

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5RT.2656** Parcel number(s): **115201112**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Arroyo House**
- 6. Current Building Name: **Brockway House**
- 7. Building Address: **34 Park Avenue**
- 8. Owner Name: **David W. & Kami T. Brockway**
- Owner Organization:
- Owner Address: **P O Box 772577**
Steamboat Springs, Co 80477-2577



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
SE ¼ of NE ¼ of NE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345338 mE** **4483921 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Tract 60' X 82.5' In SE Corner of Lot 12 and SW ¼ of Lot 13 Resubd. of Lots 6, 7, 8, Block 1**
 Addition: **Crawford Addition** Year of addition: **1901**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **2864 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Log**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Attached Garage
21. General architectural description:
The residence at 34 Park Avenue consists of an original, rectangular-shaped, front gabled dwelling, with a large, somewhat taller, front gabled addition to the north (rear) elevation. The addition is composed of a two stall garage on the ground level (reportedly built circa 1965), and residential space in the second story above the garage (reportedly built in the 1990s). The original front part of the house measures approximately 34' N-S (deep) by 22' E-W (across). The rear addition to the north elevation measures approximately 22' N-S by 28' E-W. The original house is supported by a low concrete foundation, and its exterior walls are made of painted or stained buff red horizontal half log siding. Stained natural brown half logs, in a king post truss design, appears in the façade's upper gable end, facing Park Avenue on the south elevation. The original dwelling's front gable roof is moderately-pitched, is covered with metal roofing material, and the eaves are boxed. Windows are primarily symmetrically arranged paired single-light casements. The original house's symmetrical façade faces toward Park Avenue on the south elevation. A stained natural brown wood-paneled front door, with one upper sash light, is flanked on either side by a large 1x1 horizontal sliding window, with a painted purple wood frame and painted green wood surrounds. A gable hood, with log knee brace supports, is positioned over the entry door. This door enters the house from an open 5-step, painted red, front porch. This porch measures approximately 10' N-S by 22' E-W, and features a wood plank floor, an open wood railing, and lattice work below the porch floor.
- The addition to the north elevation is supported by a concrete slab foundation, and its exterior walls are made of painted or stained buff red whole logs, sawn on three sides. The corners are overlapping on the first story, but are flush on the second story. Stained brown vertical wood plank siding appears in the upper gable end on the north elevation. The addition is covered by a moderately-pitched front gable roof, with metal roofing material and**

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boxed eaves. Two buff red metal-paneled garage doors, and a single, painted buff red wood door are located on the north elevation. These doors open onto an asphalt-paved driveway/ alley which provides vehicular access via Broad Street to the west. A small 1x1 horizontal sliding window penetrates the addition's first story on the east elevation. Two small 1x1 horizontal sliding windows penetrate the second story on the east elevation. The first story on the west elevation is penetrated by a small 1x1 horizontal sliding window, while three single-light windows penetrate the west elevation's second story.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Rustic**
 Building type:
23. Landscape or special setting features: **This house is located on the north side of Park Avenue, the second property east of Broad Street. A nicely-landscaped planted grass lawn surrounds the house. A spruce tree is located in the front yard, and a low rusticated concrete block retaining wall parallels Park Avenue in front of the house.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1940 (original)** Actual: **1990s (alteration)**
 Source of information: **Routt County Assessor/Treasurer, Parcel Detail Information; Kami Brockway**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Unknown**
 Source of information: **N/A**
29. Construction history:
Routt County Assessor records list 1940 as this house's original date of construction; however, oral information passed down to current owner Kami Brockway relates that it was built in 1936. The existing house was built in three phases. The original, front-gabled, portion (built circa 1936 or 1940) measures approximately 34' N-S (deep) by 24' E-W (across). In 1965 (according to the Assessor files), a two-stall garage, measuring approximately 28' N-S by 28' E-W, was built onto the house's north (rear) elevation. Finally, in the 1990s, a second story was built onto the garage addition, providing additional living space for the home.
30. Original location: Moved: Date of move(s):

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): **Single family residence**

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35. Historical background:

This house was built circa 1940, or perhaps a few years previously, and has served as a single family residence from that time to the present (2008). Guadalupe Arroyo, who lived in the house from the late 1950s or early 1960s until the early 1970s, is the home's earliest known resident. By 1980, however, Mr. Arroyo had moved to 37865 Routt County Road 179. The property's more recent owners and residents include Cheryl Ann McKenzie, Donald M. and Martha T. LeMoine, and current owners Donald W. and Kami T. (Miller) Brockway. Routt County Assessor records reveal that Cheryl Ann McKenzie owned the property prior to 1989, and in June of that year, she sold it to Mr. and Mrs. LeMoine. The LeMoines then owned and lived here until July of 1998 when the sold the property to Mr. and Mrs. Brockway.

36. Sources of information:

Brockway, Kami. Interview with Carl McWilliams, August 2008.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Residential Property Appraisal Record.

