

COLORADO CULTURAL RESOURCE SURVEY

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

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

**Architectural Inventory Form**

**I. IDENTIFICATION**

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

- 1. Resource number: **5RT2201**
- 2. Temporary number: **N/A**
- 3. County: **Routt County**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Keplinger House; DeVault House**
- 6. Current building name: **DeVault House**
- 7. Building address: **367 3rd Street**
- 8. Owner name: **DeVault Family Trust**  
 Owner address: **Route 1**  
**Mapleton, ND 58059**

**II. GEOGRAPHIC INFORMATION**

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

**NW<sup>1</sup>/<sub>4</sub> of NE<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: **345176**  
 Northing: **4483275**
- 11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** (**Map Scale: 1 : 25,000**)
- 12. Lot(s): **15-18** 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: **1798 square feet**
- 16. Number of stories: **1.5**
- 17. Primary external wall material:  
**Wood / Particle Board**  
**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):  
**Porch**  
**7.5'**  
**11**

**21. General Architectural Description**

The residence at 367 3rd Street in Steamboat Springs is a 1.5 story, rectangular-shaped, wood frame dwelling. The house is set back some thirty feet from the curb on 3rd Street to the southeast, and it measures 36' NE-SW (across) by 24' NW-SE (deep); however, there is also a 10' by 7' enclosed rear mud porch on the northwest elevation. The house is supported by a concrete foundation, and its exterior walls are clad with pale blue horizontal masonite type siding. The roof features a front gable (or saltbox) form, is covered with metal roofing material, and has boxed eaves with painted pale blue wood trim. There are no chimneys. Windows on the facade include two 1x1 horizontal sliders, one single-light fixed-pane with flanking single light casements, and one 1/1 double-hung sash in the upper gable end. Windows elsewhere are primarily single 1/ 1 double-hung sash. A stained natural brown solid wood door enters the home near the northeast end of the facade. This door leads into the house from a wood porch, with a wood railing, set beneath a gable hood with kneebrace supports. A single entry door, covered with a white synthetic storm door, enters the enclosed rear mud porch on the northwest elevation.

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

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

This property is located on the northwest side of 3rd Street, near the southeast end of Steamboat Springs' traditional historic Old Town neighborhoods. The house is set back approximately thirty feet from 3rd Street to the southeast. The property features a planted grass front yard, and a large planted grass backyard, where there are two sheds.

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

There are two sheds on the property. The first shed, which appears quite old, is set in just three feet from the alley, near the rear north corner of the property. This small structure measures 12' NE-SW by 8' NW-SE, and is supported by a wood timbers on grade foundation. This shed has painted blue horizontal weatherboard exterior siding, with 1" by 4" corner boards, and it is covered by a shed roof, with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. A wooden bead board door is located on the northeast elevation, and there is another entry door on the southeast elevation. This structure appears to have possibly been used as a chicken coop.

The other shed, which appears much newer, is located a short distance north of the house, near the northeast property line. This structure measures 8' NE-SW by 10' NE-SW, and is supported by a concrete foundation. Its exterior walls are clad with blue horizontal masonite type siding, and it is covered by a gable roof covered with corrugated metal roofing material. A single, painted blue, vertical wood plank, door enters this shed on the southeast elevation.

Resource Number: **5RT2201**

Temporary Resource Number: **N/A**

**Architectural Inventory Form**

(Page 3 of 7)

---

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction:

Estimate **1933**

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 indicate that this house was built in 1933. A former garage was converted into living space in 1982. Other improvements to the building include the application of masonite-type horizontal siding, and the installation of new windows.

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 developed in 1933. Information about the property's early years was not uncovered; however, for the past thirty-six years (1969-2005), the property has been home to the DeVault family. In September 1969, the house was purchased by Forrest Henry DeVault, and his wife Rosa (Sena) DeVault. They had been married three years previously, and between 1966 and 1969 had resided next door in the small cabin at 377 3rd Street. Rosa Sena had been born in 1932 at Mt. Harris, the daughter of Cipriano and Dolores Sena. A Mexican immigrant, Cipriano had come to Denver in the years prior to 1920 where he met and married Dolores. The couple then came to northwest Colorado where Cipriano worked in the coal mines at Mt. Harris. They raised a family of twelve children there, during the decades of the 1920s, 1930s, and 1940s - including five daughters and seven sons, two of whom also worked in the coal mines.

After coming of age, Rosa Sena attended nursing school in Denver, and then worked as a nurse's aide at Childrens' Hospital in Denver for several years. After returning to the Steamboat Springs area in the early 1960s, Rosa met and fell in love with a Steamboat Springs widower, named Forrest DeVault. A native of northeastern Colorado, Forrest had been a Routt County rancher, and in the early-to-mid-1960s, he operated a pool hall in Steamboat Springs. After he and Rosa were married in 1966, Forrest began a career as a house painter, while Rosa continued her career as a nurse's aide, at the hospital in Steamboat Springs. Although she is now retired, Rosa worked at the local hospital for more than thirty years. The DeVaults had no children, although, Forrest had two sons from his first marriage. Forrest passed away in July 1991; Rosa, however, continues to enjoy her retirement, here in the family home at 367 3rd Street in Steamboat Springs. Rosa related that she and Forrest purchased the property in 1969 from a family named Keplinger who operated a jewelry store in town. She believes they had owned the property for many years.

**36. Sources of Information**

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

DeVault, Rosa. Telephone interview with Carl McWilliams, March 21, 2005.

Routt County Assessor/ Treasurer Parcel Detail Information.

Routt County Clerk and Recorder file: Warranty Deed, Book 338, page 674.

Routt County Clerk and Recorder file: Deed, Book 666, page 1570.

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**

This property is historically significant for its long association with the themes of residential growth and community development in Steamboat Springs through the middle of the twentieth century. 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 and sheds are also architecturally notable for their unstylized wood-frame, architectural plans, and for the craftsmanship shown in their construction. 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 house exhibits an 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. Although the property appears well-maintained and in good condition, there have been some modifications to the historic building. A former attached garage has been converted into living space, the exterior walls are clad with fairly modern horizontal masonite type siding, and some windows have been altered.

---

**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: This property is historically significant for its long association with the themes of residential growth and community development in Steamboat Springs through the middle of the twentieth century. The house and sheds are also architecturally notable for their unstylized wood-frame, architectural plans, and for the craftsmanship shown in their construction. However, due to some loss of integrity, the property is probably not eligible for inclusion in the Routt County Register of Historic Properties.

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

Steamboat Springs Wood Frame

Resource Number: **5RT2201**

Temporary Resource Number: **N/A**

**Architectural Inventory Form**

(Page 7 of 7)

---

**IX. RECORDING INFORMATION**

47. Photograph numbers:

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

Frame(s): **13, 19-21, 31**

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.