

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.2779 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 115212002 |
| 3. County: | Routt | |
| 4. City: | Steamboat Springs | |
| 5. Historic building name: | Volberding House | |
| 6. Current building name: | Maynard House | |
| 7. Building address: | 462 Grand Street | |
| 8. Owner name and address: | Jessica L. Maynard | |
| | P. O. Box 770675 | |
| | Steamboat Springs, CO 80477-0675 | |



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

Local Landmark eligibility field assessment: **Eligible**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6N** Range **84W**
SE ¼ of NW ¼ of SE ¼ of SE ¼ of section 8
10. UTM reference (NAD27)
Zone **13**; **345162** mE **4483361** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **South half of Lots 1, 2, 3 & South half of the West half of Lot 4** Block: **12**
Addition: **Crawford** 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.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **T-Shaped Plan**
15. Dimensions in feet: **1579 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asphalt**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch; Fence; Decorative Shingles**

21. General architectural description:

This single-story T-shaped dwelling is supported by a painted red sandstone foundation, and its exterior walls are clad with red undulated asbestos shingle siding over wood frame construction. Painted red variegated wood shingles appear in the upper gable end. The cross gable roof is steeply-pitched, with metal roofing material and painted red boxed eaves. An intersecting gable with decorative vergeboard in its upper gable end overlooks the front porch on the west elevation (façade). The home's original windows are primarily single and paired 1/1 double-hung sash with painted brown wood frames and surrounds. A painted red wood-paneled front door, with one upper sash light, and covered by a painted red wood screen door, enters the façade from an open front porch. This porch measures approximately 15' by 5', and has a concrete floor, two painted brown 4" by 4" wood posts, and a shed roof. A historic, L-shaped, hipped-roof extension wraps around the building's rear southeast corner. The east wall of this extension is clad with corrugated metal siding. A non-historic painted red wood-paneled door, with one upper sash light, enters the south elevation of the extension from a concrete stoop below a small intersecting gable.

22. Architectural style/building type: **Late Victorian**
23. Landscaping or special setting features: **This property is located on the east side of Grand Street, the second property south of Spruce Street. A planted grass yard to the west, north and south of the house has mature landscaping features. A white synthetic picket fence encloses the front yard. A wood privacy fence partially encloses the backyard.**

24. Associated buildings, features, or objects:

Garage

A single-stall garage is located approximately 8 feet southeast of the house's rear southeast corner. The garage measures approximately 14' N-S by 22' E-W, and is located adjacent to the asphalt paved alley which parallels the south property line. The garage features a wood timbers on grade foundation, an earth floor, and painted white horizontal wood plank exterior walls. The garage's front gable roof is moderately-pitched, and is covered with older rusted metal roofing material. The eaves are boxed with painted white wood trim. A set of paired, painted white vertical wood plank garage doors, and a single painted white vertical wood plank garage door, are located on the west elevation. One plywood-filled window and one vertical wood plank shuttered window penetrate the south elevation overlooking the alley. One window opening, covered with plastic sheathing, penetrates the north elevation.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1910** Actual:
- Source of information: **Routt County Assessor files**
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 list 1910 as this house's year of construction. This date seems plausible given the building's architectural appearance, construction materials, and condition. The original home featured a T-shaped cross-gabled plan. A hipped-roof addition which wraps around the rear southeast corner probably dates to the circa 1950s. The garage appears to predate circa 1950.
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:

Routt County Assessor records indicate that this house was built in 1910. A retrospective plat map (prepared in 1976) of Steamboat Springs circa 1910 depicts a house at or near this location as owned or occupied by "Geo. Hering." Efforts to obtain further information regarding George Hering through online census records and newspaper articles were unsuccessful. Steamboat Springs telephone directories reveal that this house was occupied by C.R. Norris in the late 1950s, followed by Lon Ritchie during much of the 1960s. Louis Volberding then owned and lived in the home for more than two decades, from the late 1960s until the early 1990s. Jessica Maynard who operates a photography studio in Steamboat Springs is the property's current owner and resident. She purchased the property in August of 2007.

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."

Jessica Maynard. Telephone interview with Carl McWilliams, February 27, 2010.

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

VI. SIGNIFICANCE

37. 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:

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 residential development in Steamboat Springs' Old Town neighborhood, dating from circa 1910. The house is also architecturally significant for its Late Victorian era architectural characteristics, including its cross-gabled T-shaped plan, and decorative patterned shingles and vergeboard in the upper gable ends. The property's significance in these regards is not the extent that it qualifies for individual listing in the National or State Registers, however, it does qualify for local landmark designation by the City of Steamboat Springs.

