

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5RT2188**
- 2. Temporary number: **N/A**
- 3. County: **Routt County**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Steele House; Brobeck House**
- 6. Current building name: **Townsley House**
- 7. Building address: **358 3rd Street**
- 8. Owner name: **Edwin S. & Roy Townsley**
 Owner address: **High Haith Rd.**
Center Harbor, NH 03226

II. GEOGRAPHIC INFORMATION

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

SW¹/₄ of NE¹/₄ of NE¹/₄ of section 17

- 10. UTM reference (NAD83)
 Zone **13**
 Easting: **345200**
 Northing: **4483250**
- 11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** (Map Scale: 1 : 25,000)
- 12. Lot(s): **23-26** 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: **1620 square feet**
- 16. Number of stories: **1.5**
- 17. Primary external wall material:
Asphalt
6N Range **84W**
- 18. Roof configuration (enter one):
Gabled Roof / Side Gabled Roof
- 19. Primary external roof material (enter one):
Metal Roof
- 20. Special features (enter all that apply):
Porch
Dormer
7.5' **Chimney**
12

21. General Architectural Description

The house at 358 3rd Street in Steamboat Springs is a rectangular-shaped 1.5 story dwelling, the main portion of which measures 22' NE-SW (across) by 58' NW-SE (deep). Extending from the rear of the main portion, are two historic shed-roofed additions, which respectively measure 18' by 21', and 18' by 7'. The house is supported by a concrete and stone foundation, and there is a partial unfinished basement beneath the main level. The exterior walls are clad with white asphalt shingle siding, which is applied over painted white horizontal wood siding. The house roof is a moderately-pitched side gable, with boxed eaves, and is covered with steel roofing material. A red brick chimney is located on the roof ridge, and there are large gabled dormers, each with three 6-light casement windows, on the southwest and northeast facing roof slopes. The home's windows consist of single and paired 6/1 double-hung sashes, and paired 6-light casements. Most windows have painted white wood frames and surrounds. The main entry into this house is oriented away from the street, on the southwest elevation. Here, a painted white wood-paneled door, with six upper sash lights, and covered by a painted white wood storm door, enters the house from a 5-step concrete porch. Another painted white wood-paneled door, with one upper sash light, and covered by a painted white wood screen door, enters the shed-roofed additions on the southeast (rear) elevation. The two historic additions to the rear of the building are partially enclosed, and are covered by shed roofs.

22. Architectural style / building type: No Style

23. Landscape or setting special features:

This property is situated on the southeast side of 3rd Street, near the southeast end of Old Town Steamboat Springs' historic residential neighborhood. A large undeveloped lot is located adjacent to this property, to the northeast. A garage is located behind the house, near the southwest property line.

24. Associated buildings, features, or objects

Garage

A wood-frame garage is located a short distance from the house, near the southwest property line. The main gabled portion of the garage measures 18' NE-SW (across) by 21' NW-SE (deep), and there is an 18' by 7' shed-roofed extension to the southeast (rear) elevation. The garage has a concrete slab floor, and low poured concrete perimeter foundation walls. Its exterior walls are made of painted white horizontal wood planks, with 1" by 4" corner boards, and its roof is a moderately-pitched side gable, covered with brown asphalt shingles, and with exposed rafter ends. Horizontal sliding doors, of wood plank construction, provide vehicular access to the garage on the northwest elevation. These doors open onto a driveway which extends along the southwest side of the house to 3rd Street. A single, painted white, wood-paneled door, with one upper sash light, is located on the northeast (side) elevation.

