

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5RT2204**
- 2. Temporary number: **N/A**
- 3. County: **Routt County**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Steele House; Lockhart House**
- 6. Current building name: **DH3 LLC House**
- 7. Building address: **409 3rd Street**
- 8. Owner name: **DH3 LLC**
 Owner address: **P.O. Box 774064**
Steamboat Springs, CO 80477

II. GEOGRAPHIC INFORMATION

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

NW¹/₄ of NE¹/₄ of NE¹/₄ of NE¹/₄ of section 17

- 10. UTM reference (NAD83)
 Zone **13**
 Easting: **345225**
 Northing: **4483331**
- 11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** (Map Scale: 1 : 25,000)
- 12. Lot(s): **5-7** 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: **1920 square feet**
- 16. Number of stories: **1.5**
- 17. Primary external wall material:
Asphalt
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
Chimney
7.5' **Dormer**
11

21. General Architectural Description

The residence at 409 3rd Street in Steamboat Springs is a 1.5 story, rectangular-shaped, wood frame dwelling, which measures 37' NE-SW (across) by 30' NW-SE (deep), and is set back approximately thirty-two feet from the curb on 3rd Street to the southeast. The house is supported by a low concrete foundation, which has been faced with stone, and there is a partial basement beneath the main level. The home's exterior walls are clad with white asphalt shingle siding, although square-cut wood shingle siding appears on the lower northeast (side) elevation. The dwelling is covered by a moderately-pitched front gable roof, covered with metal roofing material laid over 1x wood decking and 2x wood rafters. Painted white rafter ends are exposed beneath widely-overhanging eaves, and purlins and a ridge pole appear in the upper gable ends. A large shed-roofed dormer, with three 1/ 1 double-hung sash windows, is located on the roof's southwest-facing slope, and there is also a tall red brick chimney on the southwest-facing roof slope. There are three 10/10 double-hung sash windows on the facade, including one in the upper gable end. There is also a small square fixed-pane window just below the roof peak in the uppermost portion of the facade's upper gable end. Windows on the southwest (side) elevation include a set of paired 6/ 6 double-hung sash, and a 6-light hopper window flanked by two single-light fixed-pane windows. Windows on the northwest (rear) elevation include a set of paired 6/6 double-hung sash windows, a 10/10 double-hung sash window in the upper gable end, and a small square fixed-pane window in the uppermost part of the gable end just below the roof peak. Windows on the northeast (side) elevation include one 10/10 double-hung sash and one 6/6 double-hung sash. All of the house's windows feature painted white wood frames and painted green wood surrounds. There are four entry doors. The main front entry features a stained brown wood-paneled door, with one upper sash light, and is covered by a white metal storm door. This door enters the house on the facade, from a 4-step concrete porch, covered by a gable hood with black wrought iron supports. A painted white vertical wood plank garage door, formerly entered a basement-level garage from an excavated driveway at the southwest end of the facade. The garage door is no longer in use; however, a single painted white vertical wood plank door is set within the former garage door opening. A painted white vertical wood plank door, with three ribbon-style upper sash lights, leads into the home from a 6' by 12' elevated wood deck on the southwest (side) elevation. A painted white wood-paneled door, with one upper sash light, enters the house on the northeast (side) elevation, from a wood stoop covered by a gable hood.

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 surrounded by a planted grass lawn with mature landscaping. A secondary residence is located a short distance behind (north of) the house's north corner.

24. Associated buildings, features, or objects

Secondary Residence

The secondary residence on this property measures 14' NE-SW (across) by 26' NW-SE (deep), with an 8' by 4' enclosed gabled entryway on the facade (southeast elevation). This building is 1.5 stories in height, is of wood frame construction, and is supported by a concrete foundation. The exterior walls are clad with white asphalt shingle siding, and the roof is a moderately-pitched front gable covered with metal roofing material. Painted white rafter ends are exposed beneath widely-overhanging eaves. Windows on the facade include a 6/ 1 double-hung sash, and a small 1x1 horizontal slider in the upper gable end. One 1/ 1 double-hung sash window, and a 3-light hopper window penetrate the northeast (side) elevation. Two 1x1 horizontal sliding windows, including one in the upper gable end, penetrate the northwest (rear) elevation. A single 1/ 1 double-hung sash window is located on the southwest (side) elevation. All of the secondary residence's windows have painted white wood frames, and painted green wood surrounds. A painted white solid wood door enters the enclosed gabled entryway on the southeast elevation. A stained brown solid wood door, covered by a wood screen door, leads from within the entryway into the interior of the residence.

Resource Number: **5RT2204**

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):

Routt County Assessor records reveal that the wood-frame dwelling at 409 3rd Street in Steamboat Springs was constructed circa 1938. There have been no additions to the original building. The house was converted into a small apartment building in the early 1970s, and the former garage has also been converted into a residential unit.

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 / Multiple Dwelling**
34. Site type(s): **Former Residence; Currently an Apartment Building**

35. Historical Background

Oral sources in Steamboat Springs indicate that from the late 1930s to the mid-1960s, this 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. The Steeles, who were also associated with the property across the street at 358 3rd Street, apparently lived here briefly in the late 1930s and early 1940s, before moving to the property across the street. In the ensuing years, the Steeles maintained their residence at 358 3rd Street, while keeping this property as a rental.

In about 1965, the Steele family sold this property to Lloyd G. and Annabeth Light Lockhart. Lloyd and Annabeth, who owned the property in concert with their son, Tyrone, did not live here, but they instead maintained it as a rental property until the mid-1990s when they finally sold it. Today, in 2005, this property is still a rental. It has been owned by an entity named "DH3 LLC" since January 2003.

36. Sources of Information

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

Lockhart, Annabeth Light. Telephone interview with Carl McWilliams, March 19, 2005.

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

Miles, Lance. Oral interview with Carl McWilliams, October 26, 2004.

Routt County Assessor/ Treasurer Parcel Detail Information.

Routt County Clerk and Recorder file: Warranty Deed, Book 385, page 487.

Routt County Clerk and Recorder file: Revocable Trust, Book 92, page 674.

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 association with the Steele family, and for its association with Steamboat Spring's residential growth and community development, beginning in the years preceding 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, front-gabled, architectural plan; however, again, the property's significance in this regard is probably not sufficient that it would qualify for National or State Register listing.

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 only modest exterior alterations, following its original construction. There were modifications to the interior, however, when the building was converted into apartments. The former garage lost a large measure of its integrity when it was converted into a rental residence; however, this change reportedly occurred more than forty years ago.

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 is historically significant for its long association with the Steele family, and for exemplifying Steamboat Springs' residential growth and community development beginning in the years preceding World War II. The house is also architecturally significant for its unstylized wood-frame, front-gabled, architectural plan. As such, this property may be considered individually eligible for listing in the Routt County Historic Register.

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

Steamboat Springs Wood Frame

Resource Number: **5RT2204**

Temporary Resource Number: **N/A**

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IX. RECORDING INFORMATION

47. Photograph numbers:

Roll: **STEAM-4; STEAM-8**

Frame(s): **27; 32-35**

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 26, 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.