

COLORADO CULTURAL RESOURCE SURVEY

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

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

**Architectural Inventory Form**

**I. IDENTIFICATION**

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

- 1. Resource number: **5RT2198**
- 2. Temporary number: **N/A**
- 3. County: **Routt County**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Bain House; Lee House**
- 6. Current building name: **Chessman House**
- 7. Building address: **345 3rd Street**
- 8. Owner name: **H.Ross & Shirley M. Chessman**  
 Owner address: **4626 Betty Place**  
**Erie, CO 80516**

**II. GEOGRAPHIC INFORMATION**

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

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

- 10. UTM reference (NAD83)  
 Zone **13**  
 Easting: **345149**  
 Northing: **4483241**
- 11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** (**Map Scale: 1 : 25,000**)
- 12. Lot(s): **22,23** 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):  
**Irregular Plan**
- 15. Dimensions in feet: **2226 square feet**
- 16. Number of stories: **1.5**
- 17. Primary external wall material  
**Stucco**  
**6N** Range **84W**
- 18. Roof configuration (enter one):  
**Gabled Roof / Cross 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 345 3rd Street in Steamboat Springs is a modern-appearing, two-story dwelling, which, overall, measures 28' NE SW (across) by 48' NW-SE (deep), with a 6.5' by 23' low shed-roofed extension on the northeast (side) elevation. The house is supported by a concrete foundation, and its exterior walls are finished with beige color stucco, over wood frame construction. The house is covered by a moderately-pitched cross gabled roof, covered with green metal roofing material. There are no chimneys. A band of three single-light casement windows, topped by a large rounded-arch window, which penetrates the second story of the facade, is a prominent architectural feature. Windows elsewhere include: three large single-light fixed-pane windows, in the upper gable end, on the southwest (side) elevation; two single light casement windows, and a band of four single light casement windows, on the facade's first story; and a band of three single-light casement windows on the northwest (rear) elevation. All of the home's windows feature painted green wood trim. A 3-step rounded wood stoop leads into an enclosed foyer on the facade. A glass-in-metal-frame entry door leads from the rounded stoop into the foyer, while a stained natural brown glass-in-wood-frame door leads from the foyer into the interior of the house.

**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 approximately 33 feet from the curb on 3rd Street. A concrete driveway comprises a portion of the southwest side of the front yard. The remainder of the front yard, along with a side yard to the northeast, and a backyard to the northwest, feature planted grass lawns, with well-maintained professional landscaping.

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

Garage

A modern garage (built in 1994) is located at the rear of the property, directly northwest of the house. The garage measures 26' by 26', and rests on a poured concrete slab foundation and floor. It is of wood frame construction, with a beige color stucco exterior wall finish. The garage is covered by a monitor roof, covered with metal roofing material, and with boxed eaves with stained wood trim. Bands of vertically-oriented fixed-pane windows are evenly spaced along the southwest and southeast elevations, and there are three large fixed-pane clerestory windows incorporated into the monitor roof on the southwest elevation. A beige color metal paneled roll-away garage door opens toward the alley on the garage's northwest elevation.

Resource Number: **5RT2198**

Temporary Resource Number: **N/A**

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**IV. ARCHITECTURAL HISTORY**

25. Date of Construction:

Estimate **1948**

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 reveal that the property at 345 3rd Street in Steamboat Springs was first developed in 1948 with the construction of an L-shaped, single-story, wood-frame dwelling. This original house, which existed here until 1997, had a cross-gable plan, with an attached garage in the projecting gable, facing the street, and there was an L-shaped shed-roofed addition wrapped around the building's west corner. In 1997, the existing dwelling was incorporated into the construction of the new, modern, two story dwelling which occupies the site today (in 2005). The modern garage at the rear of the property was constructed a few years earlier, in 1997.

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 indicate that this property was first built on in 1948, with the construction of a single-story, L-shaped, cross-gabled, dwelling. Portions of the original house were incorporated into the construction of the extant dwelling, which dates to 1997. The property's current owners are H. Ross and Shirley M. Chessman. They have owned the property since May 2003. Previous owners include Robert Hayes Lee and Julie Stable Lee; the Bain family, and the Milkolaicz [sp?] family. Biographical information about these families was not uncovered.

**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 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**

Reportedly built in 1948, the original dwelling on this property was at one time historically significant for its association with Steamboat Springs residential growth and community development through the middle of the twentieth century. The property's level of significance, though, was relatively modest. At any rate, because the property was substantially remodeled, with the construction of a virtually new two-story home in 1997, whatever significance the property did possess has been completely obscured. As such this property is ineligible for individual listing in the National and State Registers of Historic Places.

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

This house exhibits a below 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. The house was substantially enlarged and remodeled in the late 1990s, so that it is no longer able to convey a sense of its former historic significance.

**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: Because this house has been substantially enlarged and remodeled within the past decade, it is no longer able to convey a sense of its previous associations with any of Steamboat Springs' or Routt County's historically significant themes. As a result it should be considered ineligible for local landmark designation.

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

Steamboat Springs Modified

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**IX. RECORDING INFORMATION**

47. Photograph numbers:

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

**27-29; 34-35**

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: **October 27, 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.