43. Assessment of historic physical integrity related to significance:

This property displays an overall 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. A modest addition which wraps around the

house's original rear southeast corner is reasonably compatible with the original construction, and is likely more than fifty years old. The garage also displays a high standard of integrity.

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 29-34**

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**

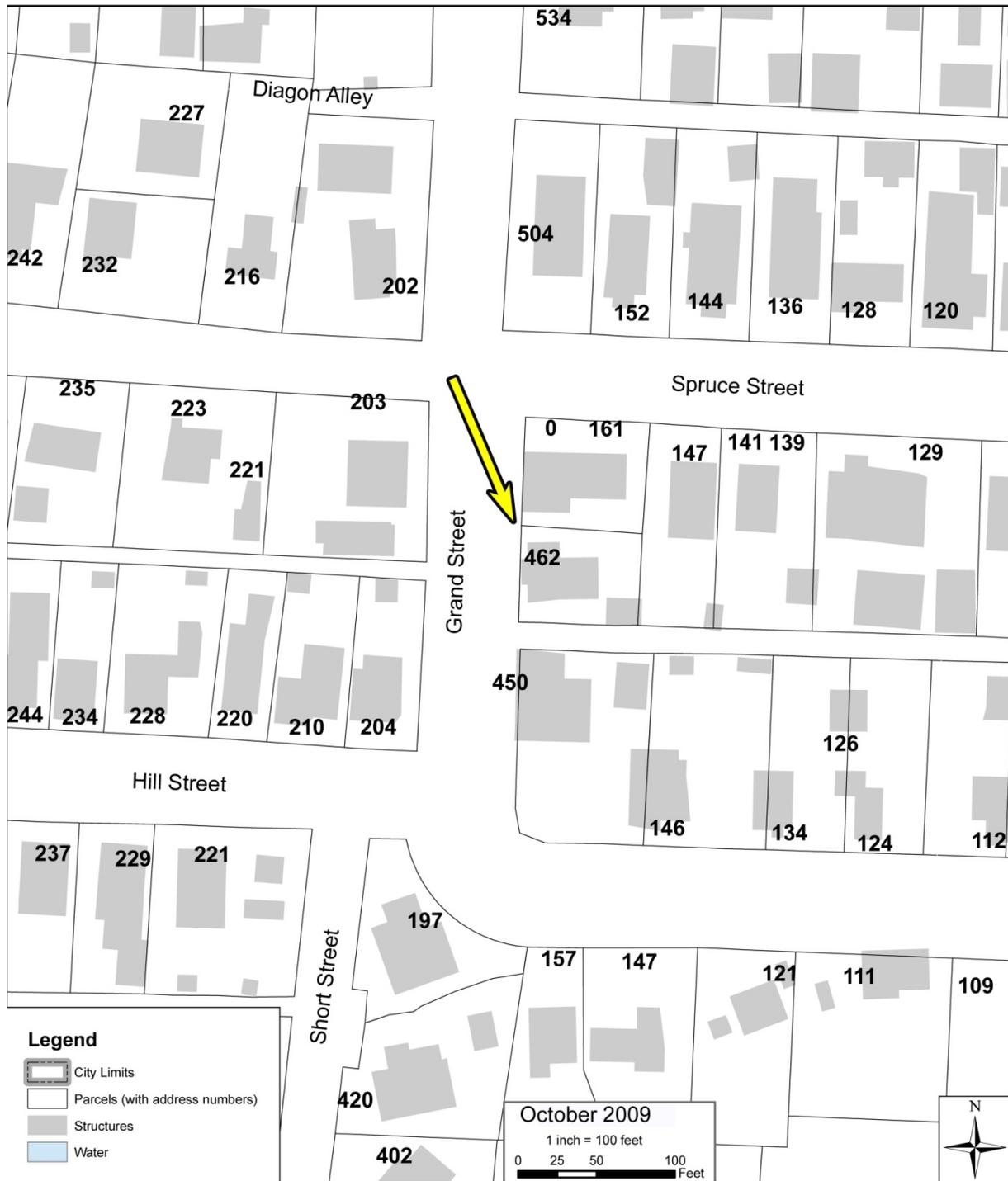
50. Recorder(s): **Carl McWilliams, Karen McWilliams, Timothy Wilder**

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

