to have been any additions, or notable exterior alterations, to the original building. Routt County Assessor files also do not indicate any additions to the original 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

The dwelling at 335 3rd Street in Steamboat Springs was constructed in 1970. According to Routt County Assessor records, a family by the last name of Van Brockdorff owned the property in the years prior to 1976. They may have been the original owners. From the next twenty years, between 1976 and 1996, the property was owned by a family named Rintoul. The Van Brockdorffs and Rintouls apparently no longer reside in Routt County. For the past nine years, this house has been owned and occupied by Wendy Denise Allen.

36. Sources of Information

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

Routt County Assessor/ Treasurer Parcel Detail Information.

Routt County Clerk and Recorder file: Warranty Deed, Book 420, page 661.

Routt County Clerk and Recorder file: Quit Claim Deed, Book 696, page 2276.

Routt County Clerk and Recorder file: Warranty Deed, Book 723, page 465.

Routt County Residential Property Appraisal Record.

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 in 1970, this house is under fifty years of age. Because it does not meet the requirements for Criteria Consideration G, for properties that have achieved significance within the past fifty years, the property is ineligible for individual listing in the National or State Registers of Historic Places.

43. Assessment of historic physical integrity related to significance:

This house exhibits an 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 and no notable exterior additions to the original house.

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 appear to be too dispersed, and do not collectively display sufficient integrity 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: Built in 1970, this house is of too recent construction to have developed a true association with any of Steamboat Springs' or Routt County's historically significant themes.

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

Steamboat Springs Wood Frame

Resource Number: **5RT2197**

Temporary Resource Number: **N/A**

Architectural Inventory Form

(Page 7 of 7)

IX. RECORDING INFORMATION

47. Photograph numbers:

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

30-32; 36

Frame(s): **October 18, 2004**

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:

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.