

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH P use only)

OAH P1403

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.2670** Parcel number(s):
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Schnackenberg House; Duncan House**
- 6. Current Building Name: **Picking House**
- 7. Building Address: **868 Yahmonite Street**
- 8. Owner Name: **Andrew M. Picking**
- Owner Organization:
- Owner Address: **P O Box 775221**
Steamboat Springs, Co 80477-5221



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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
SW ¼ of SW ¼ of SW ¼ of NE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344693 mE** **4484172 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **N½ of Lot 20, All of Lot 21, Block 4**
 Addition: **Yahmonite Addition** Year of addition: **1909**
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: **1997 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Metal/Aluminum**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Garage/Attached Garage
21. General architectural description:
The residence at 868 Yahmonite Street appears to consist of an original (circa 1949), 1.5-story, front gabled dwelling, with a single-story gabled addition to the east (rear) elevation, and with an elevated front porch over a basement-level two-stall attached garage addition on the west (façade) elevation. (The elevated front porch/ garage addition was erected in 1968, according to Routt County Assessor files.)

The house is supported by a painted green concrete foundation, and is sited on ground which slopes downward from east-to-west allowing for the walk-out basement-level garage addition on the west elevation. Above the foundation, the home's exterior walls are clad with wide, white, horizontal metal siding, with painted green vertical wood siding in the front porch upper gable end, and in the upper gable end of the gabled addition to the east elevation. The roof is covered with green metal roofing material, and the eaves are boxed with painted green and white wood trim. A stained natural brown wood-paneled front door, with a centered leaded glass light, enters the façade from the open front porch located above the basement-level garage. This porch measures 24' N-S by 7' E-W, and is approached at its south end by six concrete steps and eight steps made of recycled material. The porch floor is made of 2x material, laid on end, while an open wood railing and squared posts with brackets support the gabled porch roof. Two white metal-paneled roll-away garage doors, and a single painted white wood-paneled door, access the basement-level garage on the façade. These doors open onto a concrete driveway which extends to Yahmonite Street. A large 1x1 horizontal sliding window overlooks the front porch to the south of the entry door, while a large 2-light casement window overlooks the front porch north of the entry door. A hip-roofed canted oriel window is located on the north elevation. Windows elsewhere are primarily 1x1 horizontal sliders, with painted green wood surrounds.

Architectural Inventory Form

Page 3 of 8

22. Architectural style: **No Style**
 Building type:

23. Landscape or special setting features:

This property is located on the east side of Yahmonite Street near the north end of the block west of Merritt Street. A planted grass front yard, and flanking side yards, are landscaped with two fir or spruce trees and with a grove of aspen trees near the front porch steps. The backyard is enclosed by a wood privacy fence.

24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1948 (original); 1968 (alteration)** Actual:
 Source of information: **Routt County Assessor, Residential Property Appraisal Record.
 Routt County Assessor/Treasurer Parcel Detail Information.**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **R.E. Schnackenberg (possibly)**
 Source of information: **Mountain States Telephone and Telegraph directories**

29. Construction history:

Routt County Assessor records indicate that the original portion of this house was built in 1948, and that the basement-level garage and open porch on the west elevation were constructed in 1968. An apparent addition to the east (rear) elevation is not referenced in the Assessor records, but also likely dates to the late 1960s.

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**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

Routt County Assessor records indicate that this house was built circa 1948, and it has apparently served as a single family residence from that time to the present (2008). R.E. Schnackenberg, who is listed at this address in the (first available) 1956 Mountain States Telephone and Telegraph directory, is the home's earliest known resident. Mr. Schnackenberg later lived at 1070 Crawford Avenue for several years, and the Schnackenberg family was also associated with the property at 1062 Crawford Avenue (5RT.471).

Rodney Duncan was this property's next resident, from the early 1960s until the late 1970s or early 1980s. The Assessor records reveal that by the mid-1980s, members of the Langley family owned this property. In August of 1993, Scott B. Langley and Cheryl A. Winchester sold the home to Joanne Burwell who then owned and lived here for the next several years. Andrew M. Picking, the property's current owner, purchased it from Joanne Burwell and George L. Burwell in June of 1997.

36. Sources of information:

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.

Architectural Inventory Form

Page 5 of 8

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 1948. The original house is also architecturally significant for its representative rectangular-shaped front-gabled plan. 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. Due to a loss of integrity, the property should 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 standard 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. A basement-level garage addition, with an open front porch above, and a large rear addition have substantially altered the original dwelling's physical appearance.