Resource Number: **5RT2188**

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; Robert Hayward**

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **unknown**

Source of information: **n/a**

28. Original owner: **"Judge" (Eugene?) and Helen Steele (probably)**

Source of information: **Robert Hayward**

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

Routt County Assessor records indicate that this house was built in 1938, and oral sources confirm it was definitely in existence by 1942.
There have been minimal changes 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 / Multiple Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

The historic dwelling and garage at 358 3rd Street in Steamboat Springs were constructed circa 1938, and by 1942 the property was owned by "Judge" (Eugene?) and Helen Steele. (Various oral sources indicate that Mr. Steele was perhaps a Justice of the Peace, a County Auditor, or perhaps served in some other type of judicial capacity. At least one person believes his first name was "Eugene", however, he is best remembered as "Judge" Steele.) In the fall of 1942, during World War II, the Steeles converted their garage into a small residence, which served as living quarters for three servicemen who were members of the Army Enlisted Reserve Corps. One of these men was Robert "Bob" Hayward, who related that he and other members of the Enlisted Reserve Corps were stationed in Steamboat Springs to learn the basics of radio equipment and repair. Following their time here, these men were sent to Signal Corps School at Camp Murphy, Florida, where they were trained in Radar systems, which was a new technology at that time. Mr. Hayward (who retired to Denver several years ago), also related that while he was living here in the fall of 1942, their garage residence was damaged by fire, so he and the other enlisted men moved into the upstairs portion of the Steele's home. The garage was later repaired, but evidently did not serve again as a residence. (The Steeles owned the property across the street at 409 3rd Street in the early 1950s, most likely moving there after selling this property in about 1950.)

This property at 358 3rd Street was purchased by Chuck and Georgia Brobeck circa 1950. A Steamboat Springs area native, Chuck worked for many years as a lineman for Yampa Valley Electric. Georgia, meanwhile, had grown up in Scott City, Kansas. According to several oral sources, Georgia left Kansas in the late 1940s, intending to head west to visit her sister in California. After arriving in Steamboat Springs short on money, however, Georgia took a waitressing job at the Ski Inn. She was then later employed at the Stockmen's Cafe, where she met and fell in love with Chuck Brobeck. After marrying and moving into this house as a young couple in the early 1950s, Chuck and Georgia lived here together until Chuck's death in the late 1970s. During their productive years, Chuck continued to work for Yampa Valley Electric, while Georgia may have waitressed for a time, but she eventually became a homemaker, although, they had no children. Following Chuck's death circa 1977, Georgia continued to live here alone until her own death in 2000.

From 2000 to the present (2005), the property has been owned and occupied by Roy Townsley, an engineer. Roy, who resides here, owns the property along with his father who lives in New Hampshire.

36. Sources of Information

Glenn, Beverly. Telephone interview with Carl McWilliams, March 19, 2005.

Hayward, Robert. Telephone interview with Carl McWilliams, March 17, 2005.

McClelland, Pat. Telephone interview with Carl McWilliams, March 19, 2005.

Routt County Assessor/ Treasurer Parcel Detail Information.

Townsley, Roy. Oral interview with Carl McWilliams, September 10, 2005.

Winter and Company. "Historic Context of Routt County." Prepared for the Tread of Pioneers Museum, Jan. 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

This property is historically significant for its long association with the Brobeck family, and for its earlier association with the Steele family, and for its use as a temporary residence for members of the Army Enlisted Reserves Corps during World War II. These associations, however, are probably not to the extent that this property would qualify individually for inclusion in the National or State Registers of Historic Places. The house is also architecturally notable for its unstylized wood-frame, side-gabled, architectural plan; however, again, the property's significance in this regard is probably not sufficient to qualify it for National or State Register listing.

43. Assessment of historic physical integrity related to significance:

This property displays an excellent standard 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 alterations to the house or garage within the past fifty years.

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: **xx**

Not Eligible:

Need Data:

45a. Discuss: This property should be considered eligible for individual listing in the Routt County Register of Historic Places. It is historically significant for its associations with the Brobeck and Steele families, and for its use as temporary residence for members of the Army Enlisted Reserves Corps during World War II. The house is also architecturally significant for its unstylized wood-frame construction, and its side-gabled architectural plan. It is one of Old Town Steamboat Spring's last few remaining unaltered homes dating from before World War II.

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

Steamboat Springs Wood Frame

Resource Number: **5RT2188**

Temporary Resource Number: **N/A**

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IX. RECORDING INFORMATION

47. Photograph numbers:

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

Frame(s): **17-22; 9**

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.