

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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.2796 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 115208102 |
| 3. County: | Routt | | |
| 4. City: | Steamboat Springs | | |
| 5. Historic building name: | Remington House | | |
| 6. Current building name: | Steele House | | |
| 7. Building address: | 216 Spruce Street | | |
| 8. Owner name and address: | Dona Dea Steele | | |
| | P.O. Box 771803 | | |
| | Steamboat Springs, CO 80477-1803 | | |



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

Local Landmark eligibility field assessment: **Eligible**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6N** Range **84W**
SW ¼ of NW ¼ of SE ¼ of SE ¼ of section 8
10. UTM reference (**NAD27**)
Zone **13**; **345100** mE **4483428** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **N/A** Block: **8**
Addition: **Crawford** Year of Addition: **1901**
Legal: **Tract 55' x 152.8', Part of Tract B, Block 8 Crawford Addition (Historically Designated Remington House)**
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): **T-Shaped Plan**
15. Dimensions in feet: **1224 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:
This 1½-story, cross-gabled, wood frame dwelling features an offset T-shaped plan. The front side-gabled wing measures 14½' N-S (deep) by 29' E-W (across), while the offset rear wing measures 22½' N-S by 17' E-W. The front wing appears to be supported by a concrete block foundation, while the rear wing appears to be supported by a low stone foundation. The home's exterior walls are clad with painted green board and batten (plywood with 1" by 2" wood batts), while the cross gabled roof is covered with metal roofing material. The eaves are boxed with painted purple wood trim. A prominent intersecting gable overlooks the façade on the south elevation. A 1x1 horizontal sliding glass bypass door opens from the intersecting gable onto a 6' by 23' upper half-story porch. A painted purple 10-light glass-in-wood-frame door enters the main level on the façade from a 6' by 23' first story porch directly below the upper half-story porch. These porches feature wood floors, open wood railings, and square wood posts with brackets. The home's windows are entirely 1/1 double-hung sash with painted purple wood frames and painted green wood surrounds. A painted purple solid wood door, enters the north (rear) elevation from beneath another upper half-story porch with an open wood railing. A set of wooden stairs ascends to this upper half-story porch where a painted purple glass-in-wood-frame door

enters into the upper half story.

22. Architectural style/building type: **No Defined Style**
23. Landscaping or special setting features: **This property is located on the north side of Spruce Street in the block west of Grand Street. A planted grass lawn which surrounds the house is nicely landscaped with native trees, plants and flowers.**
24. Associated buildings, features, or objects:
Gardening Sheds
Two wood frame gardening sheds are located near the rear northwest corner of the property. Each of these sheds measures approximately eight feet square, and are supported by wood timbers on grade foundations. Their exterior walls are clad with painted green vertical wood siding, with painted purple 1" by 4" corner boards, and they are covered by low-pitched gable roofs with grey asphalt composition shingles. The eaves are nearly flush with the walls and are painted purple. A painted green vertical wood plank door, with painted purple X-bracing, enters each of the two sheds.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1902**
Source of information: ***Steamboat Pilot*, June 4, 1902, p. 4.**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **Lester J. Remington**
Source of information: ***Steamboat Pilot*, June 4, 1902, p. 4.**
28. Original owner: **Lester J. Remington**
Source of information: ***Steamboat Pilot*, June 4, 1902, p. 4.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
This dwelling was built in 1902 as a residence for the family of Lester J. (L.J.) and Mary Remington. Small articles in the *Steamboat Pilot*, on May 14, 1902 and June 4, 1902, indicate that L.J. Remington purchased this property in May of 1902 and built this house later that year. A circa 1910 retrospective plat map of Steamboat Springs (published in 1976) and the 1910 U.S. census corroborate that the Remington house was at this location on Spruce Street.
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): **Domestic/Single Dwelling**

34. Site type(s): **Single Family Residence**

35. Historical background:

This house was built in 1902 as a residence for the family of L.J. and Mary Remington. The Remingtons had moved to Routt County from Kansas circa 1900, and their purchase of this property was reported in the May 14, 1902 edition of the *Steamboat Pilot*:

Recent sales in F.A. Metcalf's office include a Lincoln Avenue lot to J.C. Baalz, a half acre each to Mr. and Mrs. Remington in Crawford's Addition, and a number of lots in Fairview to various purchasers.

F.A. Metcalf was a well-known Steamboat Springs' realtor, and subsequent sources document that the Remington property was at this location on Spruce Street. Less than a month later, on June 4, 1902, the *Pilot* reported:

L.J. Remington put his acre in Crawford Addition in oats this week. He intends to build on the property this fall and move to town in order to be handy to the schools.

The Remington family at that time included L.J. and Mary, and three children: Grace (born ca. 1893), Amos (born ca. 1898), and Gladys (born ca. 1900). Another son, George, would be born in 1904. The 1910 U.S. census lists Mr. Remington's occupation as "fruit farmer" and numerous citations in the *Pilot* (from circa 1902 into the 1920s) document that he pioneered the commercial production of strawberries in the Yampa Valley during the early decades of the twentieth century. The Remington family owned and lived at this location for an undetermined period of time. Death and burial records relating to the Remingtons were not found in the online Routt County Burial Index.

According to this property's Routt County "Application for Local Historic Designation" form, this house was later owned by Arthur Gumprecht, a well-known builder, and by businessman Elmer Combs. Steamboat Springs telephone directories list Lesley A. Faddis and Charlie Snider as the home's residents in 1980, followed by Anne and Joseph Fragola in the years surrounding 1990. Dona Dee Steele is the property's current owner and resident. She listed the property on the Routt County Register of Historic Properties in February 2008.

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, Residential Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Routt County Historic Preservation Board Application for Historic Designation: Remington House, 216 Spruce Street." February 13, 2008.

Steele, Dona. Telephone interview with Carl McWilliams, February 27, 2010.

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

Steamboat Pilot, May 14, 1902, p. 1.

Steamboat Pilot, June 4, 1902, p. 4.

VI. SIGNIFICANCE

37. Local landmark designation: **Yes** Date of designation: **February 2008**

Designating authority: **Routt County**

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:

xx 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.

xx 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 house is historically significant for its association with early residential development in Steamboat Springs' Old Town neighborhood. Built in 1902, it is among the oldest houses in the Crawford Addition. The house is particularly significant for its association with the family of L.J. Remington who pioneered strawberry farming in the Yampa Valley. The house is also architecturally significant for its representative wood frame gabled-T plan. The property's significance in these regards is not the extent that it qualifies for individual listing in the National Register of Historic Places. The property is listed on the Routt County Register of Historic Properties, and it is also eligible for designation by the City of Steamboat Springs.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably high 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.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
Local Landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? **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 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 #1; Images 134-137**
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 VIII**
49. Date(s): **January 31, 2010**
50. Recorder(s): **Carl McWilliams, Karen McWilliams, Timothy Wilder**
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

