

COLORADO CULTURAL RESOURCE SURVEY

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

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

**Architectural Inventory Form**

**I. IDENTIFICATION**

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

- 1. Resource number: **5RT2215**
- 2. Temporary number: **N/A**
- 3. County: **Routt County**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Tolson House; Schmiederer House**
- 6. Current building name: **McBrayer House**
- 7. Building address: **335/337 4th Street**
- 8. Owner name: **James D. McBrayer**  
 Owner address: **P.O. Box 772951**  
**Steamboat Springs, CO 80477**

**II. GEOGRAPHIC INFORMATION**

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

**Vertical Siding**

**NE<sup>1</sup>/<sub>4</sub> of NW<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: **345035**  
 Northing: **4483295**
- 11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** (Map Scale: 1 : 25,000)
- 12. Lot(s): **5, 6** 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:

**Late 19th and Early 20th Century American Movements / Rustic**

**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: **1496 square feet**
- 16. Number of stories: **1**
- 17. Primary external wall material:  
**Wood / Log**  
**6N** Range **84W** **Wood** /
- 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):  
**Porches**  
**Attached Garage**  
**7.5'**  
**10**

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**21. General Architectural Description**

The building at 335/ 337 4th Street in Steamboat Springs is made up of two single-story duplex residential units, along with a large attached garage, with a den and studio located above the garage. The unit at 335 4th Street measures 24' NE-SW (across), while the unit at 337 4th Street measures 27' NE-SW by 27'. The entire building is supported by a low unpainted concrete foundation, and although there is no basement, there are crawl spaces beneath the two residences. The two duplex units (at 335 and 337 4th Street) both feature stained brown whole log walls, with lapped corner notching, and with vertical wood plank siding in the upper gable ends. The two residences are covered by low-pitched side gable roofs, covered with brown metal roofing material. Log purlins and ridge poles appear in the upper gable ends, and exposed rafter ends, covered by fascia boards, are exposed beneath widely-overhanging eaves. Windows on both of the residences are primarily 2-light casements, with painted beige color wood frames and surrounds. A stained natural brown wood-paneled door, with four upper sash lights, is covered by a wood screen door, and enters 335 4th Street at the northeast end of the southeast elevation (facade). This door leads into the residence from a large 6' by 27' shed-roofed wood porch / deck. A wood-paneled door, with four upper sash lights, covered by a wood screen door, enters the residence at 337 4th Street from an uncovered wood porch/ deck at the northeast end of the facade. A single metal-paneled door enters 337 4th Street on the northwest (rear) elevation.

An approximately 12' by 10' flat-roofed connector joins the two duplex residences to the attached garage. The garage, with the den and studio above, measures 24' by 34', and is supported by a poured concrete slab foundation. The garage's lower walls are clad with horizontal half-log siding, while the upper walls are stuccoed. The garage is covered by a low-pitched gable roof, covered with asphalt shingles. The garage's roof eaves are boxed, with an extended overhang, and decorative purlins and a ridge pole appear in the upper gable ends. Two metal-paneled roll-away garage doors open toward Sky Lane on the garage's southwest elevation. A single metal-paneled door enters the garage on the northwest elevation. Windows in the second story residential unit above the garage are single-light fixed-panes, with flanking casements, or they are awning style windows.

**22. Architectural style / building type:** Late 19th and Early 20th Century American Movements / Rustic

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

This property is situated on the northwest side of 4th Street, near the southeast end of Steamboat Springs' traditional historic Old Town neighborhoods. Sky Lane, a small secondary street or alley, parallels the property's southwest side, and wraps around to parallel the rear of the property to the northwest. The property features a planted grass lawn, with mature landscaping.

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

Concrete Block Building

A building of concrete block construction, which historically housed a hot water heating plant, is located near the property's rear north corner. This utilitarian structure measures 12' NE-SW by 18' NW-SE, with a 4' by 8' corrugated metal, shed-roofed extension on the southwest elevation. The building features a poured concrete foundation, unpainted concrete block walls, and a flat roof. A concrete block chimney is incorporated into the northeast elevation wall. A solid wood door enters the building on the southwest elevation.

Resource Number: **5RT2215**

Temporary Resource Number: **N/A**

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**IV. ARCHITECTURAL HISTORY**

25. Date of Construction:

Estimate **1950**

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 the two duplex dwellings on this property were constructed circa 1950. The garage, with a den and studio above it, was built in 2001.

30. Original location: **yes**

Moved **no**

Date of move(s) **n/a**

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Multiple Dwelling**
32. Intermediate use(s): **Domestic / Multiple Dwelling**
33. Current use(s): **Domestic / Multiple Dwelling**
34. Site type(s): **Triplex Residence**

**35. Historical Background**

Routt County Assessor records indicate that the two duplex dwellings on this lot were first constructed in 1950. Jim McBrayer, the property owner, also believes the duplex dwellings were built in 1950. These two residences have apparently served as rental units throughout most of their history. For a period of years prior to 1980, the property was owned by a person or family named Tolson. It was subsequently owned by Andrea & Schmiederer, between November 1980 and October 1990. From that time, until November 1992, it appears that entities and families known as the Exchange Corp., Lacey, and Ginsberg, controlled the property. David Lacey and Sol Ginsberg were partners in this enterprise. James D. McBrayer, the current owner, has held the property since purchasing it from Lacey and Ginsberg in November 1992.

**36. Sources of Information**

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

McBrayer, James. Telephone interview with Carl McWilliams, March 30, 2005.

Routt County Assessor/ Treasurer Parcel Detail Information.

Routt County Clerk and Recorder file: Warranty Deed, Book 519, page 661, 663.

Routt County Clerk and Recorder file: Warrant Deeds, Book 658, page 1543, 1545, 1646.

Routt County Clerk and Recorder file: Warranty Deed, Book 679, page 2688.

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 1950, this house is significant to a modest degree for its association with the themes of residential growth and community development in Steamboat Springs. The original duplex portion of the overall building is also architecturally notable for its Rustic style. However, the building's level of significance falls short of qualifying for National or State Register eligibility.

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

This property exhibits a somewhat marginal 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 integrity of the original duplex has been diminished by the construction of the large attached garage, with a den/ studio above the garage. Although the garage addition is quite large, compared to the duplex dwellings, it is merely connected to them by a small breezeway connector; thus little of the duplex's original construction is obscured.

**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: **Built** in 1950, this house is significant to a very modest degree for its association with the themes of residential growth and community development in Steamboat Springs. The original duplex portion of the overall building is also architecturally notable for its Rustic style. However, due to some loss of integrity, caused by the construction of the garage addition, the property is probably not eligible for listing in the Routt County Register of Historic Properties.

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

Steamboat Springs Rustic

Resource Number: **5RT2215**

Temporary Resource Number: **N/A**

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**IX. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **STEAM-5**

Frame(s): **19-24**

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.