

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Date _____ Initials _____

_____ Determined Eligible- NR

_____ Determined Not Eligible- NR

_____ Determined Eligible- SR

_____ Determined Not Eligible- SR

_____ Need Data

_____ Contributes to eligible NR District

_____ Noncontributing to eligible NR District

I. IDENTIFICATION

- 1. Resource number: **5RT.3159** Parcel number(s):
- 2. Temporary resource no.: **N/A** **159502001**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Brookshire House**
- 6. Current building name: **Ralston Associates Architects et. al. Building**
- 7. Building address: **117 12th Street**
- 8. Owner name and address: **Robert S. Ralston & Betty M. Ralston**
P. O. Box 773627
Steamboat Springs, CO 80477-3627



National Register field eligibility assessment: **Not Eligible**

Local Landmark eligibility field assessment: **Not Eligible**

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**
SE ¼ of NW ¼ of SE ¼ of SW ¼ of section 8
10. UTM reference (NAD27)
Zone **13**; **344179** mE **4483490** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Legal Description: **Tr 112 Ft X 40 Ft X 50 Ft X 100 Ft X 80 Ft Sec 8-6-84 Blk 2 Springs Add to SS; Tr 100 Ft X 125 Ft in E2 of Blk 2 Springs Add to SS TR 25 Ft X 40 Ft X 50 Ft X 100 Ft Sec 8-6-84 Blk 2 Springs Add to SS**
Addition: **Original Addition to Steamboat Springs** Year of Addition: **1884**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **45' N-S by 29' E-W**
16. Number of stories: **One**
17. Primary external wall material(s): **Stucco, Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimney, Glass Block**
21. General architectural description:
This is a single-story, wood frame, building with a walkout basement on the south elevation. It is supported by a painted white concrete block foundation, and its exterior walls are clad with painted white stucco with stained or painted brown 1" by 4" corner boards. The moderately-pitched gable roof is covered with brown asphalt composition shingles. The eaves are boxed, with painted white and brown wood trim, while painted or stained brown horizontal wood siding appears in the upper gable ends. A large stone fireplace chimney is located on the façade (east elevation). A single-light fixed-pane window, flanked on either side by a narrow 1/1 double-hung sash window, penetrates the south elevation. Other windows include 1/1 double-hung sash, casements or awnings, and a glass block window on the north elevation. Thirteen concrete steps lead from 12th Street to the front entry on the east elevation. This entry provides access into "Robert Sanford Ralston Associates, Architects." A painted red solid wood door enters the walkout basement on the south elevation. Signs on the south elevation advertise: "Robert Sanford Ralston Associates Architects" and "Luke Studer Consulting Structural Engineer." A painted white entry door on the west elevation is covered by a painted white wood storm door. This rear entry door opens onto a concrete porch covered by an extension of the roof eave. A small, lower, gabled extension is located at the west end of the north elevation.

22. Architectural style/building type:

Post World War II Dwelling with Ranch type and "Mountain Chalet" or "Ski Chalet" influences

23. Landscaping or special setting features:

This well-maintained property is located on the northwestern side of 12th Street in the block northeast of Lincoln Avenue. There is one building – a former dwelling, presently used as professional office space by an architectural firm and a consulting structural engineering firm. Small asphalt-paved parking lots are located immediately south and a short distance northeast of the building. A Nicely landscaped planted grass lawn flanks the building's east, north, and west elevations. Iron Spring lies to the west of this property.

24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1949** Actual:

Source of information: **Routt County Assessor records**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder/Contractor: **Unknown**

Source of information: **N/A**

28. Original owner: **Donald E. and/or Ardys I. Brookshire (possibly)**

Source of information: **Mountain States Telephone directories**

29. Construction history (include description and dates of major additions, alterations, or demolitions):

Routt County Assessor records list 1949 as this building's year of construction. It served as a single-family residence until circa 1978 when it was converted into professional office space for architect Robert Sanford Ralston. Windows in the walkout basement level's south elevation were altered at that time.

30. Original location: **Yes** 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): **Commerce/Trade / Professional**

34. Site type(s): **Historically a single family dwelling; presently professional offices for an architectural firm and a structural engineering firm.**

35. Historical background:

This building was constructed circa 1949, and served as a single-family residence until 1978. Mrs. Ardys I. Brookshire, who lived here into the late 1960s, is the earliest known resident. Ardys was born on January 29, 1925, and became a Steamboat Springs resident circa 1935. She was the wife of Donald E. Brookshire who passed away on November 12, 1997. The son of Carl and Grace Brookshire, Donald had been born in 1924. He grew up in rural Routt County, as the 1940 U. S. census records his family as residents of the Deep Creek precinct, north of Steamboat Springs. Donald and Ardys Brookshire had at least one son, Troy, who is a Steamboat Springs resident.

By 1970, 117 12th Street had become the home of Dr. Henry A. Buchtel. A physician and surgeon, Dr. Buchtel had his medical practice at 521 Lincoln Avenue before later moving it to a building on Park Avenue. In May of 1978, Dr. Buchtel sold this property to Robert Sanford Ralston, a Steamboat Springs architect. Mr. Ralston converted the building into professional office space, and has had his architectural practice here from 1978 to the present (2012). Luke Studer, a consulting structural engineer, began leasing the building's lower level in the 1980s, and has also maintained office space in the building to the present.

36. Sources of information:

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Commercial Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Steamboat Springs, CO. About 1900." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.