Routt County Assessor/Treasurer Parcel Detail Information.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern 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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

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Steamboat Springs Standards for Designation:

- | | | |
|----------------|----|---|
| Not Applicable | A. | Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States. |
| Not Applicable | B. | Its location as a site of a significant historic event. |
| Not Applicable | C. | Its identification with a person or persons who significantly contributed to the culture and development of Routt County. |
| Not Applicable | D. | Its exemplification of the cultural, economic, social, or historic heritage of Routt County. |
| Not Applicable | E. | Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. |
| Not Applicable | F. | Its embodiment of distinguishing characteristics of an architectural type or specimen. |
| Not Applicable | G. | Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County. |
| Not Applicable | H. | Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation. |
| Not Applicable | I. | Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif. |
| Not Applicable | J. | Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County. |

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

42. Statement of significance:

This property is historically significant for its associations with Steamboat Springs' residential development dating from the time of its construction, circa 1940. The original house is also architecturally significant for its local expression of the Rustic style of architecture. The property's historical and architectural significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. Because it has lost some measure of its integrity, the property may also be considered ineligible for local designation in the Routt County Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property displays a below average level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The original dwelling's physical integrity has been reduced by the construction of a garage addition (reportedly in 1965), and by the construction of a second-story addition above the existing garage (in the 1990s). The additions' materials and style are compatible with the original house; however, their size and scale are not. The roof line of the two-story addition is considerably higher than the roof line of the original house.

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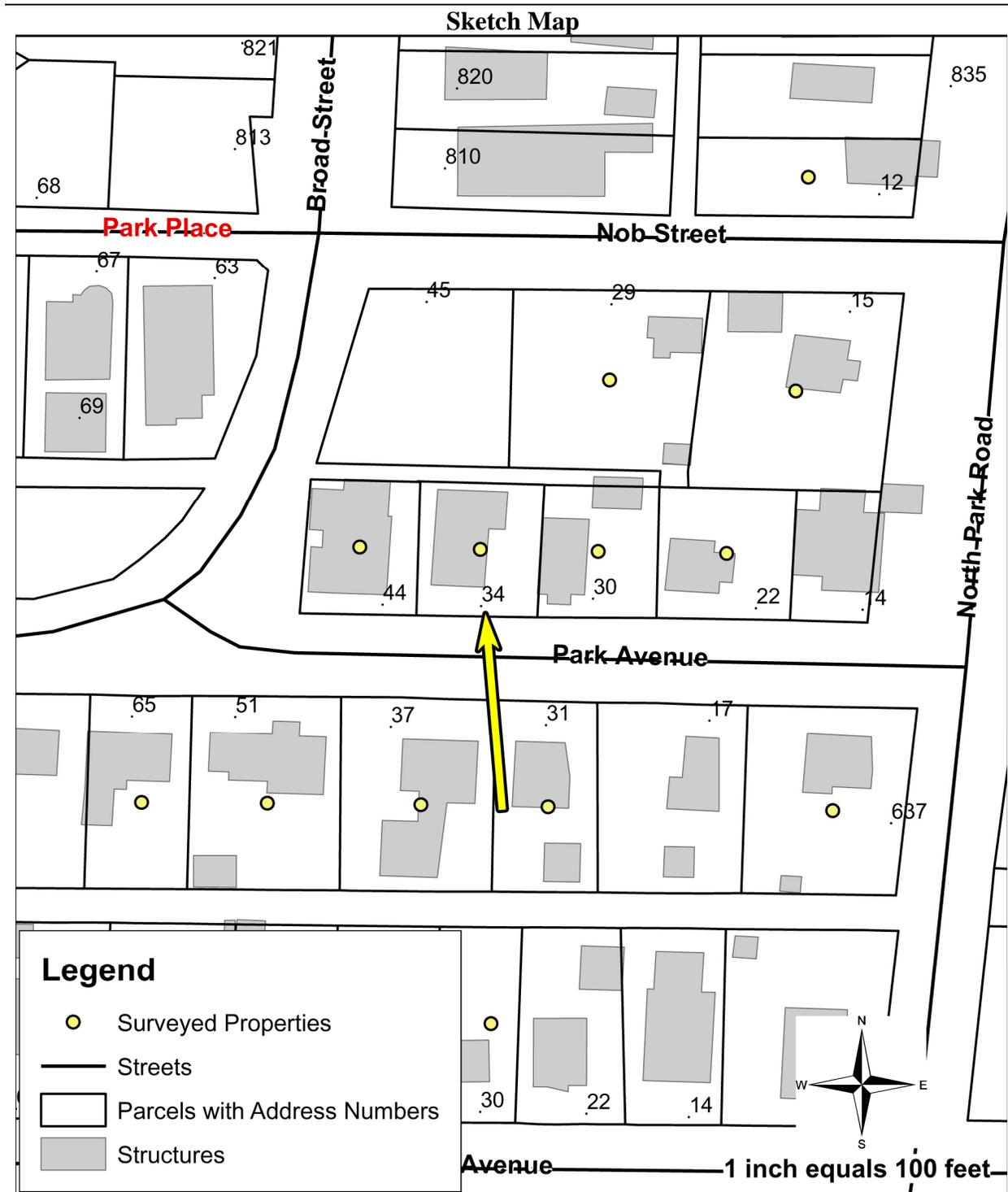
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? Yes No
- Discuss: **Historic buildings within the survey area do not collectively possess sufficient historical or architectural significance, and/or display sufficient physical integrity, to comprise a State or National Register historic district.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

- | | | | |
|---------------------------|--|---------------|----------------------------------|
| 47. Photograph number(s): | CD #2, Images 331-335 | CDs filed at: | City of Steamboat Springs |
| 48. Report title: | Old Town Steamboat Springs Residential Survey Phase VII | | 137 10th Street |
| 49. Date(s): | 11/08/2008 | | Steamboat Springs, CO |
| | | | 80477 |
| 50. Recorder(s): | Carl McWilliams
Timothy Wilder | | |
| 51. Organization: | Cultural Resource Historians | | |
| 52. Address: | 1607 Dogwood Court
Fort Collins, CO 80525 | | |
| 53. Phone number(s): | (970) 493-5270 | | |

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Location Map