Architectural Inventory Form

Page 6 of 8

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 279-283** 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**

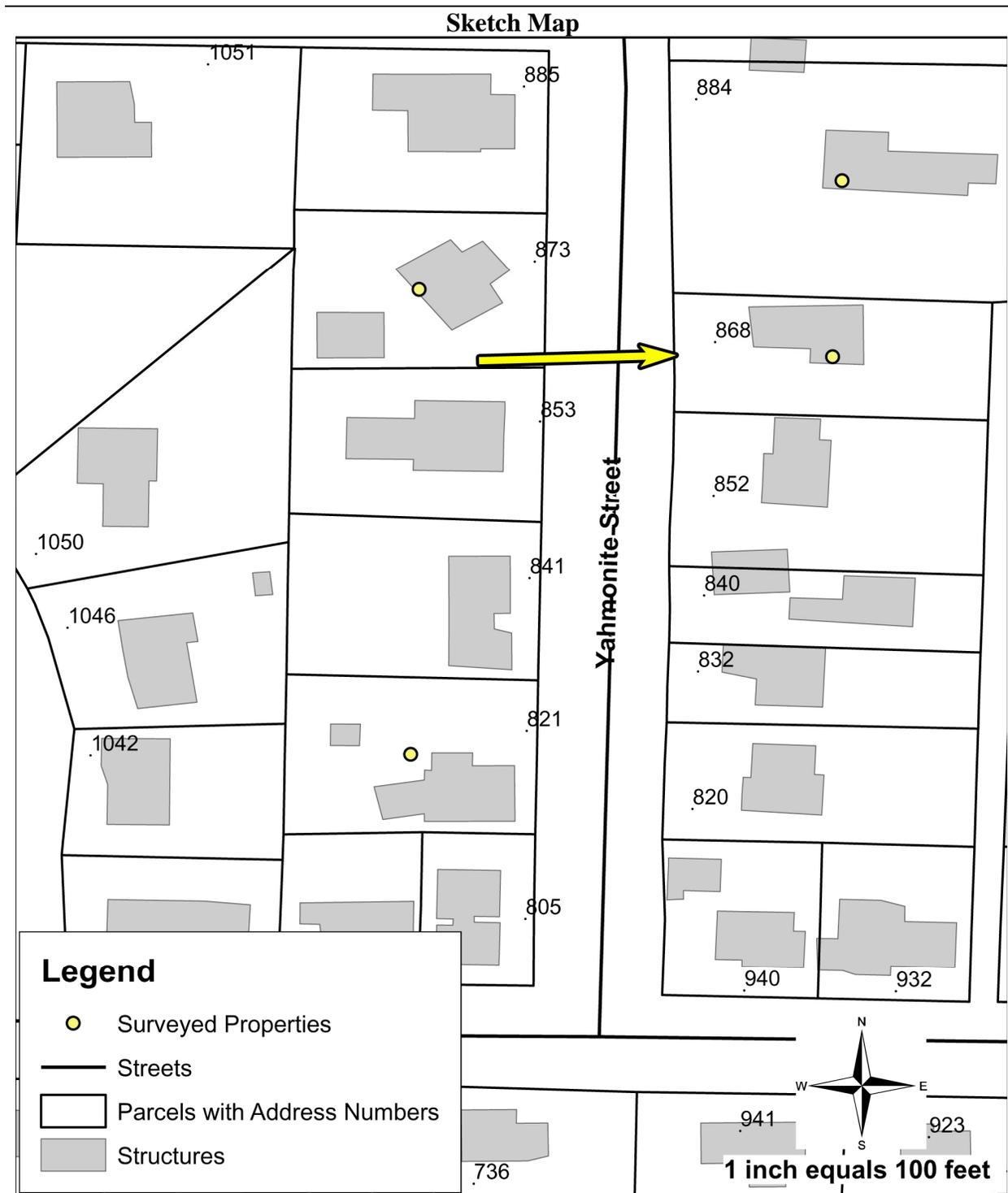
50. Recorder(s): **Carl McWilliams**
Timothy Wilder

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**
Fort Collins, CO 80525

53. Phone number(s): **(970) 493-5270**

Architectural Inventory Form



Architectural Inventory Form

Location Map