U.S. Census records

VI. Significance37. Local landmark designation: **N/A** Date of designation: **N/A**

Designating authority: **N/A**

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

xx Does not meet any of the above National Register criteria

38A Applicable Steamboat Springs Landmark Criteria

A building, site, structure or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one (1) criterion in one or more of the following categories:

1. **Historic Importance.** The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.

2. **Architectural Importance.** The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.

3. **Geographic Importance.** The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

39. Area(s) of significance: **N/A**
40. Period of significance: **N/A**
41. Level of significance: **Local**

42. Statement of significance:

This building is historically significant, to a modest extent, for its association with residential development during the post-World War II period. However, its significance in this regard is not to the extent that it qualifies for listing in the National or State Registers.

43. Assessment of historic physical integrity related to significance:

This well-maintained building displays a somewhat less than ideal level of historical 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 building's architectural appearance was modified when it was converted to professional office space in the late 1970s.

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? **No**

Discuss: **This property is located outside the boundaries of a potential Downtown Steamboat Springs National Register Historic District. Historic properties in this area collectively lack the significance and integrity, and are too dispersed, to form a National Register historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #2; Images 1, 2, 42**

CDs/Negatives filed at: **City of Steamboat Springs, 137 10th Street, Steamboat Springs, CO 80477**

48. Report title: **Old Town Steamboat Springs Residential Survey Phase IX**

49. Date(s): **July 31, 2012**

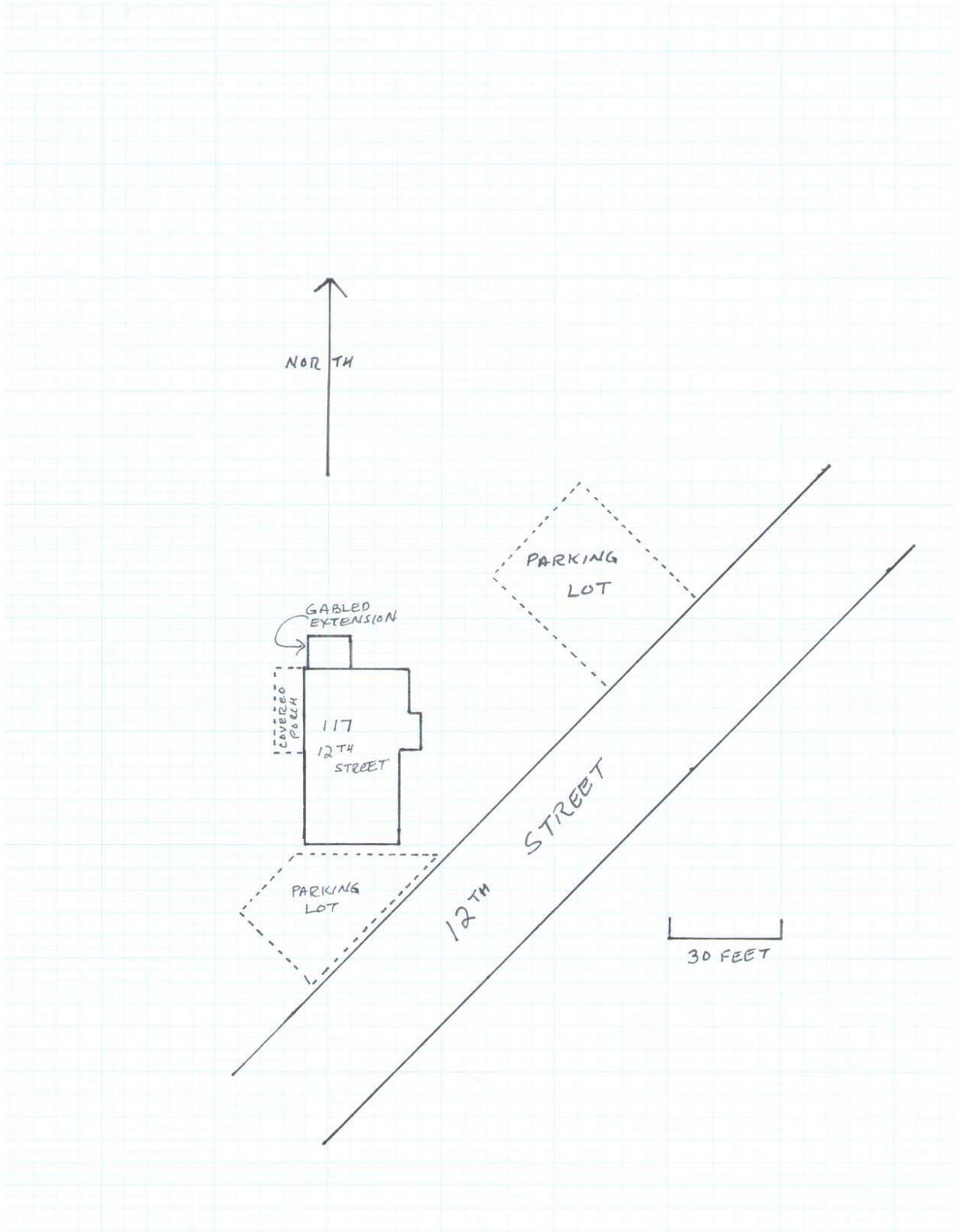
50. Recorder(s): **Carl McWilliams, Karen McWilliams**

51. Organization: **Cultural Resource Historians**

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

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

Sketch Map



Location Map

